



City of South Lake Tahoe Special Planning Commission Meeting Agenda

Thursday, June 26, 2025 at 3:00 pm

City Hall - Council Chambers - 1901 Lisa Maloff Way, South Lake Tahoe

Public Participation

Planning Commission meetings are held in person at the time and location listed on this agenda.

Meetings are live-streamed on Channel 21, City website at <https://www.cityofslt.us/>, and via ZOOM at this link: <https://us02web.zoom.us/j/85799772151>.

A public agenda packet is available for review at City Hall, 1901 Lisa Maloff Way, on the City's website at <https://www.cityofslt.us/>, or by contacting the City Clerk's Office, (530) 542-6005 or sblankenship@cityofslt.us.

Providing Public Comment:

In Person: Every agenda for regular meetings provides an opportunity for members of the public to directly address the legislative body (Planning Commission), on any item of public interest which is within the jurisdiction of the Planning Commission during Public Communications. For items on the agenda or in connection with any item which the Planning Commission will consider, the public is given the opportunity to comment before or during the Planning Commission's consideration of the item [Government Code Section 54954.3(a)].

By Remote Participation: If you are joining the meeting via ZOOM and would like to make a comment, press the "raise a hand" button. If you are joining the meeting via Channel 21 or live stream and would like to make a comment, please call (530) 542- 6500. The meeting ID is: 857 9977 2151, press *9 to indicate a desire to make a comment. Press *6 to unmute your phone. The Clerk will call you by the last three digits of your phone number when it is your turn to speak.

In Writing: Written comments received by 3 p.m. the day before the meeting will be distributed to Planning Commission prior to the meeting. Written public comment regarding any item on this agenda may be sent to PublicComment@cityofslt.us. When emailing comments, identify the agenda item number in the subject line to which your comments relate. Any such comment that is a public record and is emailed to PublicComment@cityofslt.us or otherwise provided to a majority of the Planning Commission before the meeting will be made available for public inspection during normal business hours at the City Clerk's Office located at City Hall, 1901 Lisa Maloff Way, South Lake Tahoe [Government Code Section 54957.5(b)]. Written comments will not be read out loud during the meeting.

The City Council Chambers meeting facility is accessible to people with disabilities. Every reasonable effort will be made to accommodate any person needing special assistance to attend this meeting. Contact the City Clerk at (530) 542-6005 at least 48 hours in advance of the meeting for assistance [28 CFR 35.102.35.104 ADA Title II and Brown Act Government Code Sections 54953.2, 54954.1, 54954.2, and 54957.5].

Spanish Interpretations: The public may access Spanish interpretation using the ZOOM link listed on the front of the Agenda from an internet device (smartphone, laptop, tablet, home computer) with audio capabilities and selecting the Spanish language option. Persons without an internet device may attend the meeting in -person and a device will be provided while supplies last. Requests for interpreter services to offer public comment may be made by contacting the City Clerk.

Call to Order/Pledge of Allegiance

Roll Call

Public Communications

This is the public's opportunity to speak on any topic NOT LISTED on this agenda. Comments shall be limited to three (3) minutes. In accordance with the Brown Act, the Planning Commission cannot deliberate or vote on any matter raised under public communications but may briefly respond to statements made or questions posed (Government Code Sections 54954.2).

Consent

Public Comment - This is the public's opportunity to speak on any topic listed on the Consent Agenda. Comments shall be limited to three (3) minutes. The consent agenda consists of items of a repeating or routine nature considered under a single action. Any Commissioner may have an item on the consent agenda removed and considered separately upon request. Pass a Motion to adopt the Consent Agenda in one motion except as indicated at each item.

1. Planning Commission Meeting Minutes

Requested Action / Suggested Motions: Pass a Motion to approve the May 15, 2025, Planning Commission meeting minutes.

Responsible Staff Member(s): Yvette Miranda, Administrative Clerk

[05 15 2025 PC Minutes.pdf](#)

New Business

2. Tahoe Cider Company Major Design Review and Request for Allocation and Transfer of 1,033 Square Feet of Commercial Floor Area, File DR25-002

Requested Action / Suggested Motions: Pass a Resolution 1) finding the project is categorically exempt from CEQA pursuant to Section 15302, Class 2, which consists of the replacement and construction of existing structures and facilities; 2) approving the Major Design Review Permit DR25-002 and the TRPA Permit DR25-002; 3) approving the allocation and transfer of 1,033 Square Feet of Commercial Floor Area to the parcel, and 4) making all other findings set forth in the Resolution.

CEQA Determination: The proposed project is Categorically Exempt from CEQA under Cal. Code Regs. tit. 14 Section 15302, Class 2, which consists of the replacement and construction of existing structures and facilities.

Responsible Staff Member(s): Gretchen Schooleman, Assistant Planner

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[02_DR25-002_SitePlans.pdf](#)

[03_DR25-002_CFAPermit2025.pdf](#)

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Updates and Announcements - City Staff

Planning Commissioner Reports and Comments

Adjournment

I, Yvette Miranda, Administrative Clerk for the City of South Lake Tahoe, declare that the foregoing agenda for the Thursday, June 26, 2025 meeting of the City of South Lake Tahoe Planning Commission was posted and available for review on June 20, 2025, at City Hall - 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150. The agenda was also available on the city website at <https://www.cityofslt.us/>.

Signed June 20, 2025

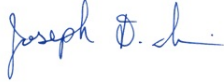
Yvette Miranda, Administrative Clerk

Note: The decision of the Planning Commission to approve a design review permit or grant a use permit or a variance may be appealed to the City Council. This appeal shall be filed with the City Clerk within fifteen (15) days from the date of the decision and requires a payment of applicable fees.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager



Meeting Date: June 26, 2025

Agenda Item #: 1



Agenda Item: Planning Commission Meeting Minutes

Requested Action / Suggested Motions: Pass a Motion to approve the May 15, 2025, Planning Commission meeting minutes.

Responsible Staff Member: Yvette Miranda, Administrative Clerk

Reviewed and Approved By: Susan Blankenship, City Clerk

Attachments:

[05 15 2025 PC Minutes.pdf](#)



City of South Lake Tahoe Planning Commission Meeting Minutes

Thursday, May 15, 2025 at 3:00 PM

City Hall - Council Chambers - 1901 Lisa Maloff Way, South Lake Tahoe

NOTE: The Meeting Minutes represent actions taken during the meeting of the Planning Commission. Complete Commissioner discussions on Regular Session meeting items can be viewed in archived video recordings on the City's website at <http://www.cityofslt.us>.

Call to Order/Pledge of Allegiance

At 3:03 p.m. Chair Wieczorek called the meeting to order. Wieczorek then led the pledge of allegiance to the flag.

Roll Call

Present were Chair Wieczorek, Commissioners Feiger, Lucksinger, and Imhoff. Commissioner Williams was absent.

Also present were Director of Development Services Thomas, Assistant City Attorney Bardzell, and City Clerk Blankenship.

Public Communications

None.

Consent

Action: Moved/Seconded: Feiger/Imhoff

Yes: Wieczorek, Lucksinger, Feiger, Imhoff

Absent: Williams

Action: Passed Consent Agenda

1. Planning Commission Meeting Minutes

Action: Passed **Motion 2025-005** approving the April 17, 2025 Planning Commission meeting minutes.

Note: At this time, Commissioner Williams joined the meeting.

New Business

2. Mid-Town Area Plan Policy Review and Design Standards Discussion

Note: Commissioner Imhoff recused himself from this item due to property interest in the area and left the meeting.

Action: Moved/Seconded: Wieczorek/Feiger

Yes: Wieczorek, Feiger, Lucksinger, Williams

Absent (recused): Imhoff

Action: Passed **Motion 2025-006** to provide direction to staff regarding the Mid-Town Area Plan, ensuring policy language supports the desired direction for the area and that policies are carried through in development and design standards. Specific instructions include 1) vegetative border between the street and sidewalk, 2) preferential parking at the rear of any structures, 3) prioritize bike boulevards on Palmira Ave on southside of Highway 50, Ponderosa St, Lodi Ave, and Silver Dollar Ave, 4) prioritize the riverwalk concept behind the post office, and 5) multi-use connections and explicit signage for the school zones at the middle school and Bijou school.

3. South Tahoe Refuse Delinquent Fees Report

Action: Moved/Seconded: Imhoff/Williams

Yes: Wieczorek, Lucksinger, Feiger, Imhoff, Williams

Action: Passed **Resolution 2025-006** recommending the City Council confirm the Final Delinquent Fees Report and direct the Finance Department to send a certified copy of the Report to the El Dorado County Auditor-Controller to add the delinquent amounts to the county property tax rolls for collection.

Public Comment was heard from the following people/person:

1. South Tahoe Refuse

Updates and Announcements - City Staff

John Hitchcock, Planning Manager:

1. Next Planning Commission meeting on June 12, 2025
2. TRPA is considering exempting sidewalks from coverage requirements to facilitate pedestrian infrastructure. Adoption is to take place later in the year.

Planning Commissioner Reports and Comments

None.

Adjournment

At 4:09 p.m. Chair Wieczorek adjourned the meeting.

Natalia Wieczorek, Chair

Date

Attest:

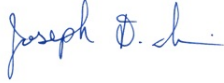
Susan Blankenship, City Clerk

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager



Meeting Date: June 26, 2025

Agenda Item #: 2



Agenda Item: Tahoe Cider Company Major Design Review and Request for Allocation and Transfer of 1,033 Square Feet of Commercial Floor Area, File DR25-002

Executive Summary: Tahoe Cider Company LLC, represented by Ted Brown, proposes to redevelop 2280 Lake Tahoe Boulevard into a cidery and bar through the expansion and renovation of an existing commercial structure. The project includes site enhancements such as upgraded landscaping, outdoor seating areas, and architectural improvements. The proposed facility will operate as an eating and drinking establishment and will include a cider production room, storage, tap room, bar, and kitchen. The project qualifies for a 25% parking reduction in accordance with the Tahoe Valley Area Plan. The applicant is seeking approval for the allocation and transfer of 1,033 square feet of Commercial Floor Area to support the building expansion.

Requested Action / Suggested Motions: Pass a Resolution 1) finding the project is categorically exempt from CEQA pursuant to Section 15302, Class 2, which consists of the replacement and construction of existing structures and facilities; 2) approving the Major Design Review Permit DR25-002 and the TRPA Permit DR25-002; 3) approving the allocation and transfer of 1,033 Square Feet of Commercial Floor Area to the parcel, and 4) making all other findings set forth in the Resolution.

Responsible Staff Member: Gretchen Schooleman, Assistant Planner

Reviewed and Approved By: Zachary Thomas, Director of Development Services

Attachments:

- [01_DR25-002_StaffReport.docx](#)
- [02_DR25-002_SitePlans.pdf](#)
- [03_DR25-002_CFAPermit2025.pdf](#)
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- [11_DR25-002_Tribune Proof of Publication.pdf](#)



City of South Lake Tahoe Report to Planning Commission

Meeting Date: June 26, 2025

Title: Tahoe Cider Company, Major Design Review, File #DR25-002

Location: 2280 Lake Tahoe Boulevard, 023-251-008

Responsible Staff Member: Gretchen Schooleman, Assistant Planner

Background:

Tahoe Cider Company LLC, represented by Ted Brown, submitted a General Development Application for a Major Design Review, as well as a Tahoe Regional Planning Agency (TRPA) Commercial Project Application for the redevelopment of 2280 Lake Tahoe Boulevard. The project proposes the redevelopment and expansion of an existing commercial building to accommodate a new cidery and bar establishment. The proposed site improvements include enhancing the street frontage with new landscaping, installing sidewalks, creating outdoor seating areas, and upgrading the building's overall appearance to align with the scenic highway corridor's quality standards.

The project site is within the Town Center Mixed-Use Corridor District of the Tahoe Valley Area Plan (TVAP). Eating and drinking uses are permissible by right.

The Applicant is proposing to reduce the number of required parking spaces by apply the TVAP parking standard, which allows a 25% parking reduction for commercial projects within a ½ mile of a transit stop. There are two transit stops located within ½ mile of the project site. One is located directly in front of the property and another is located on the north side of Lake Tahoe in front of Auto Zone.

The Applicant has requested and received approval from the City Manager to purchase and transfer 1,033 square feet of City-owned commercial floor area (CFA) to the site for the expansion of the existing commercial building. Pursuant to TRPA Code Section 2.2.2.C.2, a transfer of CFA of less than 3,000 square feet requires Planning Commission approval.

TRPA applications for commercial projects within a Town Center that consist of 40,000 or less new square feet are delegated to the City for review through the MOU.

Issue and Discussion:

PROJECT DESCRIPTION

The site currently consists of a vacant garage and office space. The existing concrete block garage will be retained and repainted, while the adjacent wooden structure will be demolished, rebuilt, and expanded. The redevelopment will accommodate a new cider production facility, storage area, tap room, bar, seating area, and kitchen. Tahoe Cider Company will include a 678-square-foot hard cider production room and a 1,249-square-foot storage room, totaling 1,928 square feet dedicated to production and storage. Additionally, the tap room, bar, and office areas will occupy approximately 2,540 square feet. As the majority of the commercial floor area is allocated to selling food and drinks for on-premise consumption, the primary use of the building is classified as an eating and drinking establishment.

The Applicant has incorporated a dedicated area for mobile food vendors on the plan set. A separate Mobile Vending Location Permit is required to be submitted to fulfill the approval of this use. The submittal of this application is conditioned in the City Permit and will not be approved in the Design Review application.

The proposed façade incorporates exposed concrete brick, natural cedar wood, Sierra mountain ledge rock skirting, and wood trusses and trim. The primary color for the façade is dark blue (Color SW 7605 "Gale Force"). The roof will be constructed using standing seam metal panels in a matte black finish. There is an outdoor seating area that will include two raised fireplaces. The store fireplaces will be elevated from the ground.

The Applicant has requested the purchase and transfer of 1,033 square feet of Commercial Floor Area (CFA) to the site. The project site has a verified 3,021 square feet of CFA (TRPA File No. VBOU2023-1031). The proposed project will have a total of 4,054 square feet of CFA to be used for the hard cider production, storage, tap room, bar, kitchen, and indoor seating area. Please reference the "Development Right" section of the report for further details.

SITE DESCRIPTION

The project site consists of a single developed parcel located at 2280 Lake Tahoe Boulevard. It is bordered by three roads (Lake Tahoe Boulevard, Winnemucca Avenue, and Barton Avenue) and is adjacent to an existing multi-tenant commercial property.

Existing Site Factors	
Parcel Size	30,302 square feet
Assessor's Parcel Number	023-251-008
General Plan Land Use Designation	Town Center
Planning Area	Tahoe Valley Area Plan
Zoning	Town Center Mixed-Use Corridor, commercial/public service
Flood Zone	500 Year Flood Hazard, FIRM Panel 06017C0386F
Airport Land Use Compatibility Plan	Safety Zone 6

Surrounding Land Uses/Zoning			
	General Plan Land Use	Zoning	Development Status
North	Town Center	TVAP, Town Center Mixed-Use District, commercial/public service	Developed Commercial Uses
South	Town Center	TVAP, Town Center Mixed-Use District, commercial/public service	Developed Commercial Uses
West	Town Center	TVAP, Town Center Mixed-Use District, commercial/public service	Developed Commercial Uses
East	Town Center	TVAP, Town Center Mixed-Use District, commercial/public service	Developed Commercial Uses

The building on the project site was originally constructed in 1960 and has been occupied by several commercial businesses over the years, most recently Winter's Electric. The City business license for Winter's Electric was officially relocated to a new address on October 3, 2022.

The Tahoe Regional Planning Agency completed a historical determination for the property and concluded that it does not appear to be historically significant. As a result, modification of the existing structure is permitted. This determination is documented under TRPA File Number HIST2023-1026.

PROJECT REVIEW

Land Uses and Zoning

Tahoe Cider Company is a new eating and drinking establishment, a use permitted by right within the Town Center Mixed-Use District of the Tahoe Valley Area Plan (TVAP). Since the hard cider production and storage areas will occupy less than 50% of the total floor area, the primary use of the site is classified as eating and drinking.

Plan Area: The proposed project is in the Town Center Mixed-Use Corridor of the TVAP, which permits eating and drinking uses.

City of South Lake Tahoe General Plan (2011): The proposed project is in the Town Center land use designation. This designation is applied to areas that are currently developed as commercial/visitor centers, have excess land coverage, where vertical mixed-use projects are appropriate, and are near commercial, employment, transit, and public services. The project is in close proximity to a designated Neighborhood Gathering Place feature.

Lake Tahoe Airport Land Use Compatibility Plan (2019): Chapter 4 of the ALUCP provides a process to evaluate the safety compatibility for various land uses with airport operations. This process has been applied to the proposed use, which was determined to be compatible. The parcel at 2280 Lake Tahoe Boulevard is in Safety Zone 6. The parcel is not within an identified noise impacted area.

Density

Density for commercial projects shall be determined by ability to comply with site development standards, such as coverage, parking requirements, and landscaping. The density of Tahoe Cider Company is compatible with the site.

Flood Zone

Based on Map 06017C0386F (dated April 3, 2012), the project is partially located in the 500-Year Flood Hazard area, which is defined as an area within the 0.2% annual chance floodplain. The permit has been conditioned to include drainage mechanisms through Best Management Practices to prevent potential flooding.

Building Design

The project site currently includes a two-story building with an attached garage. The existing concrete block garage will be retained and repainted, while the adjacent wooden structure will be demolished and rebuilt with an expanded footprint. The building is located more than 20 feet from any front or side property line or pedestrian walkway, and therefore, it is not required to meet the 75% transparency standard outlined in the TVAP for commercial buildings. The proposed design

includes architectural detailing such as decorative wood trusses and textured stone finishes as encouraged by the design standards of the TVAP.

The building itself will utilize dark earth tone colors throughout the design. The building will primarily be dark gray/blue (Color SW 7605 "Gale Force") with natural wood and textured stone accents. The roofing and soffit will accent the building by utilizing a matte black color choice. See Attachment 02 Sheet G5.0 for the comprehensive building materials board.

All proposed colors and materials are consistent with TRPA standards for scenic quality enhancement. A portion of the building will retain a flat roof, which is permitted as it is part of the existing structure. The overall design of the building complies with applicable city-wide design standards.

The project is conditioned to provide final exterior color and materials samples to ensure the anticipated scenic quality improvement will be achieved.

Building Placement

A portion of the existing building will remain in its current placement facing Winnemucca Avenue. The proposed building will be partially reconstructed on the footprint of the demolished structure and extended along the frontage of Lake Tahoe Boulevard.

The existing parking facilities will remain in place. The lower parking lot, located adjacent to Lake Tahoe Boulevard and accessed from Winnemucca Avenue, will be enhanced with screening measures to mitigate visual impact. The upper parking lot, located adjacent to Barton Avenue and also accessed from Winnemucca Avenue, is approximately four feet higher in elevation than the lower lot.

Setbacks

The required setbacks for structures per TVAP standards (Appendix C, Table 5) are:

- Street Frontages along Lake Tahoe Blvd (Hwy 50): 25 feet
- Street Frontage, all other streets: 20 feet
- Interior Side Yard Setback: 0 feet

The parcel is surrounded by Lake Tahoe Boulevard, Winnemucca Avenue, and Barton Avenue.

