



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

TAHOE BASIN DESIGN REVIEW COMMITTEE – Special Meeting
AGENDA
TUESDAY February 24, 2026
4:00 P.M.

MEETING LOCATION:

NORTH TAHOE EVENT CENTER
8318 N LAKE BLVD, KINGS BEACH, CA. 96143

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

1. Call to Order

- A) Tahoe Basin Design Review Committee Member Introductions
- B) Approval of Agenda
- C) [Minutes – January 27, 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. Information Items

A) [39° North \(PLN18-00415\)](#)

The Tahoe Basin Design Review Committee will review and provide recommendations on a new mixed-use redevelopment project spanning two non-contiguous project areas in the Kings Beach town center.

Mixed-Use/Hotel Site

The mixed-use/hotel site is located on the mountainside (i.e. north) of North Lake Boulevard between Raccoon and Fox Streets and includes the eastern half of Salmon Avenue, also between Raccoon and Fox Streets. This site includes a 132-unit hotel with 27,262 square feet of commercial floor area on the ground floor (both stand-alone and accessory to the hotel). Parking is accommodated in a two-level,

partially underground garage that has a total of 181 parking spaces, including 22 public parking spaces and 159 valet parking spaces. All these uses are contained in a single four-story, 56-foot-tall building that spans 445 feet in length, whereas 200 feet is allowed. The project is pursuing a variance to allow for the increase in length. The hotel also includes a pool/patio area on the second floor of the building and a rooftop bar on the fourth floor.

Also included on this site are 38 for-sale, market-rate townhomes that will operate as condo-hotels. These units will be located along North Lake Boulevard, Fox Street and Salmon Avenue. The townhomes would be offered in three- or four-story options, ranging from 42-feet-six-inches to 53 feet tall. Each unit will have two parking spaces in a tuck-under garage. A portion of the townhome units on Salmon Avenue would be located in the existing Placer County public parking lot. The 22 public parking spaces will be replaced within the hotel parking structure and will be permanently dedicated to public parking.

Other project features on this site include the following:

- Access to the hotel is off Salmon Avenue
- 29 formally developed on-street public parking spaces along Salmon Avenue, including two accessible spaces, whereas 18 spaces exist today
- Pedestrian path through the hotel site from Salmon Avenue to North Lake Boulevard
- Community park/public open space*
- Street furniture and public art*
- Mobility enchantments including bike parking, bike tuning stations, water-filling stations and public transit and trail signage*

*These specific amenities are not fully designed and are not included in the design review package.

Achievable Housing Site

The achievable housing site is located on the lakeside (i.e. south) of North Lake Boulevard and at the corner of Chipmunk Street. This site includes 64 deed restricted Achievable, studio to two-bedroom, apartments in a single, four-story building that is proposed at 48-feet-eight-inches tall. A total of 68 parking spaces is proposed, whereas 36 parking spaces are required. Also included is a 3,710 square foot fenced common area with play equipment and barbeque area for tenants, and a 5,971 square foot dog park that would be open to the public.



Additional information can be found at: <https://www.placer.ca.gov/10645/39-Degrees-North>

The project is subject to applicable standards and guidelines of the Tahoe Basin Area Plan, including but not limited to, Section 2.04.B *North Tahoe East Subdistrict* and the applicable sections of Chapter 3 *Area-Wide Standards and Guidelines*. The link to the Tahoe Basin Area Plan can be found here: <https://www.placer.ca.gov/DocumentCenter/View/95463/TRPA-TBAP-Phase-2-Implement-Regs-Track-Changes>

Owner: Placer County
Applicant: Phil Mader, KINGSBARN Capital and Development
APN: 27 APNs total (not listed – available upon request)
Address: North Lake Boulevard between Racoon and Fox Streets
Eastern portion of Salmon Ave. between Racoon and Fox Streets
Southeast corner of North Lake Boulevard and Chipmunk Street
Zoning: North Tahoe East Mixed Use Subdistrict
• Mixed-Use/Hotel Site: Mountainside Town Center
• Achievable Apartment Site: Lakeside Town Center
Planner: Heather Beckman, 530-388-6484, hbeckman@placer.ca.gov

4. Staff Update Reports

5. Date and Time of Next Meeting – March 24, at 4:00 p.m.

6. Adjournment

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