



**PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY**

**TAHOE BASIN DESIGN REVIEW COMMITTEE  
AGENDA  
TUESDAY March 24, 2026  
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**

Members: Todd Mather (Chair), Jim Williamson, Jennifer Stoll,  
Hanni Walsh, Robb Olson, Brent Welling, Priya Finnemore Renkert

**1. Call to Order**

- A) Tahoe Basin Design Review Committee Member Introductions
- B) Approval of Agenda
- C) [Minutes – February 24, 2026](#)

**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 – Extension of Time \(PLN21-00252\)](#)

The Tahoe Basin Design Review Committee (TBDRC) will review and provide recommendation on an Extension of Time (EOT) to the previously approved Design Review Agreement PLN21-00252, in accordance with the Placer County Zoning Ordinance Section 17.52.070.E “*Design Review Time Limits and Extensions*”. The Design Review application PLN21-00252 was modified and recommended for approval by the TBDRC on June 22, 2021. The Planning Director approved the Design Review application PLN21-00252 with an expiration date of August 8, 2025, three (3) years from the approval. Since that time, an EOT application was submitted on August 7, 2025, within the prescribed timeframe for consideration of the EOT. No

changes have been made to the previously approved project considered by the TBDRC. The TBDRC is being asked to recommend extending the expiration date to August 8, 2028.

The approved Design Review Agreement was in response to a 2015 Courtesy Notice from the Community Development Resource Agency that identified cellular improvements that were out of compliance on the property. The project included three primary elements that have not been modified from the original consideration by the TBDRC:

1. Cellular Violation – Screening elements
2. Swimming Pool In-fill
3. Exterior Façade

The TBDRC first considered the EOT on September 23, 2025 and the item was continued until a time when the applicant, or representative, could attend.

Owner: Tahoe City Tower, LLC  
Applicant: Christian Strobel  
APN: 094-110-009-000  
Zoning: Greater Tahoe City Subdistrict Mixed Use Town Center (MU-TC); Core Overlay  
Planner: Heather Beckman | 530-388-6484 | [hbeckman@placer.ca.gov](mailto:hbeckman@placer.ca.gov)

B) **California 89 Sign (PLN25-00417)**

The Tahoe Basin Design Review Committee will review and provide recommendation on one free standing sign for the new California 89 apparel and lifestyle goods store. The existing freestanding sign location and framework will remain the same while the sign copy and materials are proposed to be changed. The project is subject to applicable standards and guidelines of the Tahoe Basin Area Plan, including but not limited to, Section 2.04 Mixed-Use (Greater Tahoe City), Subarea: Mixed-use Town Center (MU-TC), The applicable section of Chapter 3 Area-Wide Standards and Guidelines and TRPA Code of Ordinance Chapter 38 Signs.

The sign was previously reviewed at the January 27, 2026, TBDRC. The TBDRC continued the item asking for clarification on the durability of the materials and construction of the sign and sign illumination.

Owner: One Love LLC

Applicant: Eithan Gotts  
APN: 094-190-012-000  
Address: 170 North Lake Boulevard, Tahoe City  
Zoning: Mixed-Use (Greater Tahoe City) Subdistrict, Mixed-Use Town Center (MU-TC)  
Planner: Jim Coon 530-906-9936, [jcoon@placer.ca.gov](mailto:jcoon@placer.ca.gov)

C) **Rebel Tahoe City Sign (PLN25-00392)**

The Tahoe Basin Design Review Committee will review and provide recommendation on one illuminated and two non-illuminated building wall signs for the existing Shell gas station convenience store. The project is subject to applicable standards and guidelines of the Tahoe Basin Area Plan, including but not limited to, Section 2.04 Mixed-Use (Greater Tahoe City), Subarea: Mixed-use Town Center (MU-TC), the applicable section of Chapter 3 Area-Wide Standards and Guidelines and TRPA Code of Ordinance Chapter 38 *Signs*.

Owner: C & J Cox Corporation  
Applicant: Michele Richmond  
APN: 094-190-025-000  
Address: 300 River Road, Tahoe City  
Zoning: Mixed-Use (Greater Tahoe City) Subdistrict, Mixed-Use Town Center (MU-TC)  
Planner: Jim Coon, 530-906-9936, [jcoon@placer.ca.gov](mailto:jcoon@placer.ca.gov)

D) **Rebel Kings Beach Sign (PLN25-00395)**

The Tahoe Basin Design Review Committee will review and provide recommendation on one illuminated building sign for the existing Chevron gas station convenience store. The project is subject to applicable standards and guidelines of the Tahoe Basin Area Plan, including but not limited to, Section 2.04 Mixed-Use (North Tahoe East), Subarea: Mixed-use Mountain Town Center (MU-MTC), the applicable section of Chapter 3 Area-Wide Standards and Guidelines and TRPA Code of Ordinances Chapter 38 *Signs*.

Owner: C & J Cox Corporation  
Applicant: Michele Richmond  
APN: 090-075-017-000  
Address: 8369 North Lake Road, Kings Beach  
Zoning: Mixed-Use (North Tahoe East) Subdistrict, Mixed-Use Mountainside Town Center (MU-MTC)



Planner: Jim Coon, 530-906-9936, [jcoon@placer.ca.gov](mailto:jcoon@placer.ca.gov)

**4. Staff Update Reports**

**5. Date and Time of Next Meeting – April 28, at 4:00 p.m.**

**6. Adjournment**

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