The proposed building complies with all applicable setback requirements. Additional site features, including the trash enclosure and parking areas, also meet all required setbacks.

Height and Roof Pitch & Viewshed Protection

The maximum building height for properties within the Town Center Mixed-Use Corridor fronting U.S. Highway 50 east of Tahoe Keys Boulevard in the Tahoe Valley Area Plan is 36 feet. At 18'-8" for the proposed building height, the structure meets this standard.

The building expansion is proposed with wood trusses with a 6:12 pitched roof. The portion of the building that will remain will have a flat roof that slightly slopes for drainage purposes.

The Subject Property is within the TRPA Scenic Roadway Unit #35. The project aims to meet TRPA scenic standards through changes in exterior materials, colors, and site design. The proposed project will be reducing the amount of asphalt and incorporating vegetation alongside the street frontage. The proposed materials will incorporate natural stone, wood, and earth tone colors to align with the TRPA scenic standards.

Fences

A cedar fence is proposed facing Lake Tahoe Boulevard and along the sideyard property line. All aspects of the fence shall conform with City Code Chapter 6.10, Article VI. Fences and Walls Design Standards. The draft permit is conditioned to ensure that the fence meets the fence and height standards of the South Lake Tahoe City Code for commercial properties.

The proposed trash enclosure shall incorporate screening measures through hardie-plank siding that will be painted dark gray/blue to match the proposed building. The walls and gate will be 6 feet 4 inches in height.

Landscaping and WELO

The project site currently has various-sized trees located along Winnemucca Avenue and between the upper lot and the proposed hard cider facility. The Applicant proposes to remove three trees that impede the location of the proposed dumpster enclosure and patio area. All trees proposed to be removed are under 30" DBH.

The proposal includes utilizing the existing sediment basin located at the intersection of Lake Tahoe Boulevard and Winnemucca Avenue. There are two dedicated snow storage areas; both are adjacent to the paved parking areas. A portion of the existing asphalt will be removed and revegetated in accordance with TRPA standards using native species. Vegetation and boulders will be used to screen the four parking spaces visible from Lake Tahoe Boulevard. To maintain safety at vehicle ingress and egress points, a clear zone shall be maintained.

In addition, the Applicant must submit a landscape documentation package consistent with the Water Efficient Landscaping Ordinances (WELO).

A portion of the proposed asphalt that will be removed is encroaching within the CalTrans right-of-way. The permittee shall obtain a City and Caltrans encroachment permit to perform any work within the right-of-way. This has been conditioned in the City Permit.

Signage

If the Applicant proposes to install signage on the site, appropriate sign permits will be required. Two building signs for the previous business, Winters Electric, was permitted under project #16-157 but has since been removed.

Snow Storage

City Code Section 6.10.140 requires developments to provide adequate snow storage areas within the project area. Snow storage areas are depicted on the plan set; however, they cannot be evaluated without a landscape plan. Snow storage locations must be coordinated with landscape installation to prevent damage to plant materials from snow clearance and storage.

The projects are conditioned to include proposed snow storage locations with the required landscape plans prior to project acknowledgment.

Lighting

City Code 6.10.160, Exterior Lighting, requires outside lighting to have cut-off shields that conceal the lighting source. The plan set submitted does not include any specifications for exterior lighting fixtures. Both permits will include a condition requiring the submission of specifications for proposed lighting fixtures and obtaining approval prior to permit acknowledgment.

Parking and Driveway Standards

The project will retain the two existing driveways on Winnemucca Avenue, which provide access to the two parking lots. The width of the driveway is consistent with the City standard, which requires a minimum of 20 feet and a maximum of 30 feet in width for commercial driveways serving two-way traffic (City Code Sec. 6.10.320.D).

The driveways are located more than 40 feet from the intersection of the property lines and located further than 20 feet apart, meeting the commercial driveway standards of the City.

Pedestrian Sidewalks

While the TVAP does not require sidewalks along secondary street frontages, the Director of Public Works has requested the inclusion of sidewalks along Winnemucca Avenue and Barton Avenue. A sidewalk currently exists along Lake Tahoe Boulevard within the California Department of Transportation (CalTrans) right-of-way. However, due to the steep topography, the presence of mature trees adjacent to the roadway, and existing utilities, further coordination with Public Works is necessary to finalize the design of the public sidewalk improvements.

The permit includes a condition requiring approval of a sidewalk plan by Public Works, and all necessary encroachment permits must be obtained prior to the commencement of work. As a result, the site coverage associated with the new sidewalk construction may be subject to change.

Additionally, any work proposed within the CalTrans right-of-way will require an encroachment permit from CalTrans, and this requirement has been incorporated into the draft permit.

Where walkways cross driveways, parking areas, or loading zones, they must be clearly identifiable through the use of raised crosswalks, contrasting paving materials, or other similar treatments. This standard has also been conditioned in the draft City permit and will be reviewed as part of the final plan set approval.

Parking Ratios

City Code Section 6.10.410 stipulates the following required parking ratios: one space per 1,000 square feet of cider storage area, one space per 500 square feet of cider production area, and one space per 150 square feet of eating and drinking area. Based on this analysis, the project would require 20 parking spaces—17 for the eating and drinking area and 3 for the cider production and storage area. The TVAP permits a 25% parking reduction for projects located within ½ mile of a transit stop, which this project qualifies for, reducing the required number of spaces to 15. The Applicant is proposing 18 parking spaces: 14 standard spaces (17 feet long),

two longer spaces (19 feet, including one accessible stall), and two compact spaces (13 feet long).

The Applicant proposes bike parking near the building entrance. The proposed bike parking location is within 50 feet of the building's entrance. The Applicant is also proposing long-term parking within the building, meeting the TVAP standards for required bike parking.

Defensible Space and Very High Fire Hazard Severity Zone

The proposed project is in a Very High Fire Hazard Severity Zone, as determined by the California Department of Forestry and Fire Protection pursuant to Government Code Section 51178. The permit has been conditioned to require all proposed structures to meet California Building Code 7A requirements for materials and construction for exterior wildfire exposure.

Vehicles Miles Travelled (VMTs)

As a redevelopment project, the Vehicle Miles Traveled (VMT) associated with the proposed use is calculated as the difference between the new and previous uses. The prior use—an electrical repair and replacement business—ceased operations in 2022 but qualifies for VMT credit under TRPA Code 65.2.3(C), which allows a 60-month grace period for discontinued uses. This previous use is credited with 160 vehicle miles traveled (VMT) based on the Project Impact Assessment tool.

The proposed project includes cider production and storage (Industrial Manufacturing – 39 VMT), a brewery tap room (162 VMT), and a drinking place (94 VMT), totaling 295 VMT. Although food will be available, it will consist of pre-made items and not be prepared to order, which aligns with the definition of a drinking place (Land Use 975). The primary purpose of the business is beverage-focused, specifically the production and sale of hard cider, with food offered only as a secondary amenity. After applying the 160 VMT credit from the previous use, the net increase is 132 VMTs. This increase will be mitigated through a mobility mitigation fee, as conditioned in the TRPA permit. Since the total VMT remains below 1,300, the project is considered low-generating and does not require further transportation analysis.

Land Coverage

The parcel at 2280 Lake Tahoe Boulevard has been verified as class 7, which allows a base allowable coverage of 30 percent. Since the parcel is 30,302 square feet, the base allowable coverage is 9,091 square feet. The site has 15,716 square feet of verified on-site coverage and 2,872 square feet of verified off-site coverage, as documented in TRPA File Number 20051344, recorded in 2005. The Applicant is proposing to utilize 15,579 square feet of on-site coverage, reducing the overall on-site coverage by 137 square feet. The Applicant proposes to use 3,076 square feet of coverage off-site and will increase the off-site coverage by 204 square feet.

Land coverage calculations for the overall project are provided below.

Allowable Coverage	
Land Capability	7 (30,302 SF)
Percent Coverage	30%
Project Area	30,302 SF
Base Allowable Coverage On-site	9,091 SF
TRPA Verified Coverage	18,588 SF

Proposed Coverage	
Buildings	3,848 SF
Concrete	1,643 SF
Asphalt	8,424 SF
Firepit Area	1,664 SF
Total Proposed On-site Coverage	15,579 SF (51%)
Total Proposed Off-site Coverage	3,076 SF
Banked Coverage	137 SF

The project contains 6,488 square feet of excess land coverage. The TRPA Permit has been conditioned to require the Applicant to submit an excess coverage mitigation fee based on the construction cost estimate for the project.

The Applicant is proposing off-site coverage in an amount greater than the existing off-site coverage. The construction of the sidewalk located off-site is not a requirement of the TVAP and was requested by the City. As a result, the City will assist with transferring coverage to the public right-of-way to facilitate the construction of the sidewalk.

Best Management Practices (BMP)

In 2006, a BMP certificate, numbered 7862, was issued. The proposed BMP plan will utilize the existing infiltration sediment basin to direct drainage from the lower paved parking area. The upper paved parking area will flow into existing landscaping. The existing flat roof will flow to a gutter system and gravel basin. Drain rock will be utilized for the new proposed sloped roof.

The Applicant has submitted a BMP plan that utilizes the existing infiltration sediment basin to direct drainage from the lower paved parking area. The upper paved parking area will flow into the existing landscaping. The existing flat roof will flow to a gutter system and gravel basin. Drain rock will be utilized for the new proposed sloped roof.

Development Rights

The project site at 2280 Lake Tahoe Boulevard has 3,021 square feet of TRPA verified Commercial Floor Area (CFA) recorded through TRPA File No. VBOU2023-1031. The proposed project will utilize the 3,021 square feet of existing CFA for the new commercial uses and has requested the transfer and purchase of 1,033 square feet of CFA to the site.

Pursuant to City Council Resolution 23-051, the City provides CFA at a discounted rate for projects that meet the following criteria:

1. The subject property is located in the City of South Lake Tahoe.
2. The Applicant have a planning or building application on file with the Development Services Department.
3. The proposed project provides an environmental and/or economic benefit for the community.

Resolution 23-051 also delegates the authority to approve or deny the request to the City Manager. On May 15, 2025, the City manager approved the request. See Attachment 03.

The Applicant has completed payment for the transfer of 1,033 square feet of CFA, as of May 16, 2025.

Pursuant to Section 2.2.2.C.2, the transfer of CFA of less than 3,000 square feet requires the approval of the Planning Commission acting on the behalf of the TRPA Hearings Officer.

FINDINGS

City of South Lake Tahoe General Plan

The proposed project is consistent with the City of South Lake Tahoe General Plan goals, policies, and the land use diagram.

The proposed project is located in a designated Town Center in the City of South Lake Tahoe General Plan in close proximity to a designated Neighborhood Gathering Place feature. This designation provides for a mixture of uses including tourist accommodation, commercial, intensive recreation, high-density residential, and mixed-use residential. This designation is applied to areas that are currently developed as commercial/visitor centers, have excess land coverage, where vertical mixed-use projects are appropriate, and are near commercial, employment, transit, and public services

This project is consistent with both the Land Use and Economic Development Elements of the City of South Lake Tahoe General Plan, including the following goals and policies:

Land Use and Community Design Goal LU-4: To encourage revitalization, reuse, and expansion of existing and vacant sites in South Lake Tahoe.

Policy LU-4.2: Infill and Reinvestment Promotion. The City shall promote infill and reinvestment to increase density within walking distance of transit stops.

Policy LU-4.3: Vacant and Underutilized Site Development. The City shall encourage appropriate development/redevelopment of parcels that are either vacant or underutilized, surrounded by existing urban development, and non-environmentally-sensitive.

Policy LU-5.3: Commercial Center Enhancement The City shall encourage the upgrade and/or expansion of existing commercial centers, including: improvements to parking and landscaping areas; redesigns to accommodate bicycles, pedestrians, and transit facilities; and remodeling to include "green" technology and improve energy efficiency

Land Use and Community Design Goal LU-8: To enhance and unify the visual quality of South Lake Tahoe.

Policy LU-8.11: Scenic Corridors. The City should continue to work with Caltrans and property owners to enhance façades, landscaping, and infrastructure (e.g., lighting, signage, utilities) on portions of Highway 50 and State Route 89 corridors that are designated as scenic corridors by the Tahoe Regional Planning Agency.

Economic Development Element Goal ED-1: To support and promote economic growth and the diversification of the local economy.

Policy ED-1.8: Redevelopment. The City shall use redevelopment as a tool within the city limits to implement the City's revitalization objectives and serve the interests of the people of South Lake Tahoe.

Tahoe Cider Company aligns with the City of South Lake Tahoe General Plan by revitalizing the existing site and contributing to the diversification of local businesses. The General Plan's Neighborhood Priority List identifies the creation of community gathering spaces as a key objective. Tahoe Cider Company supports this goal by offering generous indoor and outdoor seating areas. Additionally, the proposed inclusion of a food truck area—subject to review and approval under a separate permit—would further enhance the site's role as a vibrant, community-oriented destination. The current site has been out of business since 2022 and was previously a electrical repair and replacement. The change of use aligns with updating an underutilized site and promoting a neighborhood gathering space.

Community/Area Plan

The proposed project is consistent with the Tahoe Valley Area Plan goals, policies, and the land use diagram.

The proposed project is located within the Tahoe Valley Area Plan and is zoned as a Town Center Mixed-Use Corridor (TC-MUC) and a land use of Commercial/ Public Service. TC-MUC district is located on either side of Lake Tahoe Boulevard and intended to facilitate the transformation of the eastern and western portions of Lake Tahoe Boulevard into a multi-model, mixed-us corridor with a goal to create an aesthetically-pleasing and safe environment for pedestrians, cyclists, and automobile drivers.

Policy LU-3.2- Architectural Style Require the use of "mountain" architectural theme in new development and through remodeling as demonstrated in the 2016 South Lake Tahoe Design Guideline. Mountain architecture features the use of pitched roofs, natural colors in darker shades, and natural materials such as rock and wood.

Policy LU-3.3 Inter-connected Development Ensure that every project is planned to enhance the physical, visual, and social connections to surrounding parcels and to the larger community.

Policy LU-3.4 Visual Impact of Parking Minimize the visual impact of parking by locating it to the rear and/or side of buildings and providing landscape screening.

Policy LU-3.7 Building Rehabilitation Encourage redevelopment through demolition, reconstruction, rehabilitation, remodeling, or other aesthetic improvement of buildings and signage.

Policy LU-4.1 Infill and Underutilized Site Development Encourage physical change and economic development within the Tahoe Valley area by promoting infill development on high capability lands and redevelopment and revitalization on underutilized and over covered lands with existing infrastructure.

Goal LU-10: Transfer of Development To focus development in centers in order to maximize incentives and create transit-, bicycle-, and pedestrian-oriented places that serve the needs of both residents and visitors.

Policy NCR-3.1 Scenic Improve the visual quality of the built environment consistent with the general recommendation for site planning found in the TRPA Scenic Quality Improvement Program (SQIP) for Scenic Roadway Unit #1, Unit #35, and Unit #36A and ensure consistency with the Development and Design Standards contained in Appendix C.

Policy T-4.4 – Bicycle Storage Install bicycle racks or lockers at all public parks, gathering areas, and the transit center, and require them in all new private construction developments or remodels that require major design review.

Tahoe Cider Company is proposing to rehabilitate an existing commercial building, originally constructed in 1960, to meet the current Development and Design Standards outlined in Appendix C of the Tahoe Valley Area Plan, as well as the requirements of the TRPA Scenic Quality Improvement Program. The project includes a request to purchase and transfer 1,033 square feet of CFA to allow for the expansion of the existing structure. The project is located off of Lake Tahoe Boulevard and within walking distance of a transit stop, the site will offer a walkable and accessible destination for both residents and visitors.

Lake Tahoe Airport Land Use Compatibility Plan

The proposed project is located in Safety Zone 6 of the Airport Land Use Compatibility Plan (ALUCP) and According to Table 4-2 of the ALUCP, the proposed use of eating and drinking is a compatible use in Safety Zone 6. The proposed project is a fully commercial project and therefore is not subject to record an overflight notification.

Tahoe Regional Planning Agency

The following findings in Chapter 3: Environmental Documentation, Chapter 4: Required Findings, and Chapter 66: Scenic Quality must be made to approve the project.

Finding 3.3.2.A: The proposed project could not have a significant effect on the environment, and a finding of no significant effect shall be prepared in accordance with Rules of Procedure Section 6.6.

Rationale: The Subject Parcel is located in the Tahoe Valley Area Plan ("TVAP") and within a Town Center Mixed Use Corridor (TC-MUC) zoning designation. The proposed Tahoe Cider Company will be deemed an "eating & drinking place," which is an "Allowed" use within the TC-MUC subdistrict, as identified in Table 1: Permitted Use by Land Use District, within the TVAP. An Allowed use is a by-right approval because it has been deemed appropriate in this specific area and in relation to existing uses. The Project Impact Analysis ("PIA") tool indicates that the project will be "screened" and the project's VMTs will not cause any additional environmental analysis. A historic analysis has been completed (HIST2023-1026) and the existing structure on the Subject Parcel was found to maintain no historic significance.

The Applicant is seeking no variances or deviations from the Code to permit the proposed project. Based on the proposed eating & drinking places being an Allowed use with no deviations from the Code it will not have a

significant effect on the environment, and a finding of no significant effect shall be prepared in accordance with TRPA Rules of Procedure.

Finding 4.4.1.A: The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, plan area statements and maps, the Code, and other TRPA plans and programs.

Rationale: The Proposed Tahoe Cider Company commercial eating & drinking project application is consistent with and will not adversely affect the implementation of the Regional Plan, including all applicable Goals & Policies, PAS, maps, the Code, and applicable TRPA plans & programs. The existing coverage will be reduced from 15,718 square feet to 15,679 square feet. The existing/proposed height (18' - 8") is well below the allowable height and will not be changed. The Project will result in fully compliant BMPs.

Finding 4.4.1.B: The project will not cause the environmental threshold carrying capacities to be exceeded.

Rationale: Staff has completed the Project Review Conformance Checklist and Article V(g) Findings and reviewed the Initial Environmental Checklist (IEC) prepared for the proposed commercial redevelopment. The proposed project, as conditioned in the City/TRPA permit, will not cause any significant effects on the environment. The proposed project will use the verified existing land coverage and thus does not create any new land coverage in excess of what is permitted on-site. The proposed new off-site coverage will be mitigated in accordance with the TRPA Code of Ordinance.

The project is designed to meet the Tahoe Valley Area Plan development and design standards, which require redevelopment to incorporate appropriate colors and materials that enhance visual quality and incorporate architectural treatment to create visual interest. Implementation of these measures and permit conditions of approval will result in an improvement of the site's contribution to the scenic quality of TRPA Scenic Roadway Unit #35. The project will have a positive impact on the scenic and community design thresholds.

The project is located on previously developed parcels bordered by three streets and located within the urban boundary and has no known value as habitat for endangered, rare or threatened species. The parcel has been verified by TRPA as high capability land (Class 7).

Finding 4.4.1.C: Wherever federal, state, or local air and water quality standards apply for the region, the strictest standards shall be attained, maintained, or exceeded pursuant to Article V (d) of the Tahoe Regional Planning Compact.

