

PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**TAHOE BASIN DESIGN REVIEW COMMITTEE
AGENDA
TUESDAY, March 28, 2023
4:00 P.M.**

**MEETING LOCATION:
PLACER COUNTY ADMINISTRATIVE CENTER
TAHOE COMMUNITY DEVELOPMENT RESOURCE AGENCY CONFERENCE ROOM
775 NORTH LAKE BOULEVARD, TAHOE CITY, CA 96145**

The hearing may also be observed online through the means provided at:
<https://us06web.zoom.us/j/86453843712?pwd=RIZ0V0IRNWtBekRUOGFSMFMzUG1iZz09>

**Public comment during the meeting will be offered in-person and virtually through the Zoom meeting webinar utilizing the “raise hand” function;
or by calling:**

US: +1 669 900 6833 or +1 346 248 7799 or (Toll Free) 877 853 5257
Webinar ID: 864 5384 3712 Passcode: 439139. **There will be no reservation line.**

Members: Todd Mather (Chair), Shannon Barter, Jonathon Chorey, Jim Williamson, Jennifer Stoll, Clare Walton, Vacant

1. Call to Order

- A) Tahoe Basin Design Review Committee Member Introductions
- B) Approval of Agenda
- C) **Approval of Minutes** - [February 28, 2023](#)

2. Public Comment - Any member of the public may address the Tahoe Basin Design Review Committee on any matter that is NOT listed on the agenda. Comments will normally be limited to 3 minutes at the discretion of the chairperson.

3. Action Items

A) [Pepper Tree Inn \(Modification\) - Cellular Violation; Swimming Pool In-Fill; Exterior Façade and Covered Entry](#)

Description: This project is a modification to a previously approved Design Review Agreement (PLN21-00252) and has three primary components which are listed below. The TBDRC reviewed and commented on this project at the February 28, 2023, meeting. The TBDRC continued the item and asked that the applicant come back with a physical materials board and new roof design. The applicant will provide the materials board (physical board to be provided at the in-person meeting). It is noted that the covered entry has been removed from the project.

1. Cellular Violation - With the exception of a proposed color change, this component of the project remains unchanged and includes, but is not limited to, 'barn door' screening of cellular equipment on the rear of the building, dumpster enclosure and relocation of electrical panel to a screened location on the building.
2. Swimming Pool In-Fill - At the requirement of Placer County Environmental Health, the former swimming pool has been decommissioned and filled. With the exception of removing any seating/path coverage elements, this component of the project remains unchanged and includes, but is not limited to, mulch and plantings in the pool area, and lowering the exterior perimeter fence.
3. Exterior Façade - New exterior color including a mountain 'mural' on the tower.

Owner/Applicant: Christian Strobel

APN: 094-110-009-000

Zoning: Tahoe Basin Area Plan: Greater Tahoe City Mixed Use Town Center (MU-TC); Core Overlay

Planner: Heather Beckman, Senior Planner |(530) 388-6484
|hbeckman@placer.ca.gov

B) [Sierra Sotheby's Sign \(PLN22-00338\)](#)

Description: On October 25, 2022, the TBDRC conceptually approved the Sierra Sotheby's sign but required the following conditions be satisfied before giving full approval: (1) display illuminated sample letters in the business for committee members to view prior to the January 24, 2023, meeting and (2) provide sign specifications (e.g. lumens, wattage, etc). At the January 24, 2023, meeting, the TBDRC conveyed concerns regarding the cold/white tones of the lighting, possible light trespass and reflectivity of the backing material. New sample letters that have been modified to address these concerns will be provided for viewing at the Community Development Resource Agency office during the March 28, 2023 meeting. The TBDRC is anticipated to make a final recommendation on the project.

Owner: SDC Tahoe City LLC

Applicant: Gilbert Sanchez, YESCO

APN: 094-110-019

Zoning: Mixed-Use Greater Tahoe City-Town Center

Planner: Heather Beckman, Senior Planner |(530) 388-6484
beckman@placer.ca.gov

Planning Services Division ▪ Christopher Pahule, Planning Director

AUBURN OFFICE: 3091 County Center Drive, Suite 140 ▪ Auburn, CA 95603 ▪ 530-745-3000 ▪ Fax 530-745-3080

TAHOE OFFICE: 775 North Lake Blvd ▪ P.O. Box 1909 ▪ Tahoe City, CA 96145 ▪ 530-581-6280 ▪ Fax 530-581-6204

Web Site Address: <https://www.placer.ca.gov/3611/Tahoe-Planning-Services>

E-mail: planning@placer.ca.gov

C) **Kings Beach BMO Bank Sign PLN23-00047**

Description: The Tahoe Basin Design Review Committee will receive a presentation and make recommendation on a proposed face change of signage from Bank of the West to BMO Bank located at 200 Bear Street in Kings Beach.

Owner: Bank of the West

Applicant: Nichole Evans

APN: 090-122-040-000

Zoning: Tahoe Basin Area Plan: Mixed-Use Mountainside Town Center (North Tahoe East sub area)

Planner: Janey Balvin, Associate Planner |(530) 581-6283 |jjbalvin@placer.ca.gov

D) **Tahoe City BMO Bank Sign PLN23-00095**

Description: The Tahoe Basin Design Review Committee will receive a presentation and make recommendation on a proposed face change of signage from Bank of the West to BMO Bank located at 150 West Lake Boulevard in Tahoe City.

Owner: Sal Zagari

Applicant: Tho Nguyen

APN: 094-540-020-000

Zoning: Tahoe Basin Area Plan: Mixed-Use Neighborhood Tourist (Greater Tahoe City plan area)

Planner: Janey Balvin, Associate Planner |(530) 581-6283 |jjbalvin@placer.ca.gov

E) **TBDRC Boundary Adjustment.**

Description: Recommendation to the Planning Director to consider an adjustment to the TBDRC Boundaries and/or modify the “Qualification for Membership” boundary.

4. **Staff Update Reports**

5. **Date and Time of Next Meeting - April 25, 2023, at 4:00 p.m.**

6. **Adjournment**

County Contact: Stacy Wydra, Principal Planner | (530) 388-6482 | swydra@placer.ca.gov

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