



PLACER COUNTY COMMUNITY DEVELOPMENT RESOURCE AGENCY

**TAHOE BASIN DESIGN REVIEW COMMITTEE
MEETING MINUTES
TUESDAY, April 25, 2023**

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

1. Call to Order

Mather called the meeting to order at 4:03 PM. A quorum was established.

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

MEMBERS ABSENT: Walton

STAFF PRESENT: Balvin

Tahoe Basin Design Review Committee Member Introductions

A) Approval of Agenda

MOTION to approve today's agenda as presented.

Motioned by: STOLL

Seconded by: WILLIAMSON and carried without dissent

B) Approval of Minutes– February 28, 2023

Public comment was taken on the minutes. Kathleen noted her comments that were not included and asked that the proponents of the project be specified as County or JMA employees.

Jim Lyon agreed with Kathleen's comments.

MOTION to approve the February 28, 2023 meeting minutes as amended by adding "with a majority in opposition" to the public comment.

Motioned by: STOLL

Seconded by: MATHER and carried without dissent

2. Public Comment

There were no comments on items not on today's agenda.

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). 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 April 25th, 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

hbeckman@placer.ca.gov

Balvin noted this project was approved conceptually, but there were outstanding questions regarding the lighting.

Sanches described the changes to the lighting, including the paint color, LEDs, and the sign itself. He showed a sample. There was no public comment.

MOTION to approve the sign as presented

Motioned by: STOLL

Seconded by: WILLIAMSON and carried without dissent

B) [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

Details of the Kings Beach and Tahoe City BMO signs were reviewed as the bank transitions from Bank of the West to BMO on September 5, 2023.

Diehl explained the BMO signs will be installed and "covered" by Bank of the West signage until that date. Per federal regulations, the new signs will need to be in all locations by 12:01 AM on September 5, 2023.

Diehl showed renderings of all signs, including the street and wall signs, vinyl window decals, and regulatory informational and parking lot signage. The red logo on the blue background are trademarked colors for BMO. Diehl discussed lighting, which will be per code. There was no public comment.

MOTION to approve as presented, conditioned that all cabinet lighting will be a maximum of 3000 K.

Motioned by: BARTER

Seconded by: STOLL and carried without dissent

The Committee reconsidered this item after seeing renderings of the monument signage during Item C. There was no public comment.

MOTION to require all post and pole bases to remain black in color.

Motioned by: STOLL

Seconded by: WILLIAMSON and carried without dissent

C) 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

Details of the Tahoe City branch signage were reviewed.

MOTION to approve as presented, conditioned that all post and pole bases remain black in color and that the base of the existing monument sign remain the existing black steel.

Motioned by: MATHER

Seconded by: BARTER and carried without dissent

D) 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.

Mather announced Barter is resigning from TBDRC at the end of this meeting. The boundaries of TBDRC were discussed, noting the qualifications for membership are aligned with the boundaries. That said, neither TBDRC nor OVDRC include Alpine Meadows and there could be good Committee candidates living and/or working in that area. Discussion followed regarding strategies to encourage qualified applicants to apply for a seat on TBDRC.

MOTION to recommend the qualifications for TBDRC membership boundary be expanded to include all of Alpine Meadows and Olympic Valley.

Motioned by: MATHER

Seconded by: STOLL and carried without dissent

4. Staff Update Reports

Stoll noted the Palisades Tahoe changeable message sign at the Tahoe City wye referring people to its app to check parking conditions. Discussion followed. There was agreement that although it is in the Caltrans right-of-way, it adds to the non-conforming signage in Tahoe City. It is seen more as a marketing tool, than traffic information.

In response to a question, Balvin said the Pfeifer House has requested a demo permit.

5. Date and Time of Next Meeting – May 23, 2023, at 4:00 p.m.

6. Adjournment

The meeting was adjourned at 5:32 PM.

Respectfully submitted,
Judy Friedman, Recording Secretary



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