Rationale: The proposed project will not alter federal, state, or local air or water quality standards currently in place. Therefore, the strictest standards will continue

to be attained, maintained, or exceeded pursuant to Article V (d) of the Tahoe Regional Planning Compact. The project is required to comply with all temporary and permanent water quality BMP requirements, which will prevent any adverse impacts to federal, state, or local air and water quality standards. See Rationale 4.4.1.B above.

Finding 4.4.2: In order to make the findings required by subparagraph 4.4.1, TRPA evaluated the proposed project pursuant to the provisions of subsection 4.4.2.

Rationale: In making the findings required by subparagraph 4.4.1, City Staff evaluated the proposed project pursuant to the provisions of subsection 4.4.2 and found that it would not negatively impact a compliance measure, resource capacity, target date or interim target date, threshold, or Environmental Improvement Program (EIP) project.

Finding 66.1.3: The project shall not cause a decrease in the numerical ratings assigned to roadway or shoreline units, including the scenic quality rating of the individual resources within each unit, as recorded in the 1982 Scenic Resources Inventory and shown in Tables 13-3, 13-5, 13-8, and 13-9 of the Study Report for the Establishment of Environmental Threshold Carrying Capacities, October 1982. The criteria for rating scenic quality as identified in the referenced study report shall be used to determine if a project will cause a decrease in the numerical rating.

Rationale: The proposed project is visible from Lake Tahoe Blvd. and is located within Road TRPA Scenic Roadway Unit #35. The proposed colors and materials of the proposed building and structures on-site are consistent with TRPA's Scenic Quality Improvement Plan. The existing structure will continue to have a flat roof, and the proposed expansion will utilize a 6:12 roof pitch meeting TVAP standards. The proposed dark tone colors and natural stone material will improve the scenic quality of the project area and not decrease the numerical rating of the roadway.

Finding 66.1.4: The project shall not cause a decrease in the 1982 roadway or shoreline travel route ratings as shown in Tables 13-6 and 13-7, respectively, of the Study Report for the Establishment of Environmental Threshold Carrying Capacities, October 1982. The criteria for rating travel routes as identified in the referenced study report and as further explained in the report entitled A Scenic Analysis of Principle Travel Routes In The Lake Tahoe Region, 1970, shall be used to determine if a project will cause a decrease in the numerical rating. For projects in the shoreland, Section 66.3 shall be used to determine if it will contribute to a decrease in the numerical rating for a shoreline travel route rating.

Rationale: See rationale for Finding 66.1.3 above.

Finding 66.1.5: The project shall not cause a decrease in any numerical subcomponent threshold rating or total threshold rating assigned to a scenic resource identified in the 1993 Lake Tahoe Basin Scenic Resource Evaluation.

Prior to approving a project that may potentially affect an identified scenic resource, TRPA shall find that the project is consistent with applicable recommendations for preserving scenic quality of the affected recreation area or bicycle trail found in the 1993 Lake Tahoe Basin Scenic Resource Evaluation.

Rationale: See rationale for Finding 66.1.3 above.

Environmental Analysis:

California Environmental Quality Act (CEQA)

The proposed project is exempt from CEQA pursuant to Section 15302, Class 2, which consists of the replacement and construction of existing structures and facilities, where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose such as the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

Public Notice:

A public notice was mailed to property owners within 300 feet of the property on June 13, 2025. A notice of the June 26, 2025, Planning Commission Meeting was published in the Tahoe Daily Tribune on June 13, 2025. See Attachment 11.

Any comments received will be transmitted to the Planning Commission.

Financial Implications:

The City has received \$7,664.86 for the purchase of 1,033 square feet of City-owned CFA at \$7.42 per square foot.

Policy Implications:

The redevelopment of the site with a commercial project is consistent with the City Council's strategic priority to create an environment that attracts diverse investments in our community and supports existing businesses.

Ph: (530) 386-6097

NOT FOR
CONSTRUCTION

Tahoe Cider Company
2280 Lake Tahoe Boulevard (Hwy. 50)
South Lake Tahoe, California

G1.0

[illegible]

DOOR IDENTIFICATION
 201 — DOOR NUMBER
 GLAZING IDENTIFICATION
 W — GLAZING TYPE
 ELEVATION REFERENCE
 DATUM POINT
 ROOM/SPACE IDENTIFICATION
 OFFICE — ROOM NAME
 301 — ROOM NUMBER
 DRAWING SECTION IDENTIFICATION
 12 — DRAWING NUMBER
 A6.12 — SHEET NUMBER
 EXTERIOR ELEVATION IDENTIFICATION
 22 — DRAWING NUMBER
 A6.12 — SHEET NUMBER
 INTERIOR ELEVATION IDENTIFICATION
 11 — DRAWING NUMBER
 A4.2 — SHEET NUMBER
 ENLARGED DETAIL IDENTIFICATION
 22 — DRAWING NUMBER
 A3.01 — SHEET NUMBER
 AREA OF DRAWING TO BE ENLARGED

CONCRETE
 UNDISTURBED EARTH OR COMPACTED FILL
 POROUS FILL (GRAVEL)
 STEEL
 ALUMINUM
 MASONRY (BRICK)
 CONCRETE MASONRY UNIT (CMU)
 GLASS (IN ELEVATION)
 BATT INSULATION
 RIGID INSULATION
 ACOUSTICAL TILE
 METAL STUD
 FINISH WOOD
 ROUGH WOOD
 PLYWOOD
 GYPSUM BOARD

RENOVATION & EXPANSION TO AN EXISTING COMMERCIAL BUILDING INTO A NEW
COMBINATION HARD CIDER BREWERY & BAR.

[illegible]

OWNER
TAHOE CIDER COMPANY
193 Cottonwood Drive
Stateline, NV 89449
Contact: Ted Brown
Phone: (650) 218-1228
Contact: Courtney Willis
Phone: (xxx) xxx-xxxx

JOSEPH WARD ARCHITECTURE, INC.
2573 Riverside Drive
Steamboat Springs, CO 80487
Contact: Joseph Ward
Phone: (530) 386-6097

BUILDING CODES
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE

CODE DATA

OCCUPANCY TYPE:	A-3 (Bar or Restaurant) & f-2(Industrial - Moderate Hazard)
CONSTRUCTION TYPE:	V-B
SPRINKLERED:	YES
SQUARE FOOTAGE:	4,468 sf Gross*

*LOWER LEVEL = 3,792 sf
UPPER LEVEL = 676 sf
TOTAL = 4,468 sf

DEFERRED SUBMITTALS WILL BE SUBMITTED AS PART OF THE BUILDING DEPARTMENT PERMIT SUBMITTAL

2280 Lake Tahoe Boulevard (Hwy. 50)
South Lake Tahoe, California 96150



Planning Submittal: 5/22/25

El Dorado County APN: 023-251-008

GENERAL	
G1.0	COVERSHEET: Drawing List, Contacts, Scope of Work, Building Codes & Data, Vicinity Map Abbreviations, Symbols & Deferred Submittals
G4.0	CODE REQUIREMENTS: Code Plan & Analysis
G5.0	MATERIALS BOARD: Existing Photos; Rendered North Elevation; Materials Legend; & Materials Photos

L1.0 LANDSCAPE PLAN

D1.0	EXISTING/DEMOLITION PLANS - Site
D2.0	EXISTING/DEMOLITION PLANS - Lower Level
D2.1	EXISTING/DEMOLITION PLANS - Upper Level
D2.2	EXISTING/DEMOLITION PLANS - Roof

- | | |
|------|--------------------------------|
| A1.0 | SITE PLAN - Proposed |
| A1.1 | SITE PLAN - Coverage |
| A1.2 | SITE PLAN - BMP Plan |
| A1.3 | SITE PLAN - Defensible Space |
| A1.4 | SITE DETAILS - Trash Enclosure |

- | | |
|------|------------------------------|
| A2.0 | PLANS - Proposed Lower Level |
| A2.1 | PLANS - Proposed Upper Level |
| A2.2 | PLANS - Proposed Roof |
| A2.3 | PLANS - Proposed Seating |

- A4.0 ELEVATIONS - Existing & Proposed - North Elevation
A4.1 ELEVATIONS - Existing & Proposed - West Elevation
A4.2 ELEVATIONS - Existing & Proposed - South Elevation
A4.3 ELEVATIONS - Existing & Proposed - East Elevation

PUBLIC RESTROOM - FIXTURE COUNT

CODE PLAN NOTES

CODE ANALYSIS

1. FIRE EXTINGUISHERS: SEE CODE PLAN THIS SHEET FOR LOCATION OF FIRE EXTINGUISHERS.
A. STANDARD FIRE-EXTINGUISHER (THREE NEW IN FEC CABINET): MULTI-PURPOSE DRY CHEMICAL UL RATING 2A-10B-C; 5LB NOMINAL CAPACITY.
B. TYPE K FIRE-EXTINGUISHER (TWO NEW IN KITCHEN - HUNG ON CLIP).
2. INTERIOR SIGNAGE: PROVIDE THE FOLLOWING SIGNS:
A. EXISTING RESTROOM SIGNAGE AT AND ADJACENT TO RESTROOM DOORS TO REMAIN.
B. AT ALL EXTERIOR DOOR ON FRAME AT TOP OF DOOR: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
C. PROVIDE "EXIT" SIGN AT EXTERIOR DOORS. SEE DETAIL A1, THIS SHEET.
D. PROVIDE MAXIMUM OCCUPANCY SIDE FOR THE BAR SEATING FOR 82 PERSONS.
E. PROVIDE MAXIMUM OCCUPANCY SIDE FOR THE DINING ROOM FOR 101 PERSONS.
3. FINISH MATERIALS: SEE SHEET A2.0 FOR NOTES ON FINISH MATERIALS FOR INDIVIDUAL SPACES. ALL WALL AND CEILING FINISH MATERIALS MUST BE AT LEAST CLASS C AS DEFINED BY CBC 2022, SECTION 803.1.1.
4. ILLUMINATED EXIT SIGNS: ILLUMINATED EXIT SIGNS ARE SHOWN HERE AND IN ELECTRICAL DRAWINGS.
5. EMPLOYEE WORKSTATIONS:
A. EMPLOYEE WORKSTATIONS SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH DIVISION 4.
B. SPACES AND ELEMENTS WITHIN EMPLOYEE WORKSTATIONS SHALL ONLY BE REQUIRED TO COMPLY WITH SECTIONS 11B-207.1, 11B-215.3, 11B-302, 11B-303, 11B-308.1.1, 11B-208.1.2, AND 11B-404.2.3 UNLESS EXEMPTED BY OTHER PARTS OF THIS CODE.
C. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORKSTATIONS SHALL COMPLY WITH SECTION 11B-206.2.8. [CBC 11B-203.9]

BUILDING CODES
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

CONSTRUCTION TYPE: TYPE VB

USE AND OCCUPANCY:
A-2 (RESTAURANT)
F-2 (MODERATE HAZARD INDUSTRIAL - BREWERY W/LESS THAN 16 % ALCOHOL)

SPRINKLERS: TO BE DETERMINED

AREA CALCULATIONS:
A. ALLOWABLE AREA (TABLE 506.2): 24,000 SF
B. ACTUAL AREA: 4,468 SF (CALCULATED FROM CAD PLAN)

OCCUPANT LOAD FACTORS (CBC CHAPTER 10):
A. A-2 OCCUPANT LOAD FACTORS
1. DRINKING/DINING AREAS = 15 SF/PERSON
2. SERVING AREAS = 200 SF/PERSON
3. KITCHEN AREAS = 200 SF/PERSON
4. A-2 ACCESSORY STORAGE = 300 SF/PERSON
5. A-2 ACCESSORY OFFICE = 150 SF/PERSON
B. F-2 OCCUPANT LOAD FACTORS
1. CIDER PROCESSING = 100 SF/PERSON
2. F-2 ACCESSORY CIDER STORAGE = 300 SF/PERSON

OCCUPANT LOAD (CBC CHAPTER 10):
A. UPPER LEVEL
1. A-2 ACCESSORY STORAGE = 3.31 OCCUPANTS
2. A-2 ACCESSORY OFFICE = .29 OCCUPANTS
SUB-TOTAL = 3.60 OCCUPANTS
B. LOWER LEVEL
1. A-2 TAP ROOM = 32.53 OCCUPANTS
2. A-2 LOUNGE SEATING = 47.20 OCCUPANTS
3. A-2 KITCHEN = 1.22 OCCUPANTS
4. A-2 BAR = .64 OCCUPANTS
5. F-2 CIDER PRODUCTION = 5.94 OCCUPANTS
6. F-2 ACCESSORY STORAGE = 3.95 OCCUPANTS
SUB-TOTAL = 91.48 OCCUPANTS
C. TOTAL OCCUPANTS
1. UPPER LEVEL = 3.60 OCCUPANTS
2. LOWER LEVEL = 91.48 OCCUPANTS
TOTAL = 95.08 OCCUPANTS OR 96 OCCUPANTS

EXITING REQUIREMENTS: LOWER LEVEL
A. EXITS REQUIRED: 2
B. EXITS PROVIDED: 2
C. EXIT SEPARATION REQUIRED (1/3 DIA. DIST): 87'-4-1/2" div. 3 = 29'-1-1/2".
D. EXIT SEPARATION PROVIDED: 33'-9 1/16" WHICH IS GREATER THAN REQUIRED

OTHER REQUIREMENTS:
A. OCCUPANCY SEPARATION: THERE IS NO OCCUPANCY SEPARATION REQUIRED BETWEEN F-2 & A-2 OCCUPANCIES

A1 UPPER LEVEL CODE PLAN
SCALE: 1/8" = 1'-0"

A16 LOWER LEVEL CODE PLAN
SCALE: 1/8" = 1'-0"

JWA

Joseph Ward Architecture, Inc.
2573 Riverside Drive
Steamboat Springs, Colorado 80487
Ph: (530) 386-6097

NOT FOR
CONSTRUCTION

Tahoe Cider Company
2280 Lake Tahoe Boulevard (Hwy. 50)
South Lake Tahoe, California

PROJ. NO. 2506.00
DRAWN: JSW
CHECKED:
CAD FILE: PHR-Plans
DATE: 5/22/25
REVISIONS:

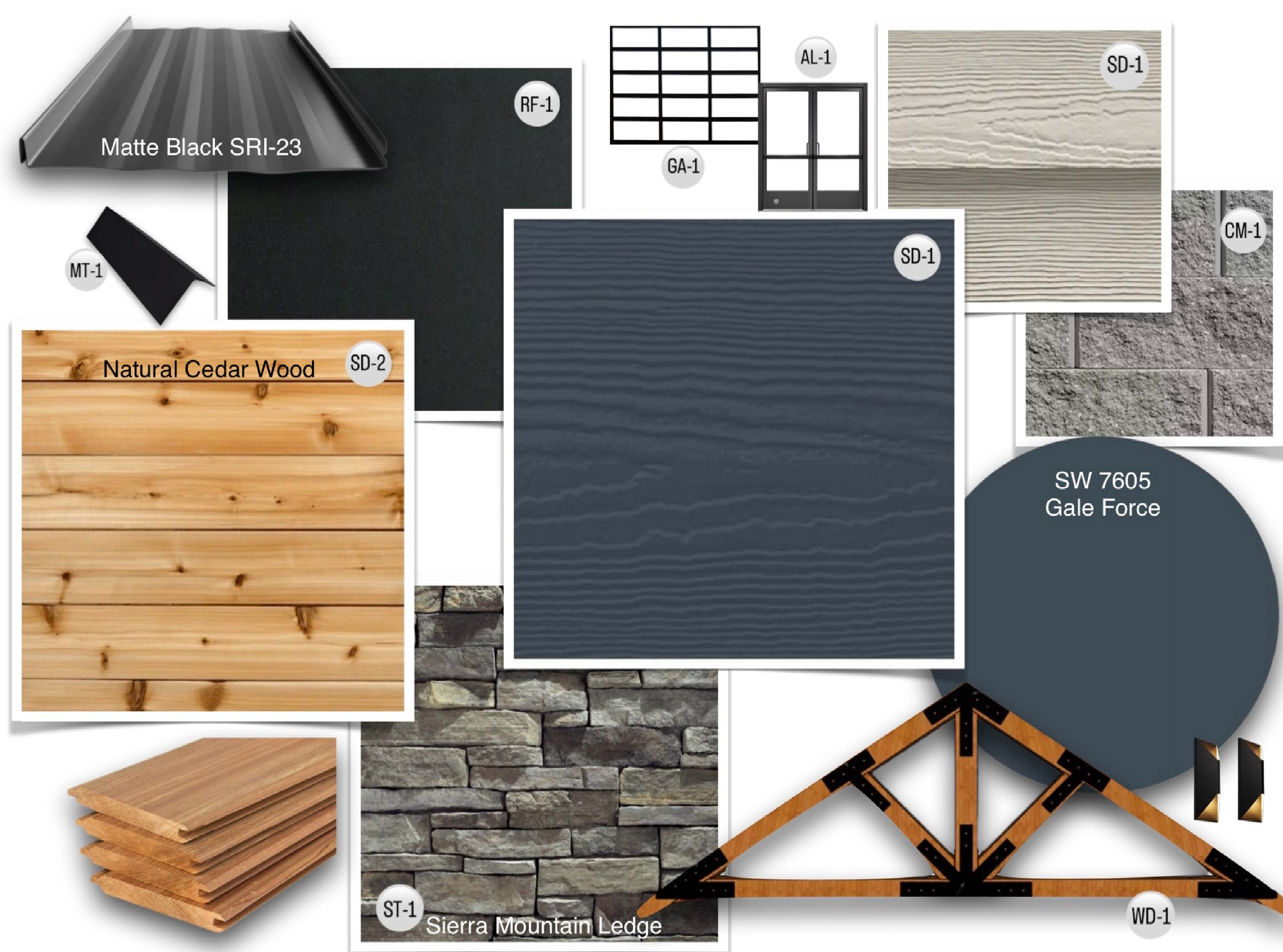
©Joseph Ward Architecture, Inc.
ISSUED FOR: Planning Sumbittal
SHEET TITLE:
CODE REQUIREMENTS -
Code Plan & Analysis
SCALE: 1/8" = 1'-0"
SHEET NUMBER:

G4.0

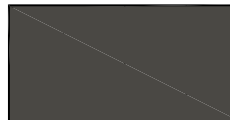
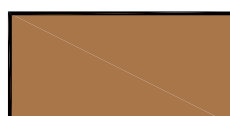
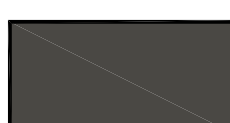
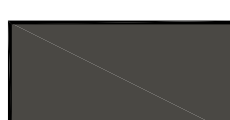

A photograph of the exterior of the building at 11000 Highway 101. The building is a single-story structure with a light-colored, possibly stone or concrete, facade. It features a prominent entrance with large glass windows and doors. Above the entrance, there is a sign that reads "11000 Highway 101". To the right of the entrance, there is a sign that reads "11". The building is surrounded by trees and a paved area. In the foreground, there are some blue metal racks or stands.

An aerial photograph of a commercial property. The main building is a long, single-story structure with a white roof and light-colored walls. It is surrounded by a large parking lot with several cars parked. The property is bordered by Leona Valley Blvd to the north and Leona Valley Pkwy to the east. There are trees and landscaping around the building. The address 2280 Leona Valley Blvd is clearly visible on the building.

