

PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**TAHOE BASIN DESIGN REVIEW COMMITTEE
MEETING MINUTES
TUESDAY, January 24, 2023**

**MEETING LOCATION: (WEBINAR ONLY)
PLACER COUNTY ADMINISTRATIVE CENTER, 775 NORTH LAKE BOULEVARD, TAHOE CITY, CA
96145**

1. Call to Order

Mather called the meeting to order at 4:00 PM. A quorum was established.

MEMBERS PRESENT: Barter, Chorey, Stoll, and Williamson

MEMBERS ABSENT: Walton

STAFF PRESENT: Iles, Buelna, Beckman, Balvin, and Wydra

A) Tahoe Basin Design Review Committee Member Introductions

B) Approval of Agenda

Buelna asked that Item 3.C. be continued to a future date. Stoll noted the incorrect drawings were pulled up for Item 3.A.

MOTION to approve today's agenda as amended.

Motioned by: STOLL

Seconded by: WILLIAMSON and carried without dissent

C) Approval of Minutes - November 22, 2022

MOTION to approve the November 22, 2022 meeting minutes as presented.

Motioned by: BARTER

Seconded by: WILLIAMSON and carried with Mather abstaining.

2. Public Comment

Mather noted the Board of Supervisors re-appointed Clare Walton, Jim Williamson, and Nathan Chorey to the TBDRC.

3. Action Items

A) 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). The aforementioned information has been provided and the TCDRC 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, Planner Supervisor |(530) [388- 6484](tel:5303886484)

hbeckman@placer.ca.gov

Beckman reminded the group that this item has come to TBDRC twice before. The signage and illumination were approved in concept, but the Committee asked that two mock-up letters be displayed on the building.

Committee members reported on their impressions seeing the letters. In general, there was agreement that the 6500k is too “cold” and inconsistent with other signage in Tahoe City. Also, the paint behind the illuminated letters should be flat so it will not reflect light.

The topic was open to public comment. Laura Miller voiced concern that the bright sign will impact guests at the motel across the street. Public comment was closed.

The Committee deliberated options. There was consensus that the background is too reflective, the LEDs should be 3000k or less, and the foot candles need to conform to guidelines so there is no light trespass. The Committee asked to see sample letters installed on the actual location on the building and be available to view at night.

MOTION to continue this item to a later date.

Motioned by: CHOREY

Seconded by: STOLL and carried without dissent

B) Day Design Review (PLN22-00380)

Description: New roofing, siding, windows, doors, gutters, on an existing real estate office.

Owner: Charles W Day TR EtAl

Applicant: Steven Nash

APN: 097-075-16-000

Zoning: Residential

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

Balvin presented the proposal for upgrades to the building. Balvin presented the proposal for upgrades to the building. The design board was available for viewing at the CDRA office. The applicant, Steven Nash, and the owner, Charles Day, provided more detail. There was no public comment.

MOTION to approve the project as submitted.

Motioned by: STOLL

Seconded by: WILLIAMSON and carried without dissent

C) Homewood Mountain Resort Phase 1B- Lot 5 (PLN22-00534)

Description: The applicant proposes development for the second phase of the “Homewood Mountain Resort Ski Area Master Plan ” on Lot 5, which comprises of thirty-two (32) residential units dispersed between two buildings connected and anchored by ground level parking garages, storage facilities, skier services and back of house mechanical, electrical and plumbing infrastructure in the North Base area.

Owner: Homewood Lot 5 DevCo. LLC

Applicant: Jaqueline Braver

APN: 097-060-038

Zoning: Mixed Use (West Shore); Recreation

Planner: Steve Buelna, Supervisor Planner|(530) 388-6481|sbuelna@placer.ca.gov

This item was tabled to a future date.

4. Information Item

A) North Tahoe Event Center - Monument Sign Project

Description: Presentation of the proposal of the replacement of the monument sign of the North Tahoe Event Center located at 8318 North Lake Boulevard in Kings Beach (APN: 090-080-018-000).

Chorey recused himself from this item.

The applicants Brad Johnson and Andrew Ryan presented the proposal for a monument sign at the North Tahoe Event Center. The sign will be “changeable” and can be used to promote activities and provide emergency messaging.

Details of the colors, materials, location, and proposed usage were discussed. The Committee asked to see three types signs that could cycle through the display as a graphic example of how it will operate. Also, they asked for more detail on the actual lighting and finishes.

Wydra said the proposed sign is currently prohibited. However, there may be an opportunity to make findings allowing it. That background and criteria will be sent to the Committee prior to this coming forward as an action item.

5. Past Project Update Reports

No reports were given.

5. Date and Time of Next Meeting - February 28, 2023 at 4:00 p.m.

6. Adjournment

The meeting was adjourned at 5:05 PM.

Respectfully submitted,
Judy Friedman
Recording Secretary

County Contact: Steve Buelna, Supervising Planner | (530) 388-6481 | sbuelna@placer.ca.gov