

PLACER COUNTY COMMUNITY DEVELOPMENT RESOURCE AGENCY

**TAHOE BASIN DESIGN REVIEW COMMITTEE
MEETING MINUTES
TUESDAY , February 28, 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 4:04 PM. A quorum was established.

MEMBERS PRESENT: Mather, Barter, Chorey, Stoll, Walton, and Williamson

MEMBERS ABSENT: None

STAFF PRESENT: Beckman, Jacobsen, Wydra, Tichey, Cornelius, and County Counsel Eric Brumfield

Tahoe Basin Design Review Committee Member Introductions

The Committee and County staff introduced themselves. Wydra explained how and why TBDRC was established and it's purpose, noting it makes recommendations to the Planning Commission based on design standards.

A) Approval of Agenda

MOTION to approve today's agenda as amended.

Motioned by: STOLL

Seconded by: WILLIAMSON and carried without dissent

B) Approval of Minutes - January 24, 2023

MOTION to approve the January 24, 2023 meeting minutes as presented.

Motioned by: STOLL

Seconded by: BARTER and carried without dissent

2. Public Comment

Mather said this public comment opportunity is for items not on today's agenda. Many written comments have been received regarding the Homewood Ski Area, which is not on the agenda, nor is it within DRC purview.

Six comments were made, five of which were in opposition to the proposed "privitization" of the ski area and one concerned about the proposed amendments to the Tahoe Basin Area Plan.

3. Action Items

A) [Tahoe City Public Utility District Signage and Wayfinding Project](#)

Planning Services Division ▪ EJ Ivaldi, 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

Description: The proposed project is to place, replace, and/or upgrade wayfinding/informational signs at five TCPUD properties. There will be three new signs at Kilner Park, one new sign at the Lake Forest Boat Ramp, one new sign at Lake Forest Campground, one new sign at the Aspen Street Parking Lot, and two new signs at the Tahoe City Community Center. This item was presented at the November 2022 DRC meeting, and was continued based on comments. This item is the revised sign plan.

Owner: Tahoe City Public Utility District

Applicant: Anna Klovstad, TCPUD

APNs & Zoning:

-084-160-001, Tahoe Park/Pineland Residential Subdistrict (Kilner)

-094-140-014, Fish Hatchery Recreation Subdistrict (Boat Ramp)

-093-020-026, Fish Hatchery Recreation Subdistrict (Campground)

-093-043-004, Lake Forest Residential Subdistrict (Aspen St.)

-094-200-051, Greater Tahoe City Mixed-Use Neighborhood Subdistrict (Community Center)

Planner: Amy Cornelius, Associate Planner |(530) 906-5787 [|acornelius@placer.ca.gov](mailto:acornelius@placer.ca.gov)

On behalf of the applicant, Ron Larkins from Ward Young presented the design of the proposed signs, including colors, materials, and locations.

A brief discussion followed as the presentation was clarified, including the requested 5' set back for the Tahoe City Community Center location.

Public comment was opened. Ed Miller noted his firm was involved in the original Wayfinding Signage Manual adopted by Placer County. Public comment was closed.

MOTION to recommend approve signage project as presented.

Motioned by: CHOREY

Seconded by: WILLIAMSON and carried without dissent

B) [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:

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** and Proposed Covered Entry - The new components of the project include new exterior color including a mountain 'mural' on the tower, new covered entry stair connecting parking lot to new second level lobby/lounge and spa addition.

Owner: Christian Strobel

Applicant: Christian Strobel

APN: 094-110-009-000

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

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

Beckman reported items 1 and 2 have been approved. The request today for for Item 3, exterior changes. Strobel showed renderings of the proposed improvements.

Discussion followed as details of the submittal were considered. Suggestions were made to address the roofline over the entry way and filling the pool so it is flush with the deck. There was conversation about the "orange" color proposed.

Public comment was opened. There was general support of the proposed color, the mural, and appreciation for how well Strobel is working with the community. Public comment was closed.

The Committee discussed the proposal. There was concern about the entry roof line and the proposed color. A sample board was requested.

MOTION to recommend this item be tabled to the next TBDRC meeting.

Motioned by: MATHER

Seconded by: STOLL and carried without dissent

**C) [Homewood Mountain Resort Phase 1B- Lot 5 \(PLN22-00534\)](#)
[Homewood HMR Ski Area Master Plan](#)
[Homewood West Shore General Plan](#)**

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: Homewood/Tahoe Ski Bowl Master Plan Subdistrict; Recreation

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

Walton announced she is working on a different component of this project. Brumfield has determined there is no conflict of interest and she did not need to recuse from this item.

Wydra reiterated her previous comments regarding TBDRC's limited authority to make recommendations based on design standards. This item is not related to ski area operations. The current request is for Phase 1B, Lot 5 only. The design standards are identified in the Homewood Mountain Resort Master Plan approved in 2011 and the former Placer County West Shore General Plan Design Standards and Guidelines. Wydra said the design of Lot 5 also needs to be approved by TRPA Design Review.

Jacque Braver introduced the team working on the project. The proposal is for 32 residential condominiums, parking, and ski locker storage areas on approximately 4.5 acres. She reviewed design elements and showed photos of other properties with similar "mountain modern" architecture on the west shore. The other members of the team described the proposed landscaping and how the buildings "step" according to the topography. The color palette is compatible with the surroundings and the materials are fire-hardened.

Discussion followed as details of the proposal were clarified. Although there were no major objections to the proposal, the Committee felt that it is not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider.

The topic was open to public comment. Twenty-eight people spoke, both in favor and against the proposed project, with the majority in opposition. There were many concerns that it does not conform to the Master Plan, and several requests that the Master Plan be redone with new environmental reviews.

Public comment was closed. The Committee considered its options. The lack of conformance to the Master Plan was reiterated.

MOTION to recommend denial of the project as submitted.

Motioned by: STOLL

Seconded by: WILLIAMSON and carried without dissent

5. Past Project Update Reports

Mather asked that Committee members also give updates. He noted the vacancy on TBDRC that will be considered at the next meeting.

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

Wydra informed the Committee that the Governor's emergency order allowing for electronic meetings expires today. Brown Act agencies and Committees will be required to meet in person.

6. Adjournment

The meeting was adjourned at 8:38 PM.

Respectfully submitted,
Judy Friedman

Recording Secretary

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