MATERIAL PHOTOS



MATERIAL KEY

RF-1		MATERIAL: STANDING SEAM METAL ROOFING - 1-1/2" STANDARD RIB, 1'-4" SPACING MANUFACTURER: TAYLOR METALS EASY-LOCK, 24GAGE COLOR: MATT BLACK SR1 23
CM-1		MATERIAL: EXISTING CONCRETE MASONRY UNITS (PAINTED) STANDARD SMOOTH FACE 8x8x16 RUNNING BOND PAINT MANUFACTURER: SHERWIN-WILLIAMS COLOR: SW 7605 "GALE FORCE"
SD-1		MATERIAL: FIBER-CEMENT SIDING (LAP SIDING - FIELD PAINTED) MANUFACTURER: JAMES HARDIE - HARDIPLANK & HARDIETRM STYLE: HARDIE PLANK 8-14" WIDTH (7" EXPOSURE) COLOR/TEXTURE: SW- 7605 "GALE FORCE", CEDARMILL TEXTURE
SD-2		MATERIAL: CEDAR LAP-SIDING COLOR: NATURAL FINISH SEALER
WD-1		MATERIAL: WOOD TRUSSES and WOOD TRIM (STAINED) COLOR: NATURAL FINISH SEALER
AL-1		MATERIAL: ALUMINUM WINDOWS and DOORS MANUFACTURER: KAWNEER, TRIFAB 451 (OR APPROVED EQUAL) COLOR: BLACK
GA-1		MATERIAL: STEEL GARAGE DOORS with GLAZING COLOR: MATTE BLACK
MT-1		MATERIAL: PAINTED STEEL and FLASHINGS COLOR: MATTE BLACK
ST-1		MATERIAL: SYNTHETIC STONE WAINSCOT MANUFACTURER: EL DORADO STONE STYLE: MOUNTAIN LEDGE COLOR: SIERRA

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ISSUED FOR: Planning Sumbittal
SHEET TITLE:

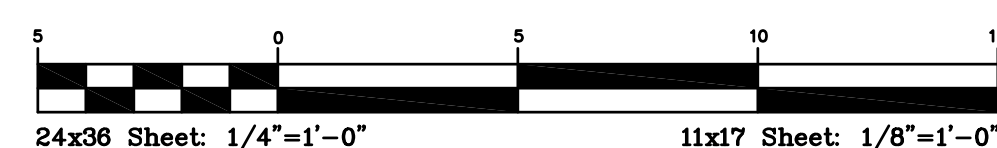
MATERIAL SAMPLE
Proposed - North

SCALE: $1/4" = 1'-0"$
SHEET NUMBER:

G5.0

ELEVATIONS - PROPOSED NORTH

SCALE: $1/4" = 1'-0"$



NOT FOR
CONSTRUCTION

Tahoe Cider Company
2280 Lake Tahoe Boulevard (Hwy. 50)
South Lake Tahoe, California

PROJ. NO. 2506.00
DRAWN: JSW
CHECKED:
CAD FILE: TCC-Site
DATE: 6/10/25
REVISIONS:

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ISSUED FOR: Planning Submittal
SHEET TITLE:

LANDSCAPE PLAN

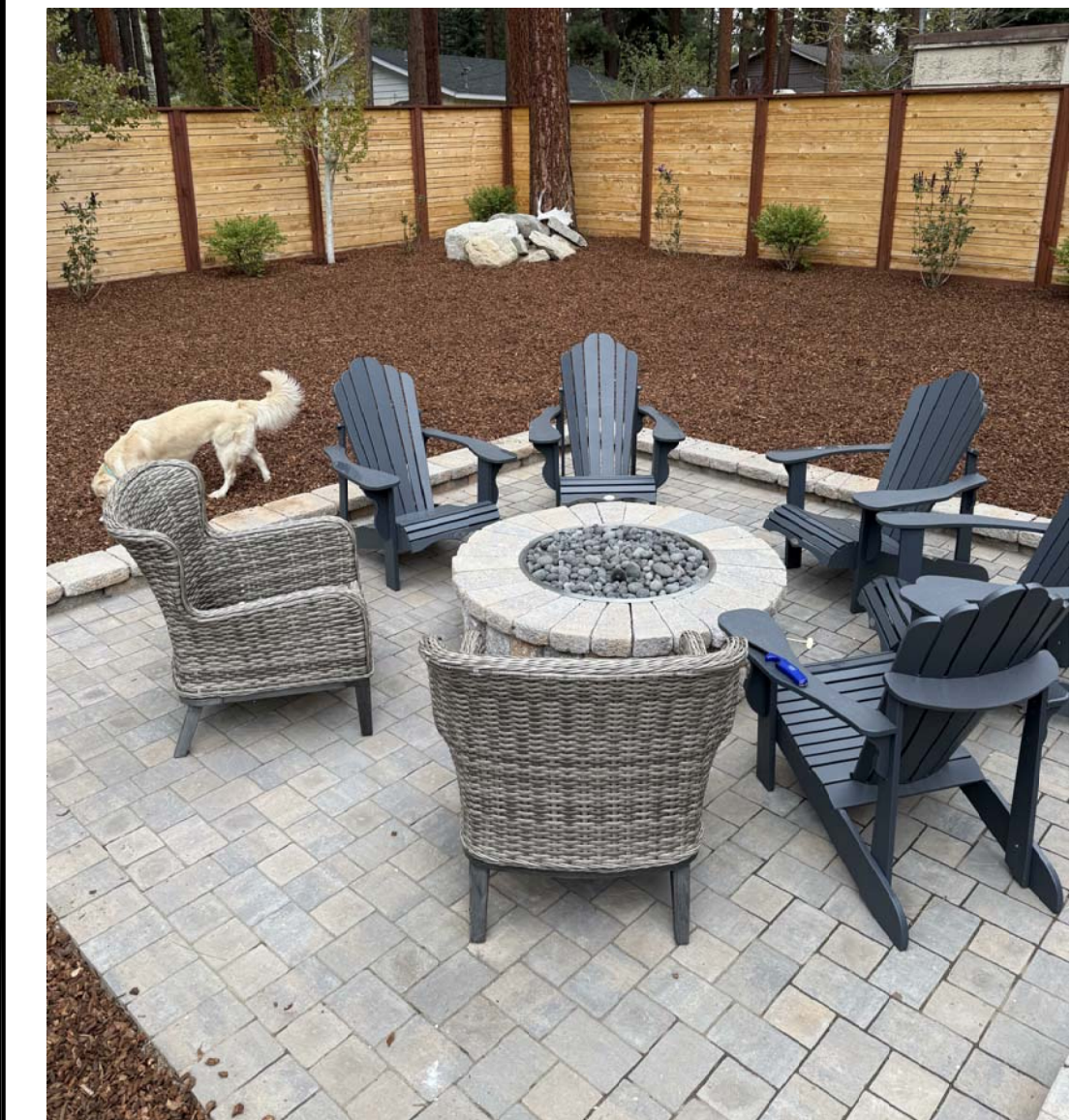
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SHEET NUMBER:

L1.0

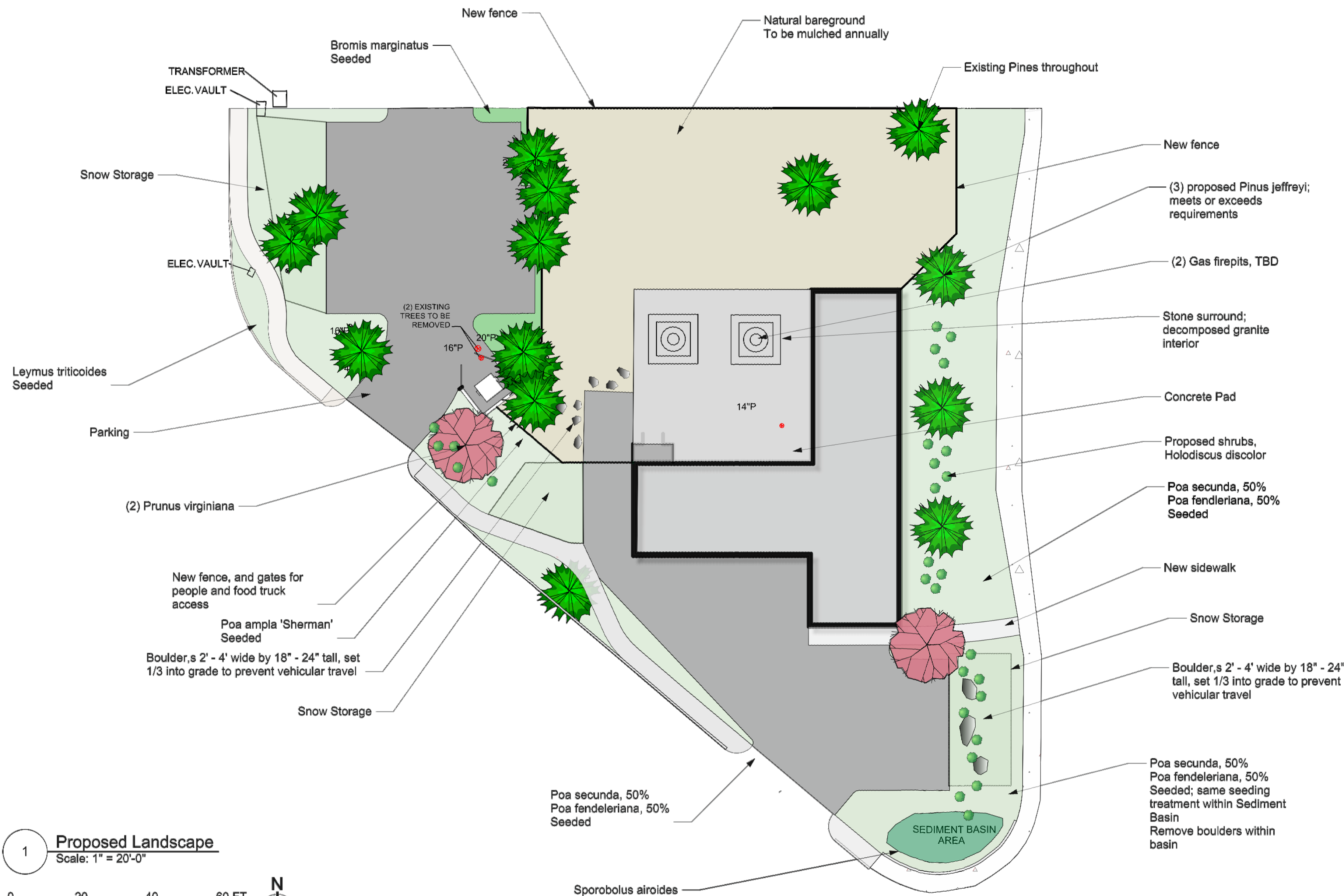
FIRE-PIT DETAILS

1. **GAS FIREPIT:** GAS FIREPIT WITH EMERGENCY SHUT-OFF INSTALLED IN STONE SURROUND.

FIRE PIT IMAGE



FIRE PIT SPECIFICATION



A1 LANDSCAPE PLAN
SCALE: 1"=20'-0"

NOT FOR
CONSTRUCTION

Tahoe Cider Company
2280 Lake Tahoe Boulevard (Hwy. 50)
South Lake Tahoe, California

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CAD FILE: TCC-Site
DATE: 5/22/25
REVISIONS:

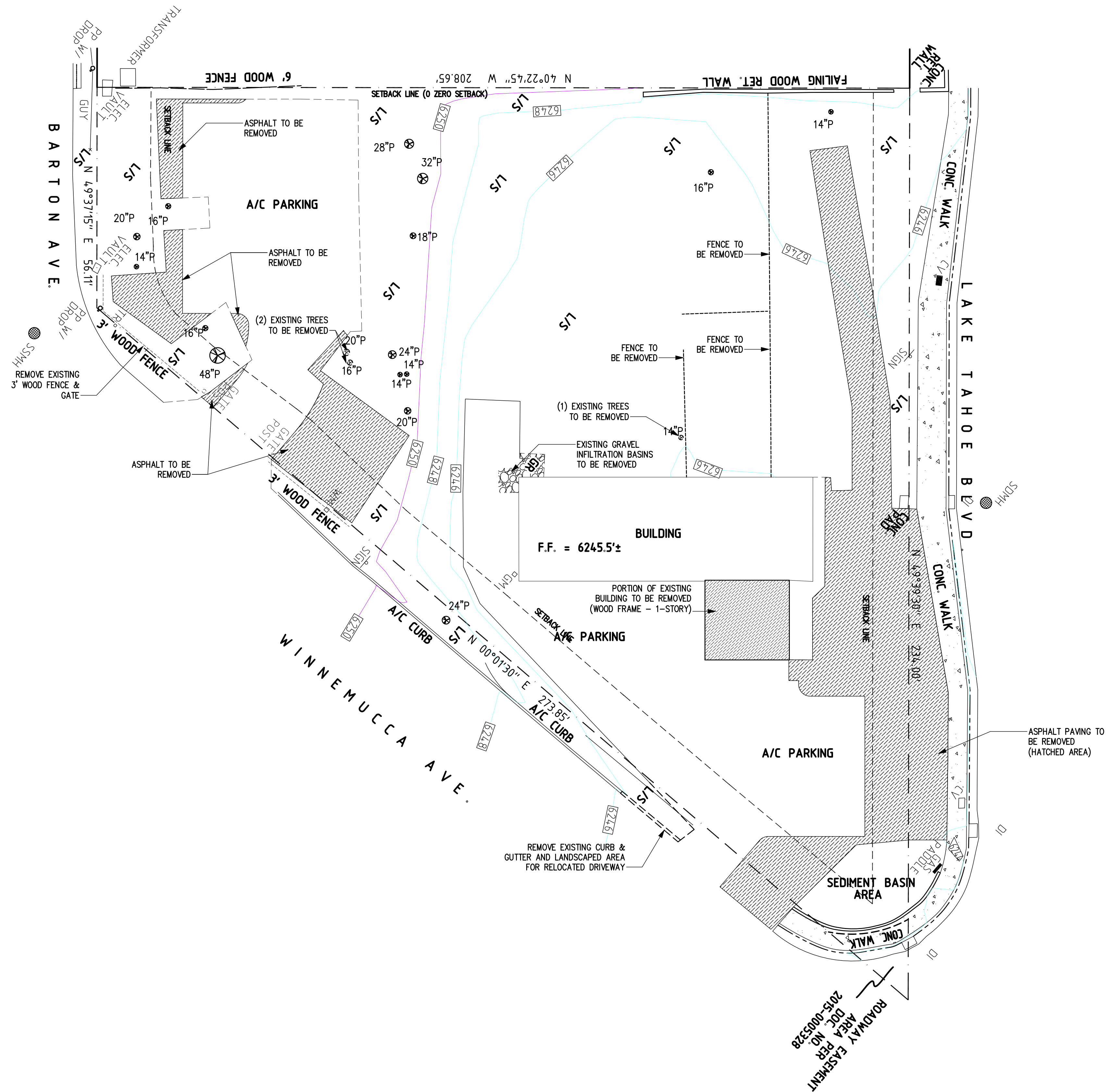
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ISSUED FOR: Planning Sumbittal
SHEET TITLE:

SITE - Existing/Demolition

SCALE: 1/16"=1'-0"
SHEET NUMBER:

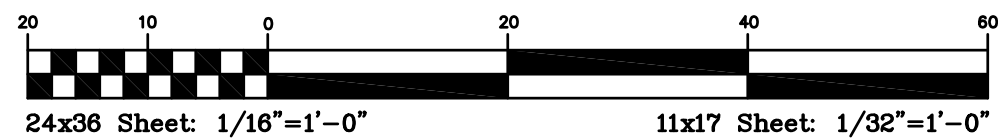
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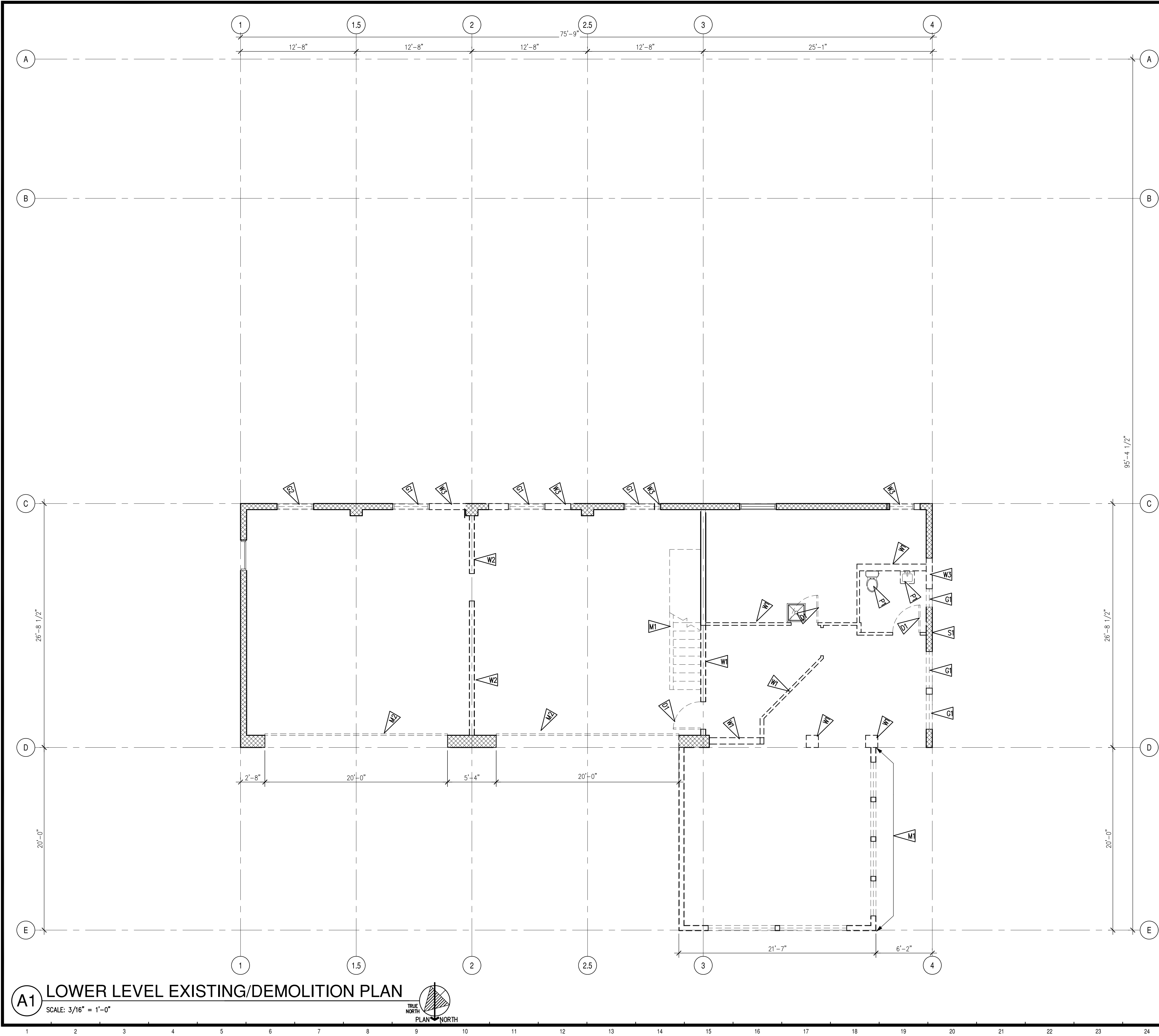


A1 SITE PLAN - EXISTING/DEMOLITION
SCALE: 1/16"=1'-0"



1. ASPHALT DEMOLITION: SEE HATCHED AREAS FOR ASPHALT DEMOLITION.





EXISTING/DEMOLITION NOTES & LEGEND

1. **EXISTING SYSTEMS:** ALL EXISTING SYSTEMS NOT INDICATED TO BE ABANDONED OR REMOVED ARE TO REMAIN FUNCTIONAL. CONTRACTOR IS TO PROVIDE FOR AND COORDINATE THE REROUTING OF ANY SERVICE TO OR DISTRIBUTION FROM THESE SYSTEMS.

LEGEND

- WALLS TO BE REMOVED:
- DOORS TO BE REMOVED:
- FIXTURES & MISC. ITEMS TO BE REMOVED:

DEMOLITION KEYNOTES

- B: BUILT-IN ITEMS:**
B1
- C: CEILING:**
C1
- D: DOORS & FRAMES:**
D1 INTERIOR DOOR & FRAME TO BE REMOVED.
D2 EXTERIOR DOOR TO REMAIN.
- F: FLOOR &/OR FLOOR STRUCTURE:**
F1 SLAB ON GRADE FLOOR TO BE REMOVED (HATCHED AREA). SEE STRUCTURAL DRAWINGS.
F2 SLAB ON GRADE FLOOR TO BE REMOVED (HATCHED AREA). SEE PLUMBING DRAWINGS.
- G: GLAZING (WINDOWS):**
G1 EXISTING WINDOW TO BE REMOVED.
G2 EXISTING WINDOW TO BE REMOVED FOR NEW ACCESS TO GYCOL STORAGE AREA.
- M: MISC. ITEMS:**
M1 REMOVE THIS ENTIRE WING (WOOD FRAMED - PREVIOUS ADDITION).
M2 REMOVE EXISTING GARAGE DOOR & TRACK.
M3 REMOVE EXISTING WOOD FRAMED INTERIOR STAIRS
- P: PLUMBING:**
P1 REMOVE EXISTING BATHROOM FIXTURES.
- R: ROOFING:**
R1 REMOVE EXISTING MANSARD ROOF (& FRAMING) FROM THE HIGH CMU BUILDING. LEAVE VERTICAL PARAPET WALL.
- S: SIDING:**
S1 REMOVE SIDING FROM THIS ELEVATION.
- W: WALL:**
W1 REMOVE PORTION OF EXISTING INTERIOR WOOD STUD WALL.
W2 REMOVE EXISTING INTERIOR WOOD STUD WALL.
W3 REMOVE PORTION OF EXTERIOR CMU WALL FOR NEW WINDOW OR DOOR.

JWA
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2573 Riverside Drive
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2280 Lake Tahoe Boulevard (Hwy. 50)
South Lake Tahoe, California

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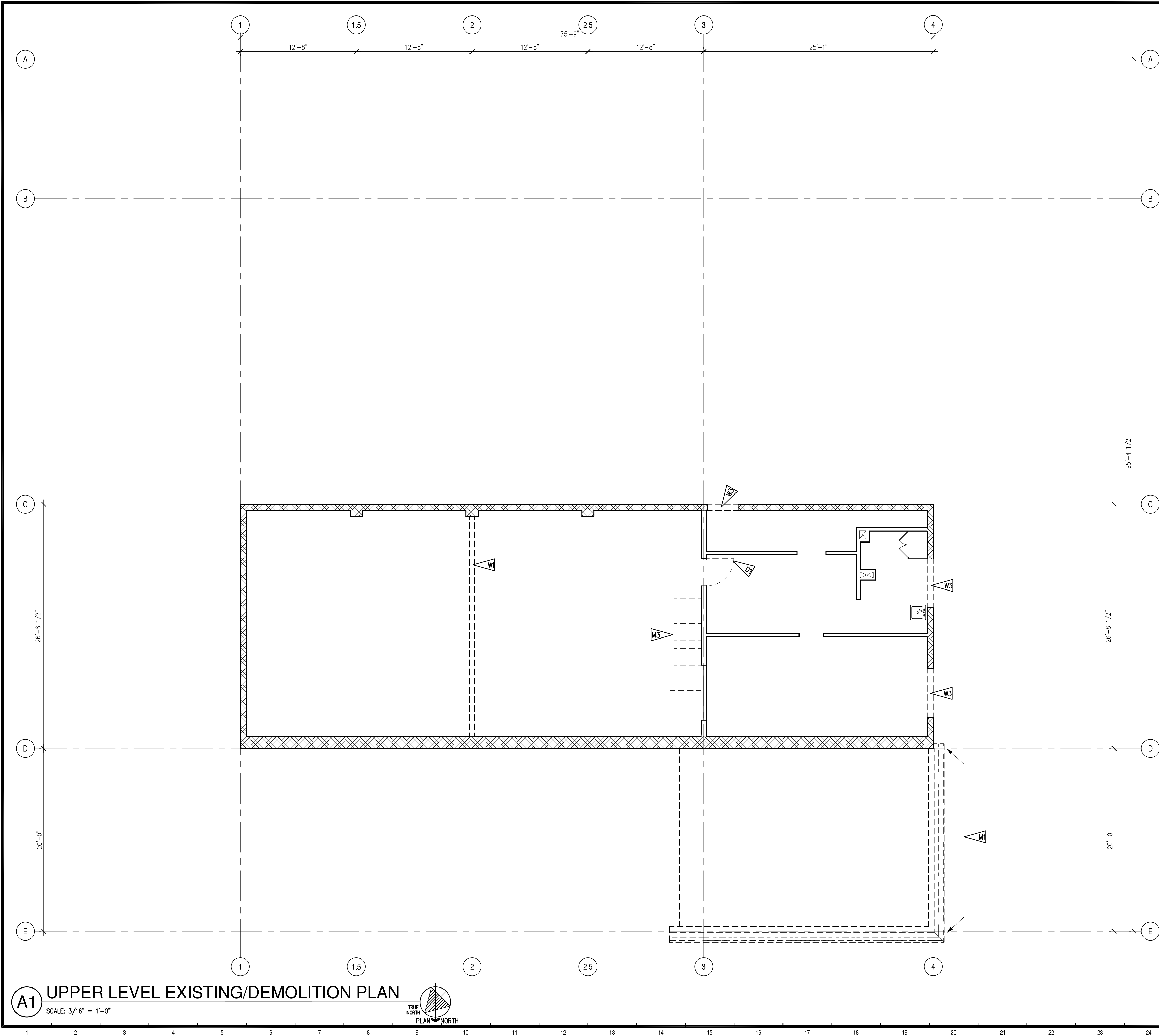
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ISSUED FOR: Planning Sumbittal
SHEET TITLE:

DEMOLITION PLANS -
Lower Level
SCALE: 3/16" = 1'-0"
SHEET NUMBER:

D2.0





EXISTING/DEMOLITION NOTES & LEGEND

1. **EXISTING SYSTEMS:** ALL EXISTING SYSTEMS NOT INDICATED TO BE ABANDONED OR REMOVED ARE TO REMAIN FUNCTIONAL. CONTRACTOR IS TO PROVIDE FOR AND COORDINATE THE REROUTING OF ANY SERVICE TO OR DISTRIBUTION FROM THESE SYSTEMS.

LEGEND

- WALLS TO BE REMOVED: [Symbol]
- DOORS TO BE REMOVED: [Symbol]
- FIXTURES & MISC. ITEMS TO BE REMOVED: [Symbol]

DEMOLITION KEYNOTES

- B: BUILT-IN ITEMS:**
B1
- C: CEILING:**
C1
- D: DOORS & FRAMES:**
D1 INTERIOR DOOR & FRAME TO BE REMOVED.
D2 EXTERIOR DOOR TO REMAIN.
- F: FLOOR &/OR FLOOR STRUCTURE:**
F1 SLAB ON GRADE FLOOR TO BE REMOVED (HATCHED AREA). SEE STRUCTURAL DRAWINGS.
F2 SLAB ON GRADE FLOOR TO BE REMOVED (HATCHED AREA). SEE PLUMBING DRAWINGS.
- G: GLAZING (WINDOWS):**
G1 EXISTING WINDOW TO BE REMOVED.
G2 EXISTING WINDOW TO BE REMOVED FOR NEW ACCESS TO GYCOL STORAGE AREA.
- M: MISC. ITEMS:**
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M2 REMOVE EXISTING GARAGE DOOR & TRACK.
M3 REMOVE EXISTING WOOD FRAMED INTERIOR STAIRS
- P: PLUMBING:**
P1 REMOVE EXISTING BATHROOM FIXTURES.
- R: ROOFING:**
R1 REMOVE EXISTING MANSARD ROOF (& FRAMING) FROM THE HIGH CMU BUILDING. LEAVE VERTICAL PARAPET WALL.
- S: SIDING:**
S1 REMOVE SIDING FROM THIS ELEVATION.
- W: WALL:**
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W2 REMOVE EXISTING INTERIOR WOOD STUD WALL.
W3 REMOVE PORTION OF EXTERIOR CMU WALL FOR NEW WINDOW OR DOOR.

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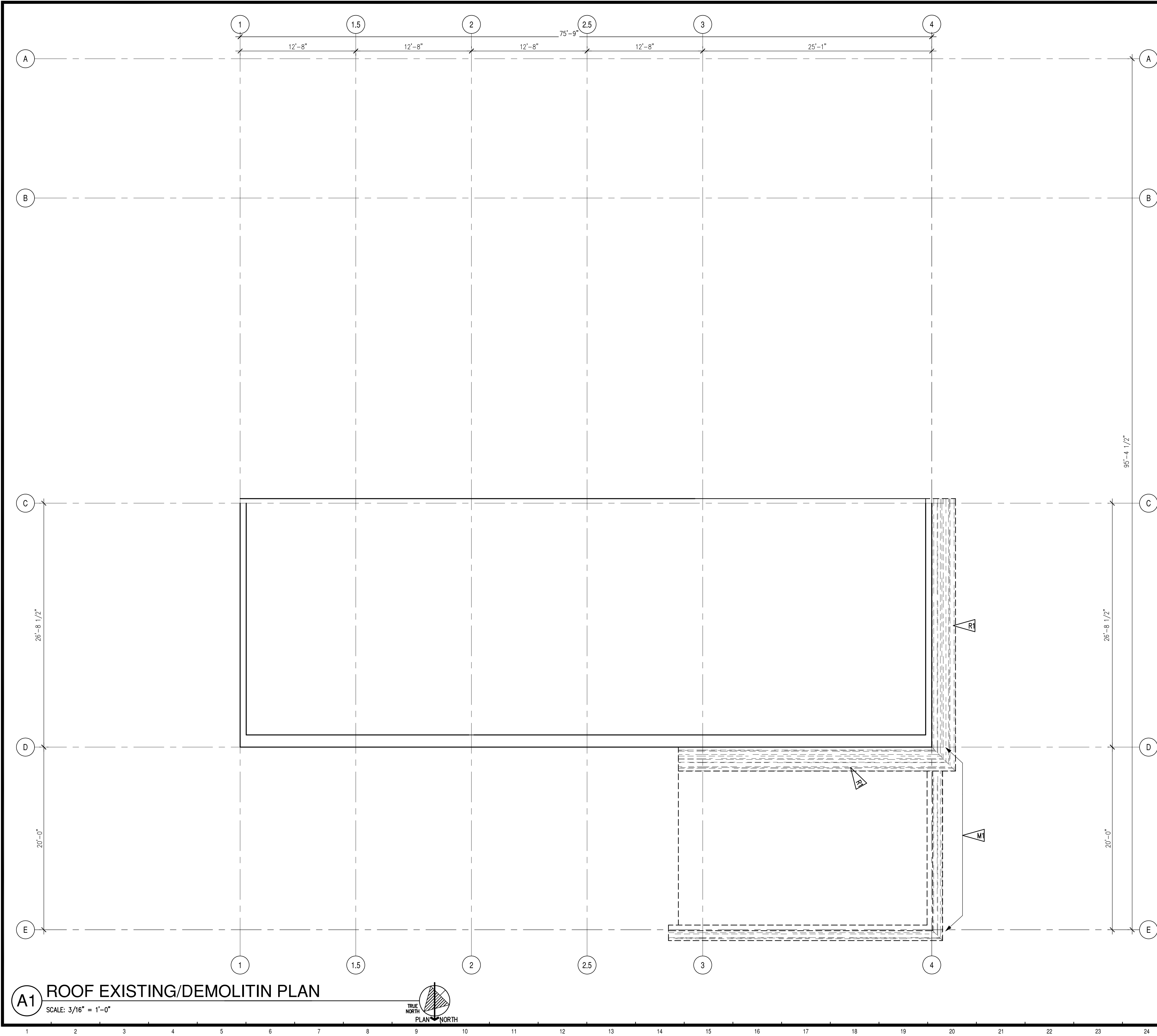
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ISSUED FOR: Planning Sumbittal
SHEET TITLE:

DEMOLITION PLANS -
Upper Level
SCALE: 3/16" = 1'-0"
SHEET NUMBER:

D2.1





A1 ROOF EXISTING/DEMOLITIN PLAN
SCALE: 3/16" = 1'-0"
TRUE NORTH
PLAN NORTH

EXISTING/DEMOLITION NOTES & LEGEND

1. **EXISTING SYSTEMS:** ALL EXISTING SYSTEMS NOT INDICATED TO BE ABANDONED OR REMOVED ARE TO REMAIN FUNCTIONAL. CONTRACTOR IS TO PROVIDE FOR AND COORDINATE THE REROUTING OF ANY SERVICE TO OR DISTRIBUTION FROM THESE SYSTEMS.

LEGEND

WALLS TO BE REMOVED:

DOORS TO BE REMOVED:

FIXTURES & MISC. ITEMS TO BE REMOVED:

DEMOLITION KEYNOTES

B: BUILT-IN ITEMS:
B1

C: CEILING:
C1

D: DOORS & FRAMES:
D1 INTERIOR DOOR & FRAME TO BE REMOVED.
D2 EXTERIOR DOOR TO REMAIN.

F: FLOOR &/OR FLOOR STRUCTURE:
F1 SLAB ON GRADE FLOOR TO BE REMOVED (HATCHED AREA). SEE STRUCTURAL DRAWINGS.
F2 SLAB ON GRADE FLOOR TO BE REMOVED (HATCHED AREA). SEE PLUMBING DRAWINGS.

G: GLAZING (WINDOWS):
G1 EXISTING WINDOW TO BE REMOVED.
G2 EXISTING WINDOW TO BE REMOVED FOR NEW ACCESS TO GYLCOL STORAGE AREA.

M: MISC. ITEMS:
M1 REMOVE THIS ENTIRE WING (WOOD FRAMED - PREVIOUS ADDITION).
M2 REMOVE EXISTING GARAGE DOOR & TRACK.
M3 REMOVE EXISTING WOOD FRAMED INTERIOR STAIRS

P: PLUMBING:
P1 REMOVE EXISTING BATHROOM FIXTURES.

R: ROOFING:
R1 REMOVE EXISTING MANSARD ROOF (& FRAMING) FROM THE HIGH CMU BUILDING. LEAVE VERTICAL PARAPET WALL.

S: SIDING:
S1 REMOVE SIDING FROM THIS ELEVATION.

W: WALL:
W1 REMOVE PORTION OF EXISTING INTERIOR WOOD STUD WALL.
W2 REMOVE EXISTING INTERIOR WOOD STUD WALL.
W3 REMOVE PORTION OF EXTERIOR CMU WALL FOR NEW WINDOW OR DOOR.

24x36 Sheet: 3/16"=1'-0"

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NOT FOR
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South Lake Tahoe, California

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REVISIONS:

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ISSUED FOR: Planning Sumbittal
SHEET TITLE:

DEMOLITION PLANS -
Roof
SCALE: 3/16" = 1'-0"
SHEET NUMBER:

D2.2



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CAD FILE: TCC-Site
DATE: 5/22/25
REVISIONS:

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ISSUED FOR: Planning Submittal
SHEET TITLE:

SITE - Proposed

SCALE: 1/16"=1'-0"
SHEET NUMBER:

A1.0

ZONING & SITE DATA

- ASSESSORS PARCEL NUMBER (APN): El Dorado County 023-251-008
- ZONING DISTRICT: TAHOE VALLEY AREA PLAN
- SITE AREA: 30,302sf (Survey).
- BMPs: CERTIFIED (Linfo.org).
- EXISTING COVERAGE: 15,716sf See table sheet A1.1
- PROPOSED COVERAGE: See summary, sheet A1.1
A. ONSITE: 15,579sf
B. OFFSITE: 3,076sf
- SETBACKS:
A. HIGHWAY 50: 25ft from street flowline
B. WINEMUCCA AVE: 20ft from property line
C. BARTON AVE: 20ft from property line
D. REAR: 0ft (Commercial to Commercial Lots)
- COMMERCIAL FLOOR AREA:
A. EXISTING: 3,021sf (Linfo.org)
B. PROPOSED: 4,054sf
- BUILDING HEIGHT:
A. EXISTING & PROPOSED: 18'-8" (SEE SHEET A4.0)

PARKING ANALYSIS

- PARKING DEMAND RATIOS:
A. A-2 RESTAURANT BAR OCCUPANCY:
1). DEMAND RATIO = (1) STALL PER 150sf GROSS.
2). SQUARE FOOTAGE = 2,540sf (LOWER & UPPER LEVELS)
3). DEMAND = 2,540sf/150 = 16.93 STALLS
B. F-2 BREWERY OCCUPANCY - PRODUCTION:
1). DEMAND RATIO = (1) STALL PER 500sf.
2). SQUARE FOOTAGE = 679sf
3). DEMAND = 679sf/500 = 1.35 STALLS
C. F-2 BREWERY - STORAGE
1). DEMAND RATIO = (1) STALL PER 1000sf.
2). SQUARE FOOTAGE = 1,249sf
3). DEMAND = 1,249sf/1000 = 1.25
- PARKING DEMAND:
A. TOTAL PARKING DEMAND:
1). A-2 = 16.93 STALLS
2). F-2 (PRODUCTION) = 1.35 STALLS
3). F-2 (STORAGE) = 1.25 STALLS
TOTAL = 19.53 STALLS = 20 STALLS*
B. ADJUSTED DEMAND**
1). 20 STALLS x .25 REDUCTION = 5.00
2). 20 STALLS minus 5.00 = 15 STALLS**

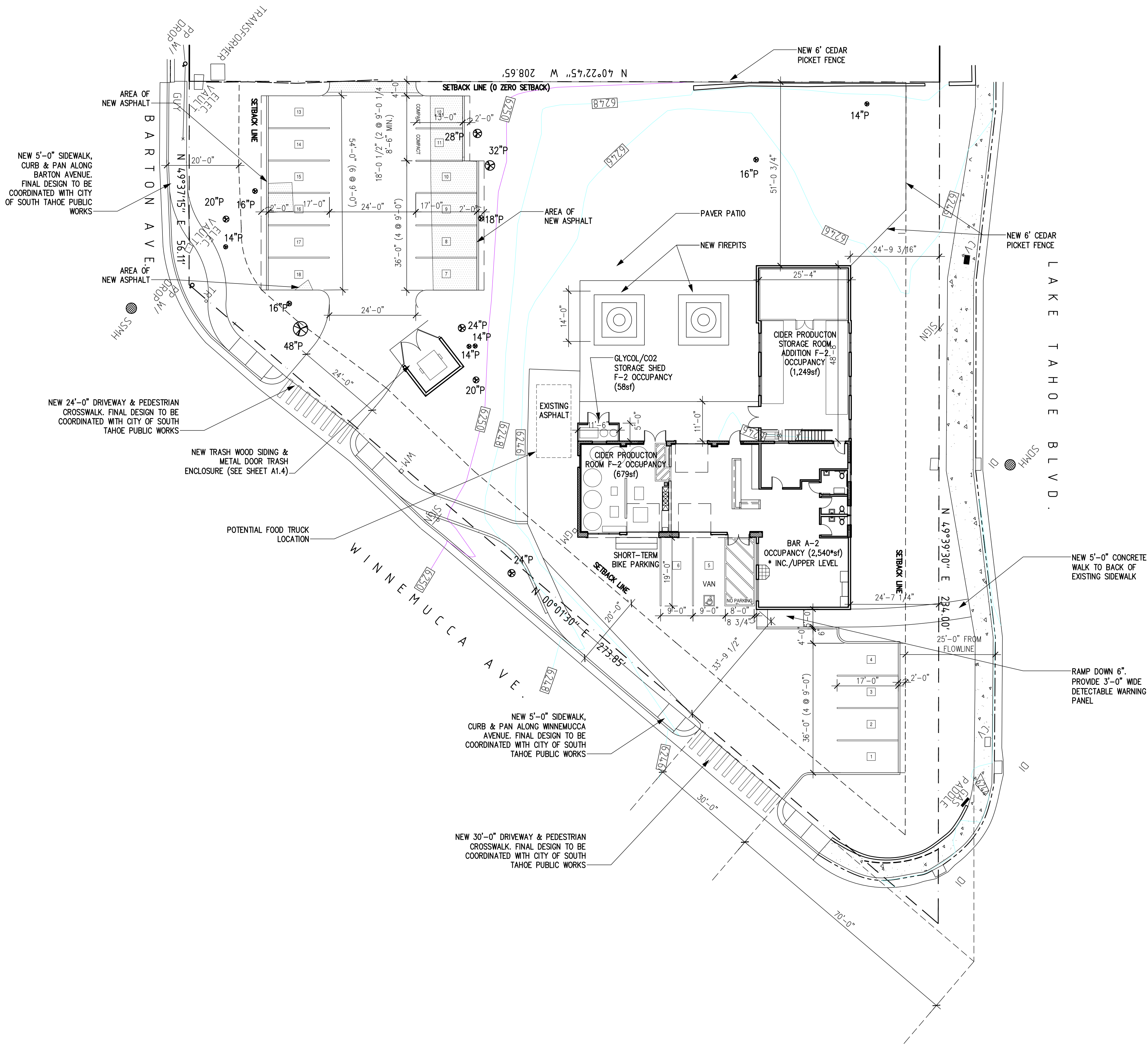
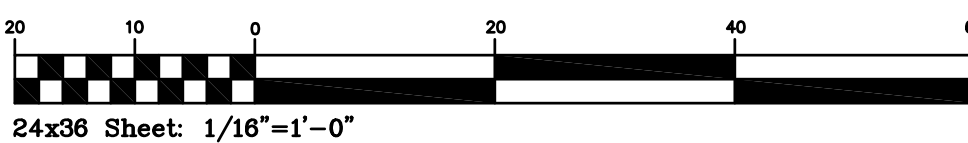
* 6.10.370 Resulting Fractions: When calculating the number of off-street automobile parking spaces required by this section for any particular use, building or structure, or integrated group of uses, buildings or structures, any resulting fraction less than one-half shall be disregarded and any fraction one-half or greater shall be construed as requiring one additional parking space. (Ord. 903; Ord. 1152 § 2. Code 1997 § 5-48).

** Demand may be reduced by 25% given proximity to bus stop.
- PARKING PROVIDED:
A. STANDARD PARKING STALLS (9'-0" X 19'-0") = 15 STALLS
B. COMPACT PARKING STALLS (8'-6" X 17'-0") = 2 STALLS
C. ACCESSIBLE STALLS (VAN): = 1 STALL*
TOTAL STALLS PROVIDED: = 18 STALLS

* PER CBC CHAPTER 11B, FOR OFF-STREET PARKING LOTS FROM 1-25 STALLS, 1 ACCESSIBLE STALL SHALL BE PROVIDED.
- PARKING NOTES
A. OVERHANG: ALL PARKING STALL WITH THE EXCEPTION OF THE TWO STALLS AT THE BUILDING ENTRY UTILIZE THE 2'-0" OVERHANG. CURBS ARE PROVIDED FOR ALL OF THESE STALLS.

SITE NOTES

- BIKE RACKS - SHORT-TERM
A. QUANTITY REQUIRED: 10% OF REQUIRED PARKING STALLS. 15 x .01 = 1.5
B. QUANTITY PROPOSED: 6 SPACES.
- BIKE RACKS - LONG-TERM
A. QUANTITY REQUIRED: 1 FOR EVERY 6 EMPLOYEES.
B. QUANTITY PROPOSED: 2 SPACES ON WALL-MOUNTED, LOCKABLE RACKS WITHIN WAREHOUSE AREA.
- FOOD TRUCK: FOOD TRUCK IS SHOWN FOR COORDINATION PURPOSES. APPLICANT ACKNOWLEDGES THAT USE OF FOOD TRUCK REQUIRES SEPERATE APPLICATION AND PERMIT FROM THE CITY OF SOUTH LAKE TAHOE.





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South Lake Tahoe, California

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ISSUED FOR: Planning Sumbittal
SHEET TITLE:

SITE - Coverage

SCALE: 1/16"=1'-0"
SHEET NUMBER:

A1.1

COVERAGE - EXISTING*

*From 2005 Coverage Verification Letter & Survey - Ltinfo.org

1. COVERAGE - ON-SITE:	
A. COVERAGE - HARD COVERAGE:	
Building:	2,445sf
Paved driveway and parking:	5,728sf
Concrete Planter:	648sf
Total Hard Coverage:	8,821sf
B. COVERAGE - SOFT COVERAGE:	
Compacted Dirt:	6,895sf
C. COVERAGE SUMMARY:	
Hard Coverage:	8,821sf
Soft Coverage:	6,895sf
Total Coverage:	15,716sf
2. COVERAGE - OFF-SITE:	
A. COVERAGE - HARD COVERAGE:	
Paved driveway and parking:	2,166sf
B. COVERAGE - SOFT COVERAGE:	
Compacted Dirt:	706sf
C. COVERAGE SUMMARY:	
Hard Coverage:	2,166sf
Soft Coverage:	706sf
Total Coverage:	2,872sf

COVERAGE - ALLOWABLE

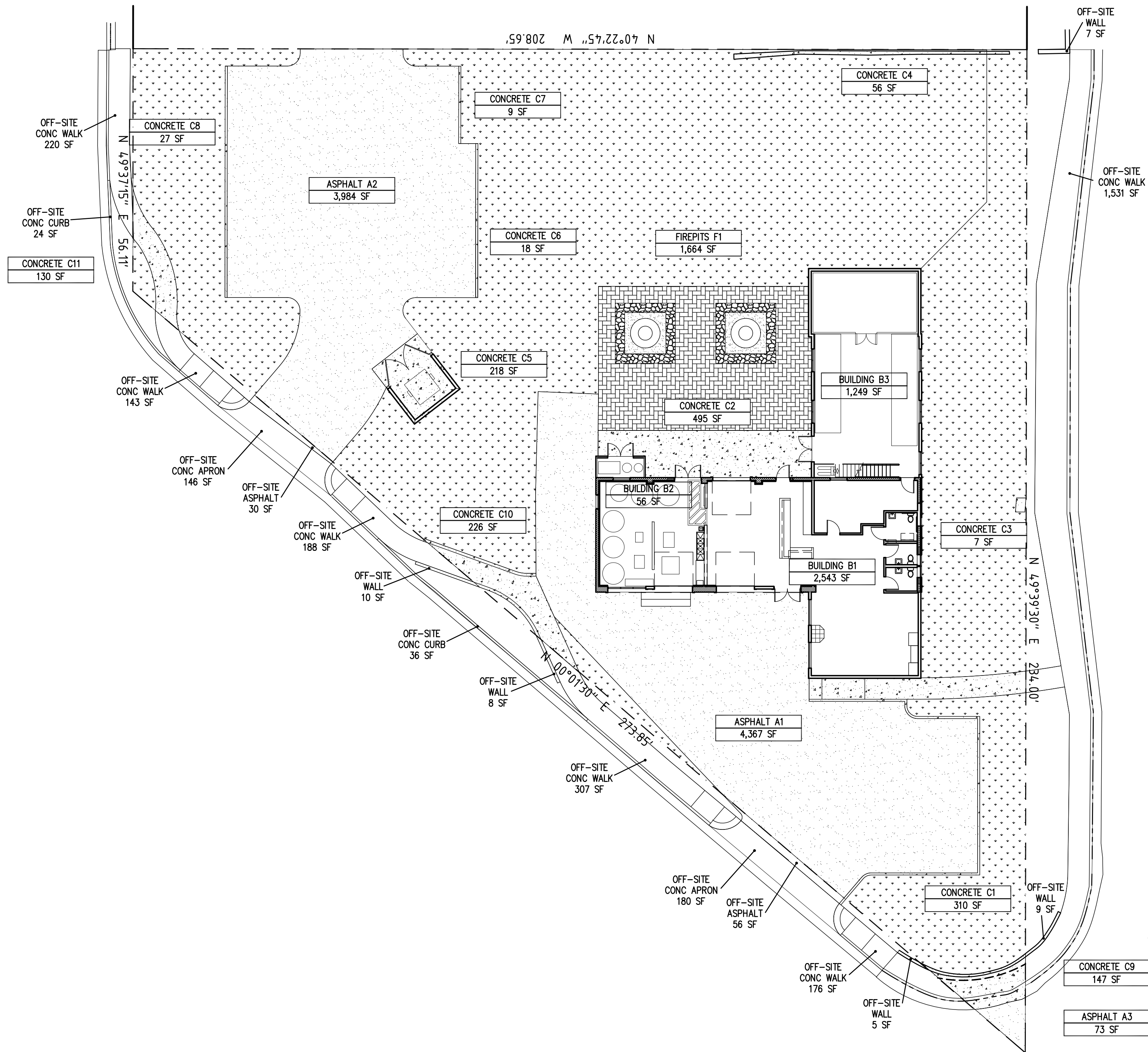
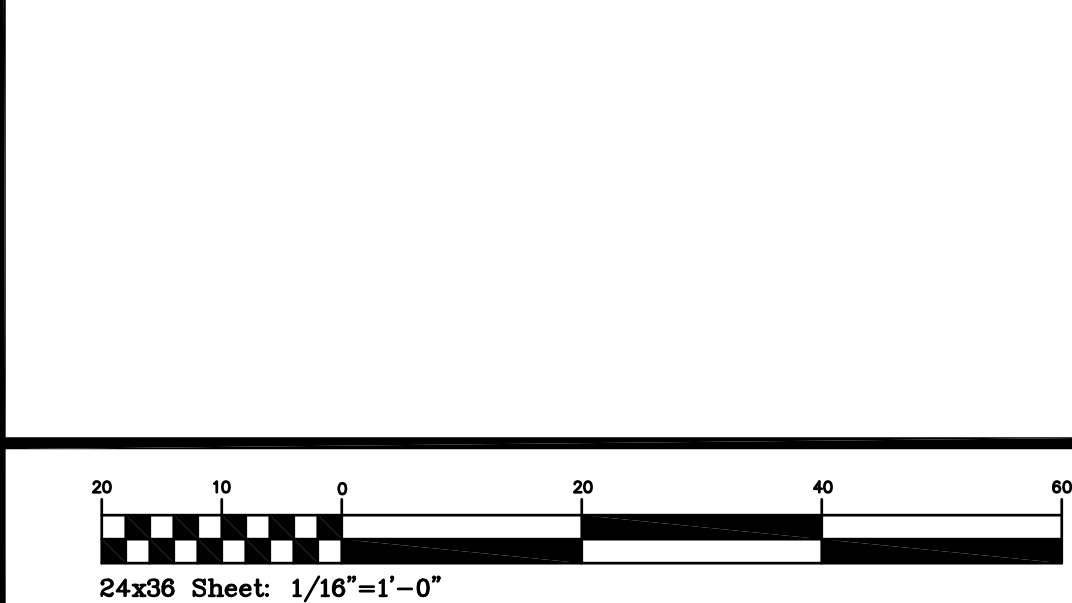
1. SITE AREA:	30,302sf (Survey & Ltinfo.org)
2. LAND CAPABILITY:	
A. IPES Score:	7
B. Coverage Percentage:	30%
3. ALLOWABLE COVERAGE:	9,091sf

ON-SITE COVERAGE - PROPOSED

1. ASPHALT:	
A1: Lower Parking Lot	4,367 sf
A2: Upper Parking Lot	3,984 sf
A3: Intersection (Hwy. & Winn.)	73 sf
Total Asphalt:	8,424 sf
2. BUILDINGS:	
B1: Existing Building	2,543 sf
B2: Glycol Shed	56 sf
B3: Addition	1,249 sf
Total Buildings:	3,848 sf
3. CONCRETE:	
C1: Sidewalk to ROW & Curb	310 sf
C2: Patio	495 sf
C3: Utility Slab	7 sf
C4: Existing Wall	56 sf
C5: Trash Enclosure	218 sf
C6: Curb	18 sf
C7: Curb	9 sf
C8: Curb	27 sf
C9: Sidewalk at Intersection	147 sf
C10: Sidewalk (Winnemucca)	226 sf
C11: Sidewalk (Barton & Winnemucca)	130 sf
Total Concrete:	1,643 sf
4. FIREPIT (SITE ACCESSORIES):	
F1: Firepits (Pavers, Stone, DG)	1,664 sf
Total Site Accessories:	1,664 sf
5. PROPOSED COVERAGE SUMMARY:	
ASPHALT:	8,424 sf
BUILDINGS:	3,848 sf
CONCRETE:	1,643 sf
FIREPIT:	1,664 sf
Total Proposed On-Site Coverage	15,579 sf

OFF-SITE COVERAGE - PROPOSED

1. PROPOSED COVERAGE SUMMARY:	
ASPHALT:	86 sf
SITE WALLS:	39 sf
CONCRETE:	2,951 sf
Total Proposed Off-Site Coverage	3,076 sf



A1 SITE PLAN - COVERAGE
SCALE: 1/16"=1'-0"



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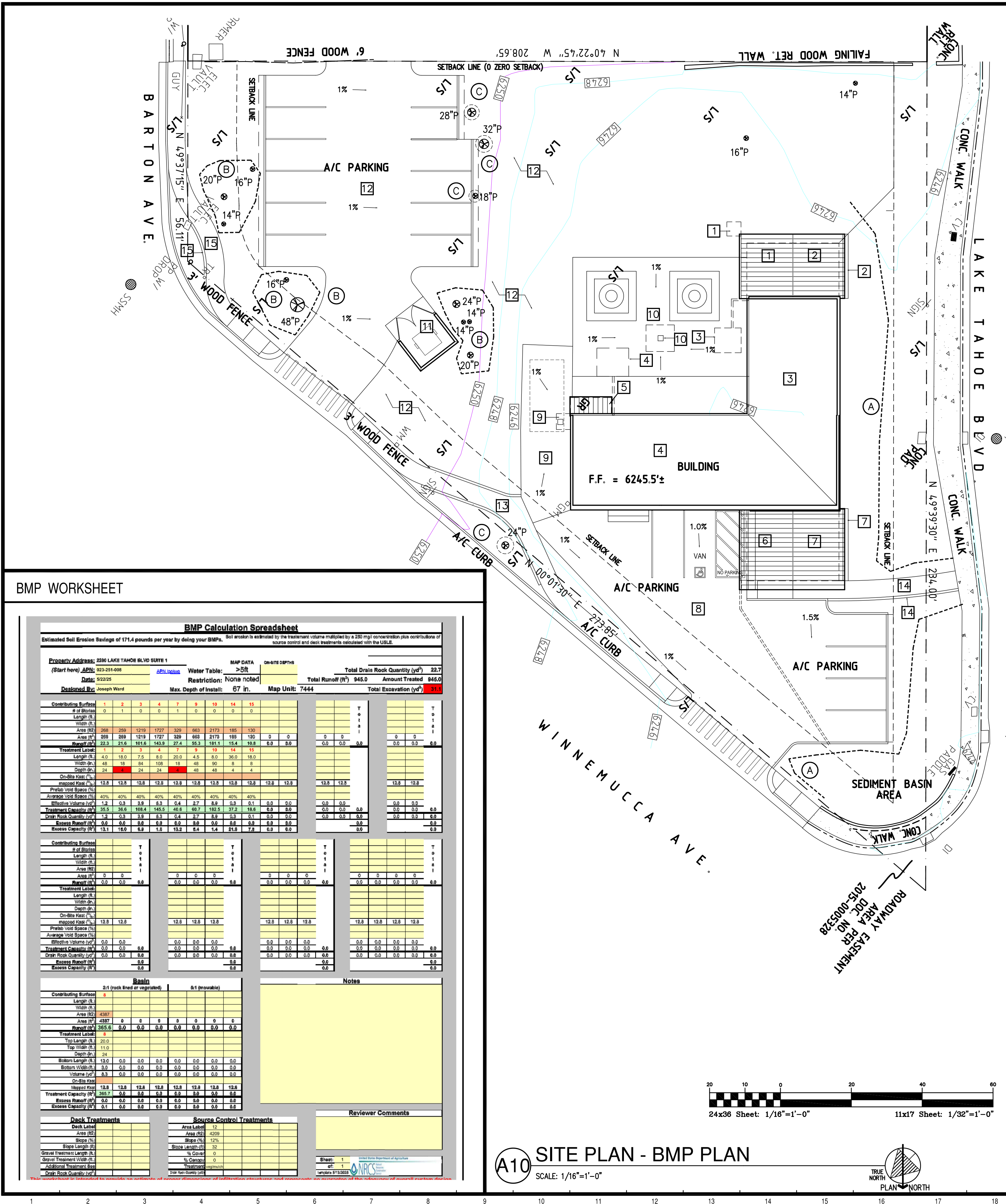
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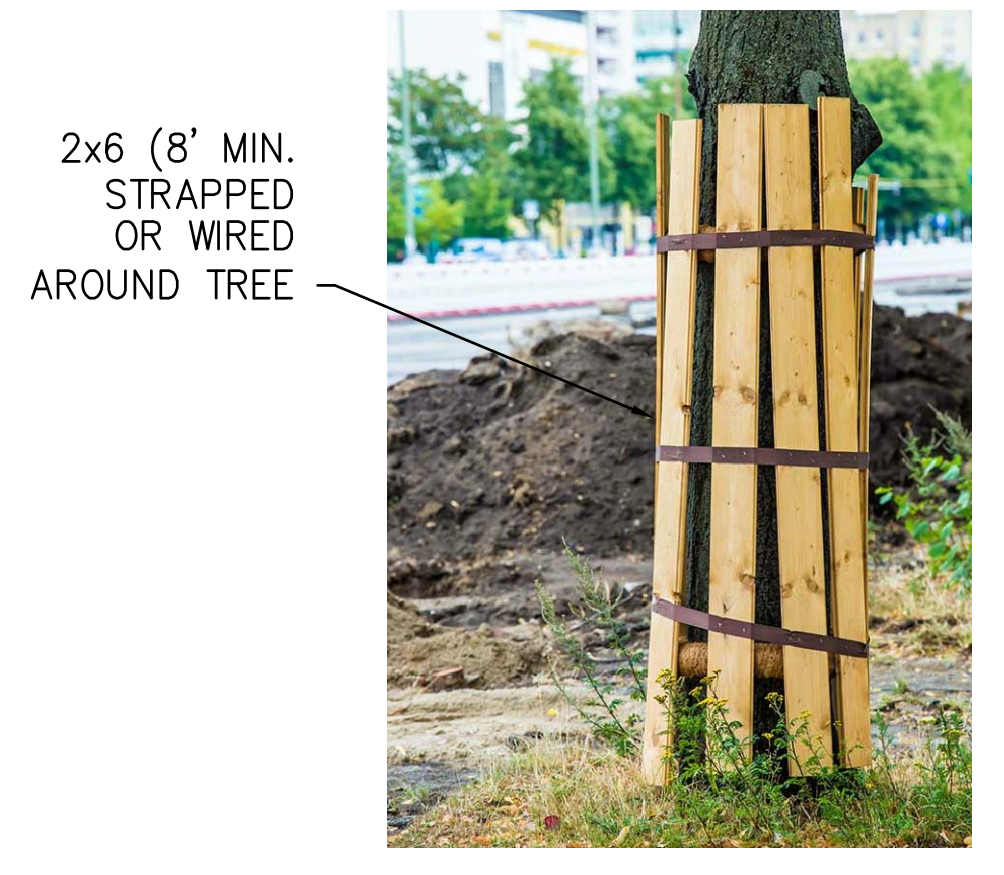
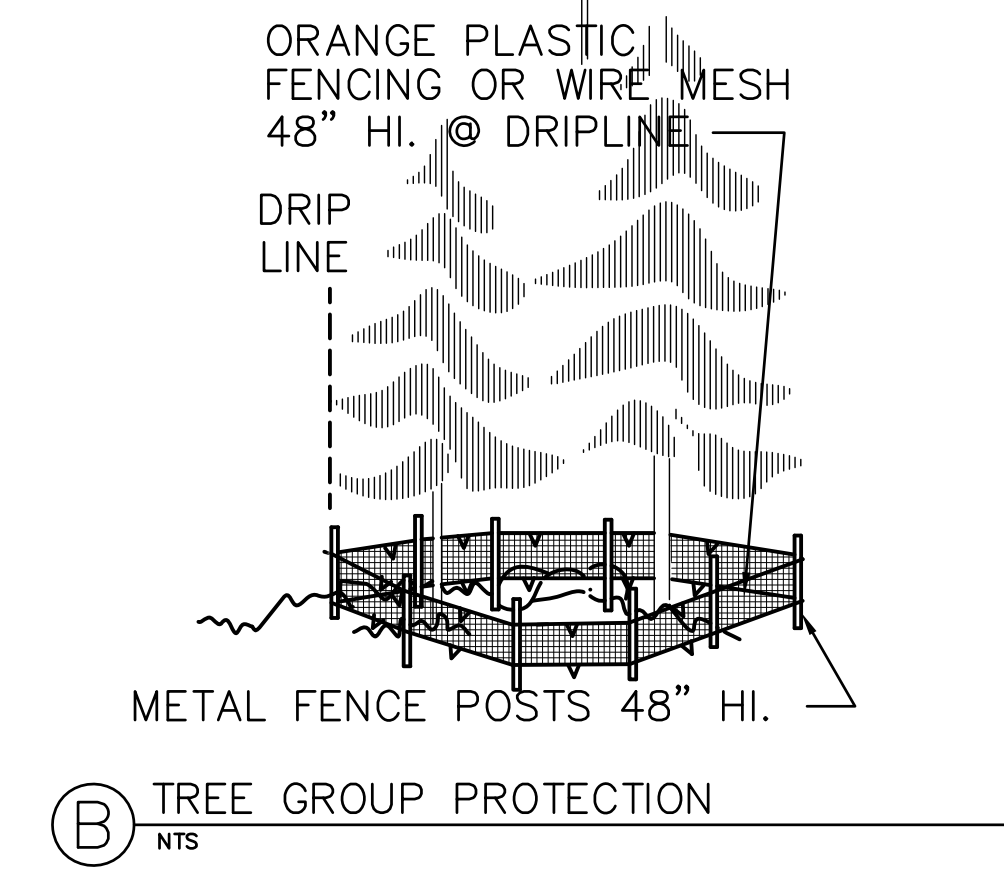
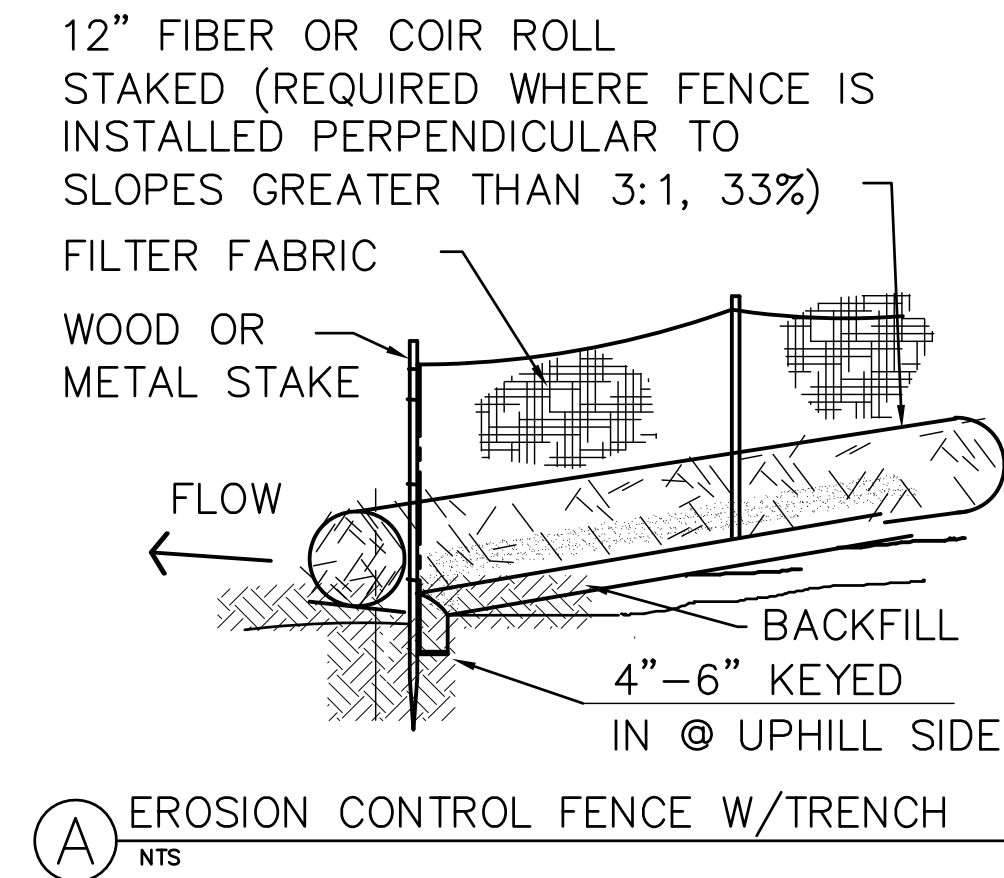
SITE PLAN - BMP Plan

SCALE: As Noted
SHEET NUMBER:

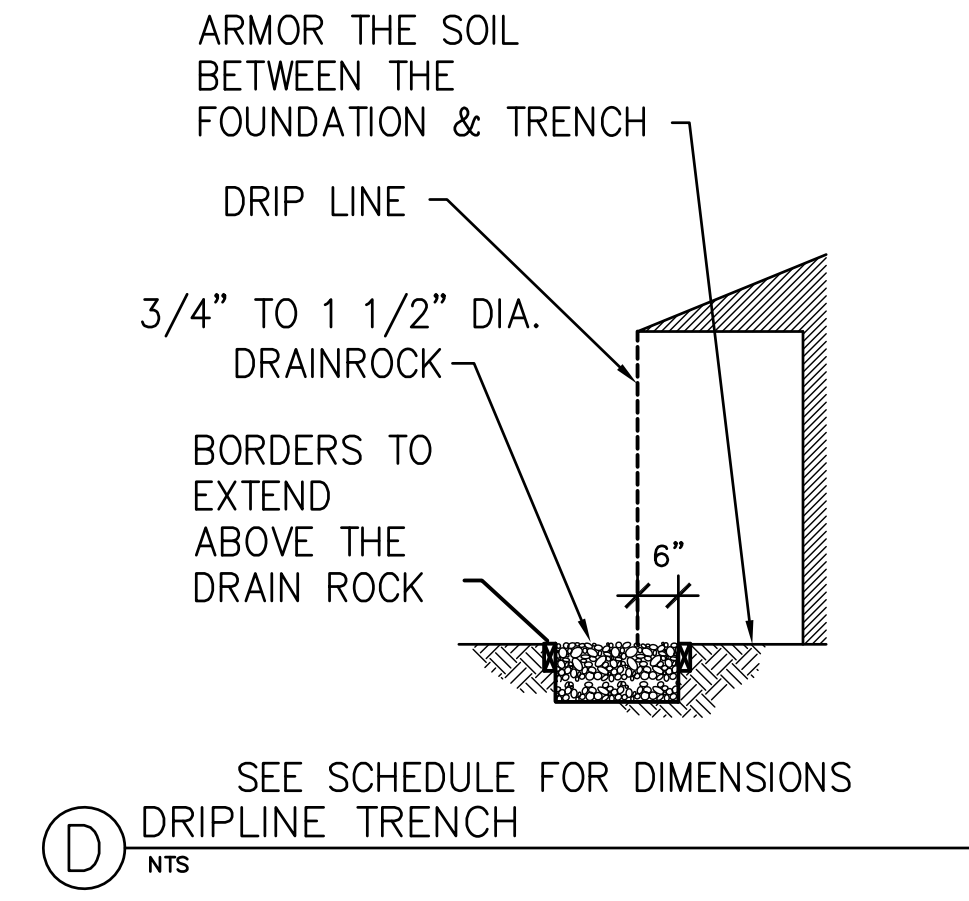
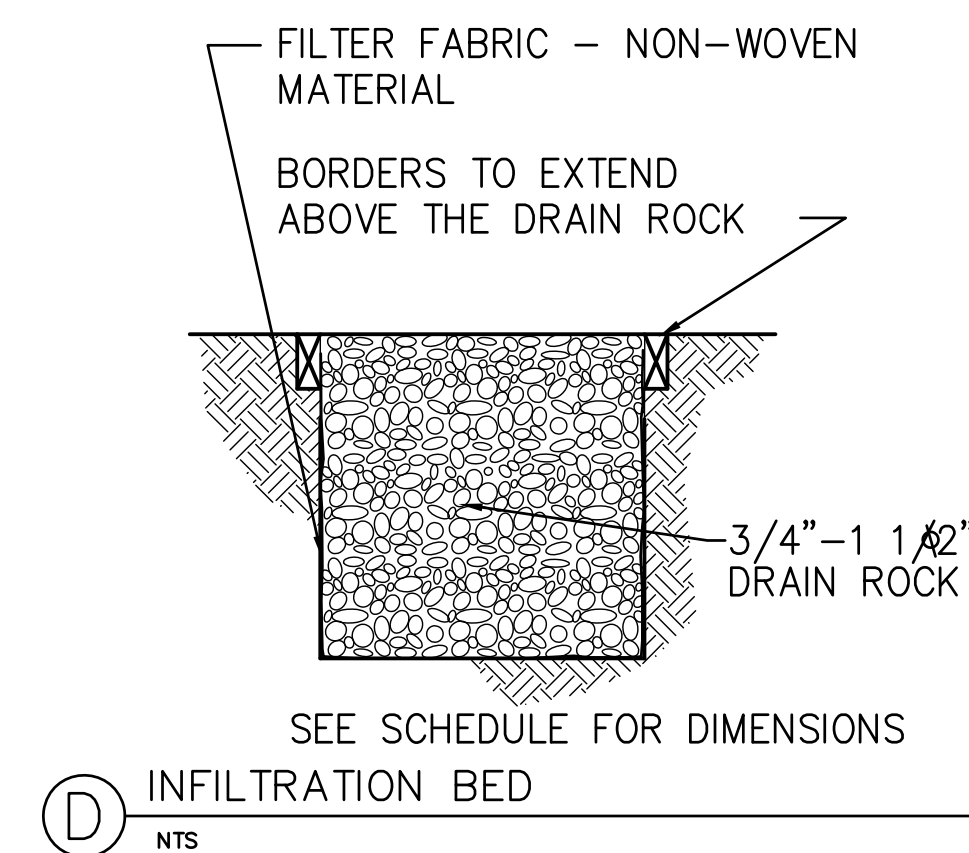
A1.2



BMP DETAILS



C TREE PROTECTION
NTS



BMP PLAN NOTES

1. ADDITION - SLOPED METAL ROOF: DRAIN TO GUTTER AND LEADER TO GRAVEL BASIN. 268sf.
2. ADDITION - SLOPED METAL ROOF: FLOW OFF EAVE TO DRIPLINE TRENCH. 259sf.
3. EXISTING/NEW LOW-SLOPE: SHEET FLOW TO GUTTER AND LEADER TO GRAVEL BASIN. 1219sf.
4. EXISTING LOW-SLOPE: SHEET FLOW TO GUTTER AND LEADER TO GRAVEL BASIN. 1727sf.
5. NEW GLYCOL SHED: DRIPS ONTO CONCRETE BELOW - AREA ADDED TO ITEM 10.
6. ADDITION - SLOPED METAL ROOF: DRAIN TO GUTTER AND LEADER TO BE PIPED TO EXISTING BASIN. AREA ADDED TO ITEM 8.
7. ADDITION - SLOPED METAL ROOF: FLOW OFF EAVE TO DRIPLINE TRENCH. 329sf.
8. EXISTING LOWER PARKING ASPHALT PAVING: SHEET FLOW TO EXISTING BASIN. INCLUDES AREA FOR 6 & 13. 4387sf.
9. EXISTING ASPHALT LANE: FLOW TO AREA DRAIN FOR REWORKED GRAVEL BASIN. 663sf.
10. NEW CONCRETE/PAVER PATIO: SHEET FLOW TO AREA DRAIN FOR GRAVEL BASIN IN CENTER OF AREA. INCLUDES ITEM 5. 2173sf.
11. DUMPSTER ENCLOSURE: CONCRETE SLOPES TO FRONT AND JOINS PAVING NOTED IN 10 ABOVE. xxsf.
12. EXISTING ASPHALT PAVING: SHEET FLOW TO EDGE OF PAVING LANDSCAPE. GAPS PROVIDED IN CONCRETE CURB IN LINE WITH STALL MARKINGS. INCLUDES AREA FOR ITEM 11 Xxsf.
13. CONCRETE WALKS: SLOPES DOWN TO EXISTING PAVED AREA. AREA ADDED TO ITEM 8.
14. NEW SIDEWALK: HAS CROSS-SLOPE TO GRAVEL TRENCH. 185sf.
15. NEW SIDEWALK: HAS CROSS-SLOPE TO GRAVEL TRENCH. 130sf.

1 SEPARATION BETWEEN TREES & SHRUBS.

SAGEBRUSH, MANZANITA, HUCKLEBERRY OAK, OTHER SHRUBS: ON FLAT TO GENTLY SLOPING TERRAIN, INDIVIDUAL SHRUBS OR SMALL CLUMPS OF SHRUBS WITHIN THE DEFENSIBLE SPACE ZONE SHALL BE SEPARATED FROM ONE ANOTHER BY AT LEAST TWICE THE HEIGHT OF THE AVERAGE SHRUB. FOR HOMES LOCATED ON STEEPER SLOPES, THE SEPARATION DISTANCE SHALL BE GREATER.

FOR EXAMPLE, IF THE TYPICAL SHRUB HEIGHT IS 2 FEET, THEN THERE SHALL BE A SEPARATION BETWEEN SHRUB BRANCHES OF AT LEAST 4 FEET. REMOVE SHRUBS OR PRUNE TO REDUCE THEIR HEIGHT AND /OR DIAMETER.

2 FOREST TREES

ON FLAT OR GENTLY SLOPING TERRAIN, TREES SHALL BE THINNED TO PROVIDE AN AVERAGE SEPARATION BETWEEN THE CANOPIES OF AT LEAST 10 FEET (TOP). FOR HOMES LOCATED ON STEEPER SLOPES, THE SEPARATION DISTANCE SHALL BE GREATER. STUMPS SHALL BE CUT FLUSH TO THE GROUND FOR TREES LESS THAN 6 INCHES IN DIAMETER AT BREAST HEIGHT, AND TO WITHIN 6 INCHES OF THE GROUND FOR LARGER TREES. THE STUMP'S CUT SURFACE SHALL BE COATED WITH POWDERED BORAX TO RETARD THE SPREAD OF ROOT DISEASES. WHEN SELECTING TREES FOR REMOVAL, UNHEALTHY (DAMAGED) OR NEAR TREES SHALL BE REMOVED. RETAIN LESS COMMON SPECIES OF TREES, SUCH AS INCENSE CEDAR, SUGAR PINE, AND WESTERN JUNIPER, IF POSSIBLE.

3 SEPARATION BETWEEN TREE BRANCHES & LOWER GROWING PLANTS

IF TREES ARE PRESENT WITHIN THE DEFENSIBLE SPACE ZONE, THERE SHALL BE A SEPARATION BETWEEN THE LOWER GROWING VEGETATION AND THE LOWEST TREE BRANCHES. VEGETATION THAT CAN CARRY FIRE BURNING IN LOW GROWING PLANTS TO TALLER TREES IS CALLED "LADDER FUEL". FOR LARGE TREES, THE REQUIRED SEPARATION FOR LADDER FUELS IS THREE TIMES THE HEIGHT OF THE LOWER VEGETATION LAYER. PRUNE BRANCHES FROM THE LOWER THIRD OF THE TREE HEIGHT, SHORTEN THE HEIGHT OF SHRUBS, OR REMOVE PLANTS. DO NOT REMOVE MORE THAN ONE-THIRD OF THE TOTAL TREE BRANCHES. DURING FIRE, THIS WILL HELP PREVENT BURNING NEEDLES AND TWIGS THAT ARE LYING ON THE GROUND FROM IGNITING THE TREE. FOR SHORTER TREES, WHERE THREE TIMES THE HEIGHT OF THE LOWER VEGETATION LAYER EXTENDS BEYOND THE LOWER THIRD OF TREE HEIGHT, SHORTEN THE HEIGHT OF THE SHRUBS OR REMOVE PLANTS BELOW THE TREE.

4 GUIDELINES FOR TRIMMING TREES

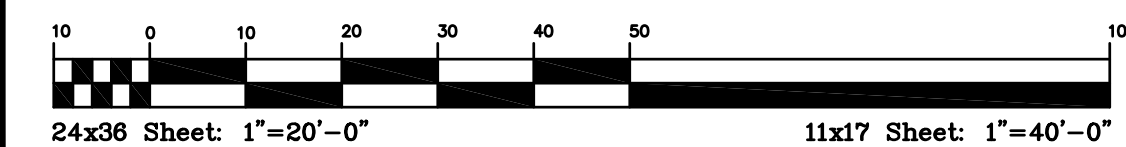
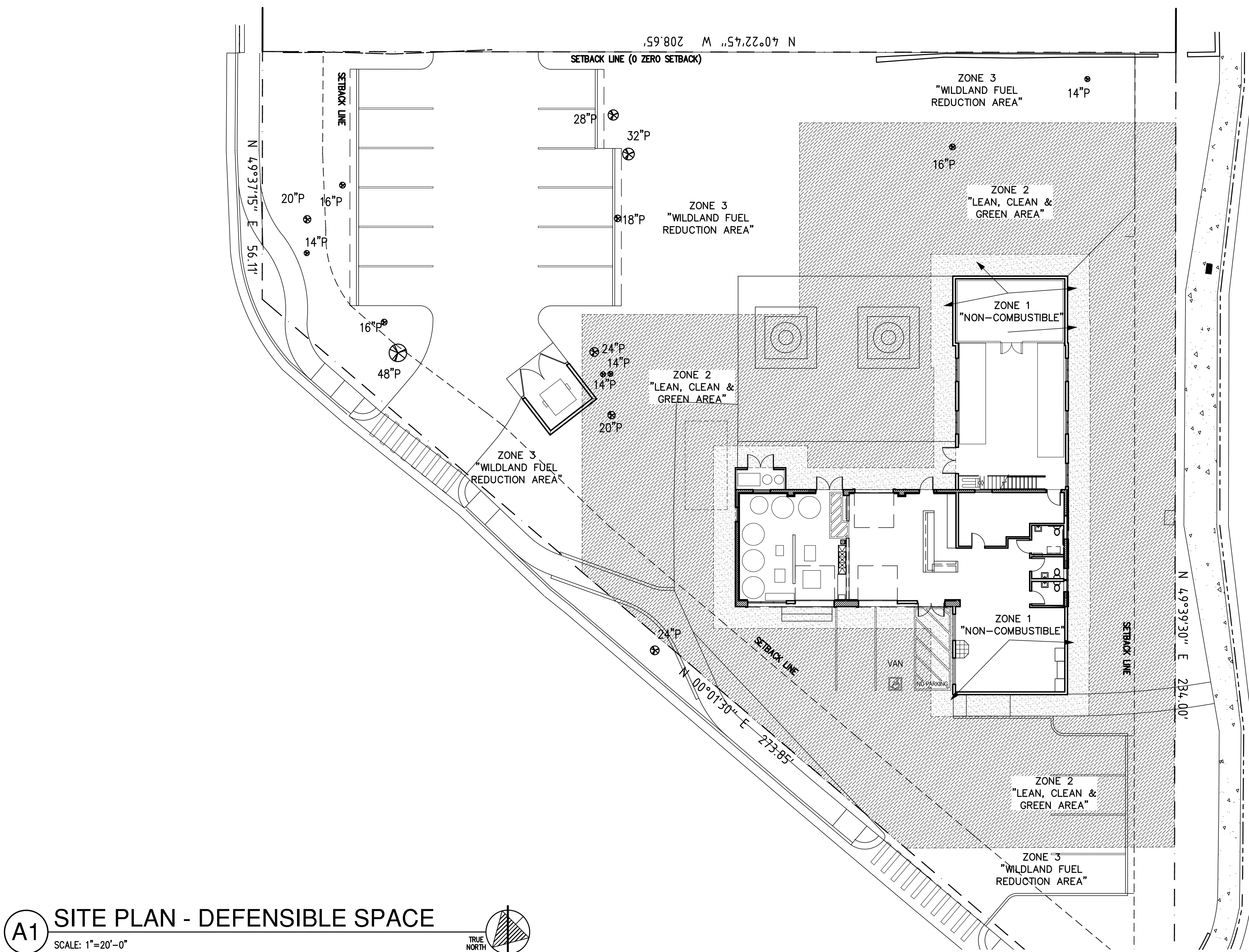
ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF (10'-0") FEET FROM GROUND, NOT TO EXCEED 1/3 OF THE TOTAL TREE HEIGHT.

ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE (10) FEET OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF THIS WOULD REQUIRE REMOVE OF THE CROWN EXCEEDING THE LOWER 1/3 OF THE TREE, THEN THE TREE SHOULD BE REMOVED.

TRIM ALL LOW HANGING LIMBS SO THAT NONE ARE LOWER THAN 10'-0" OF THE GROUND.

BRUSH	SLOPE	SPACING
	0-20%	2 X HEIGHT OF RESIDUAL BRUSH
	20-40%	4 X HEIGHT OF RESIDUAL BRUSH
	40%-UP	6 X HEIGHT OF RESIDUAL BRUSH

A1.3



NOT FOR
CONSTRUCTION

Tahoe Cider Company
2280 Lake Tahoe Boulevard (Hwy. 50)
South Lake Tahoe, California

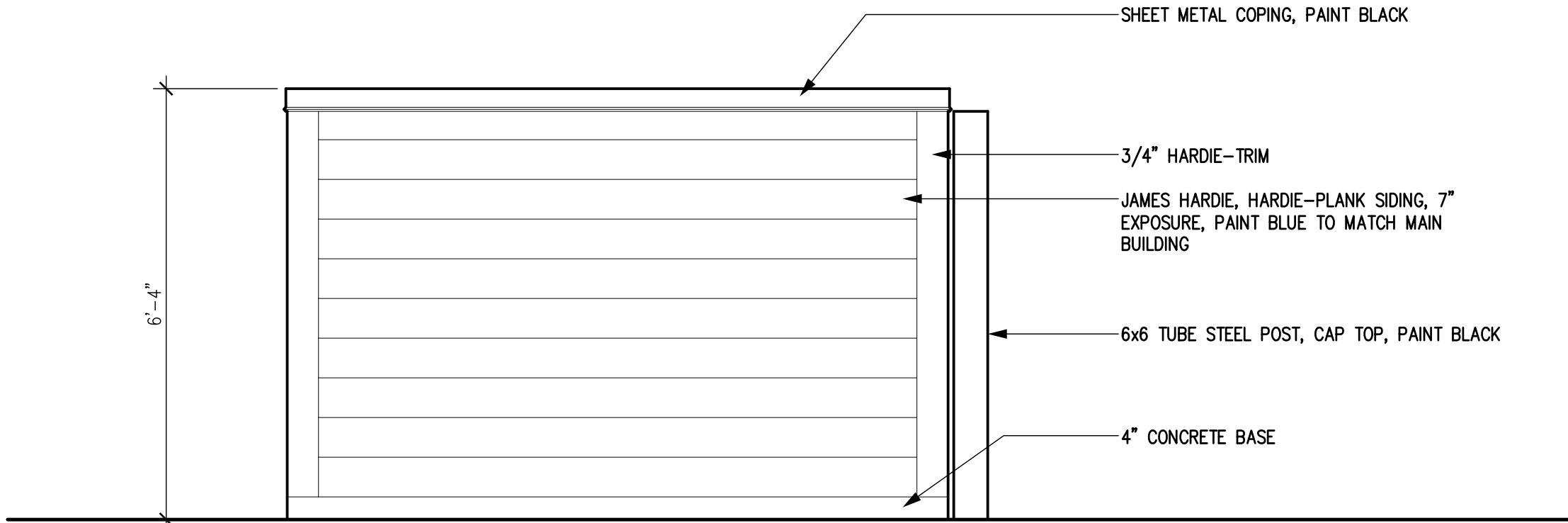
PROJ. NO. 2506.00
DRAWN: JSW
CHECKED:
CAD FILE: TCC-Site
DATE: 5/22/25
REVISIONS:

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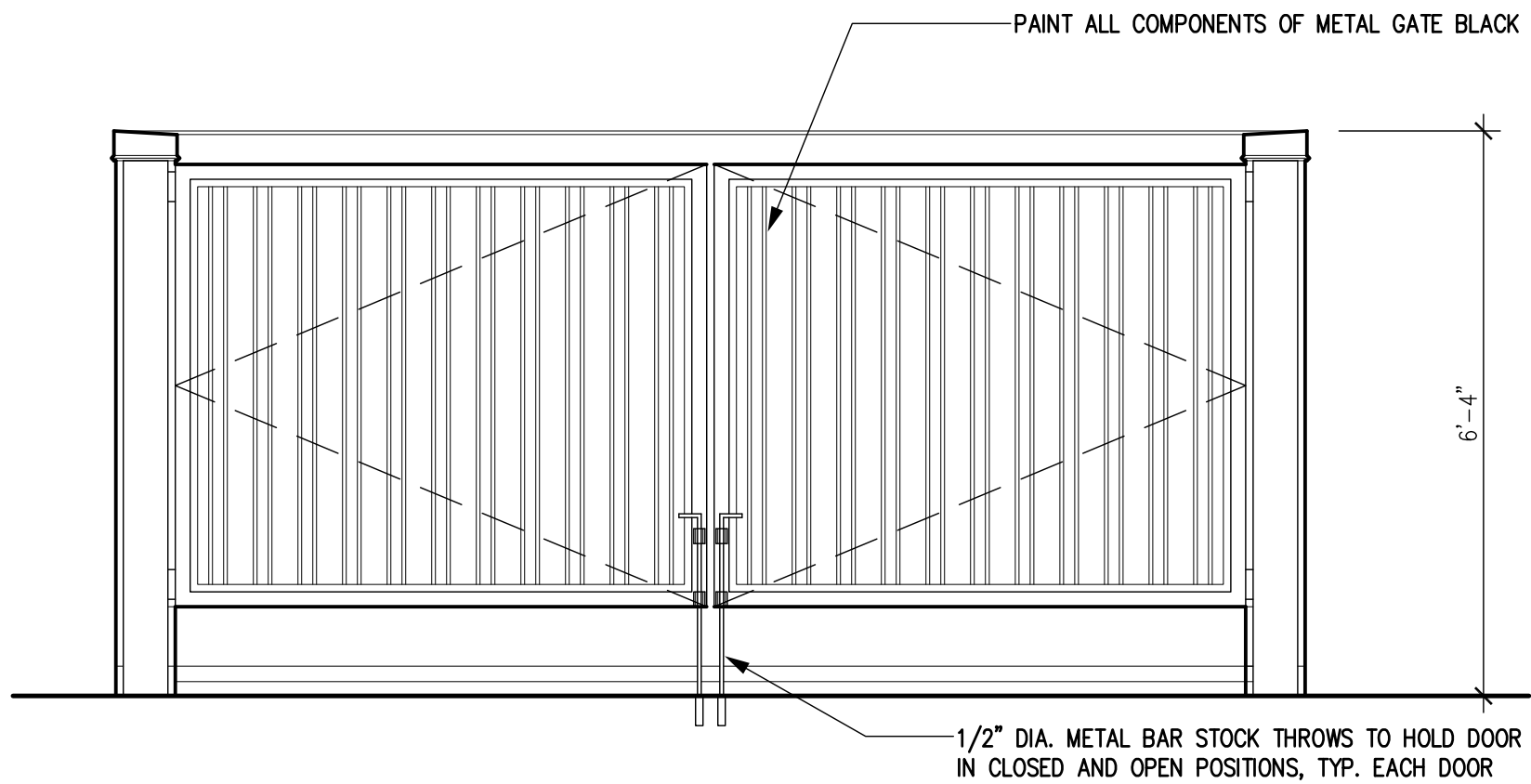
ISSUED FOR: Planning Submittal
SHEET TITLE:

SITE PLAN -
Trash Enclosure
SCALE: As Noted
SHEET NUMBER:

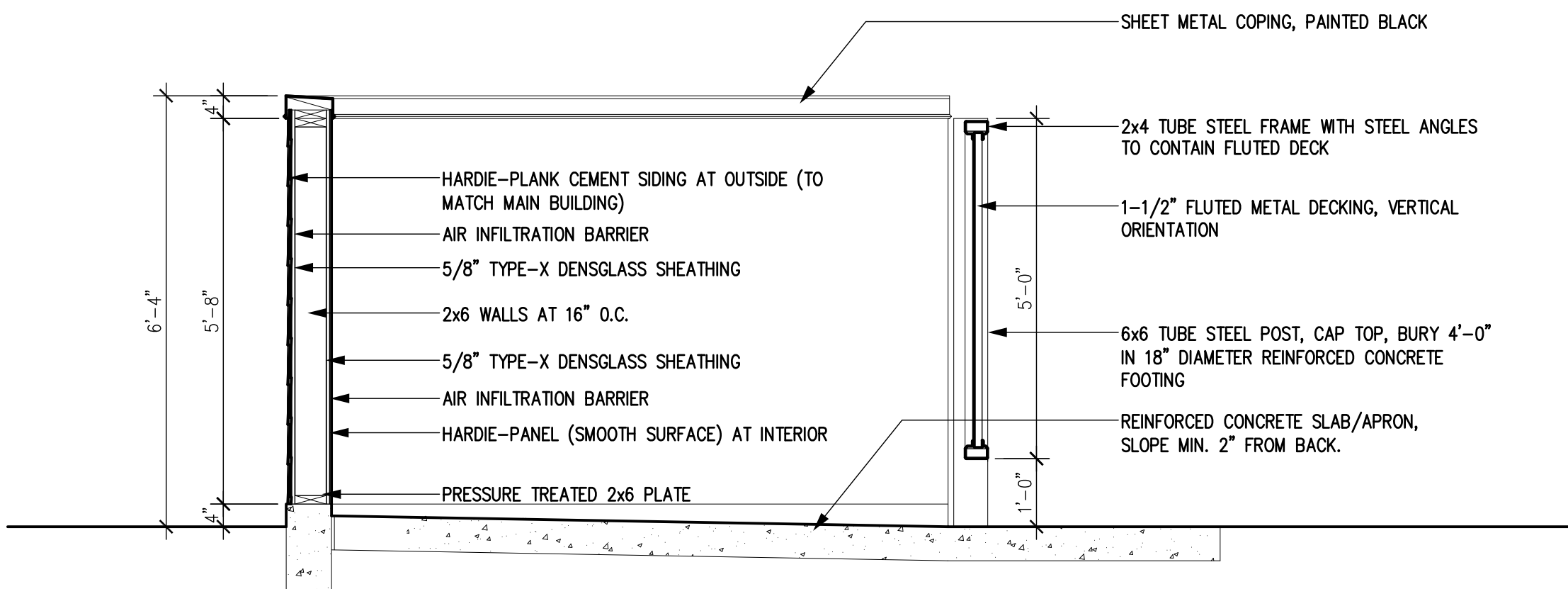
A1.4



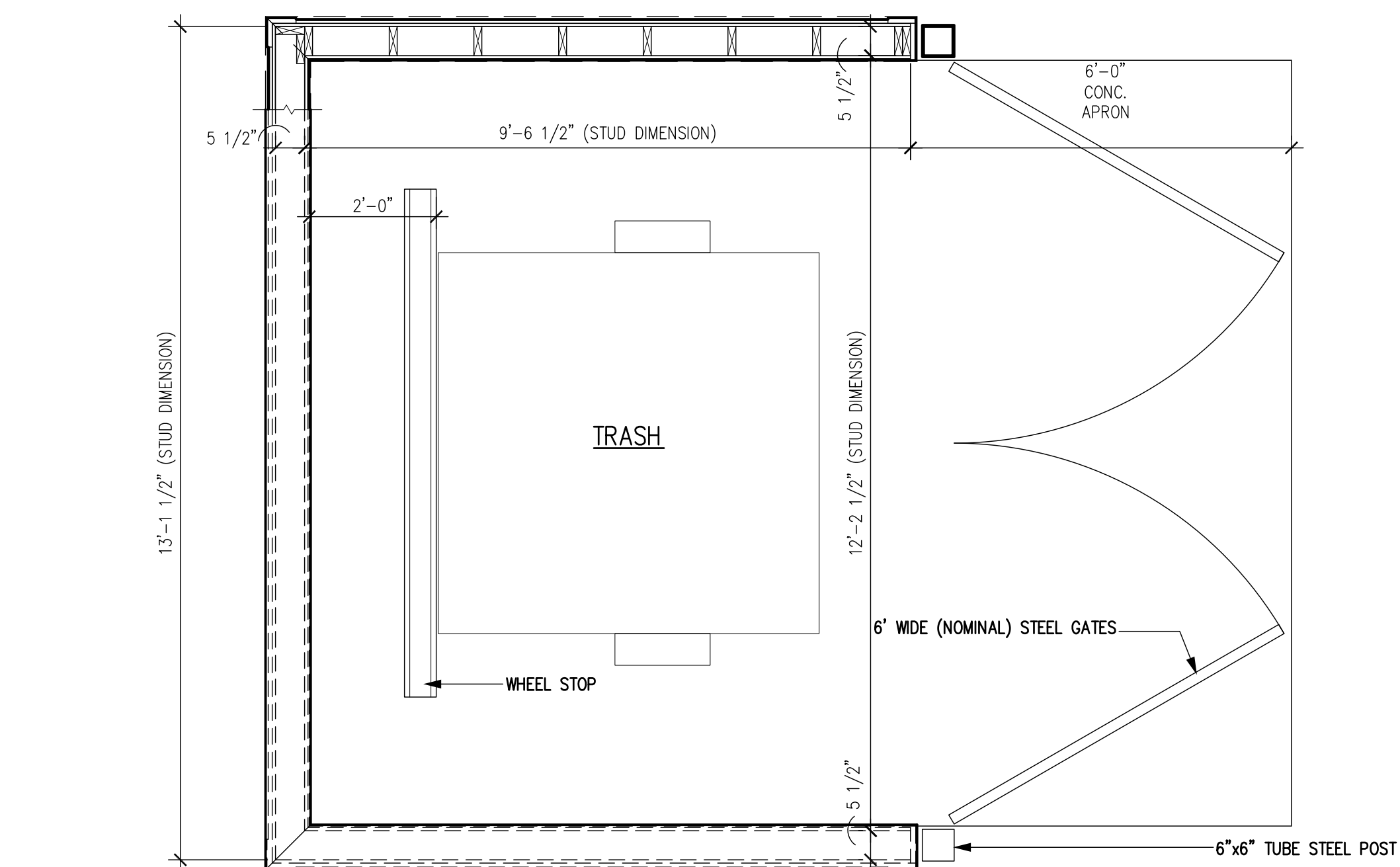
Q1 TRASH ENCLOSURE ELEVATION - SIDE (REAR SIM.)
SCALE: 1/2"=1'-0"



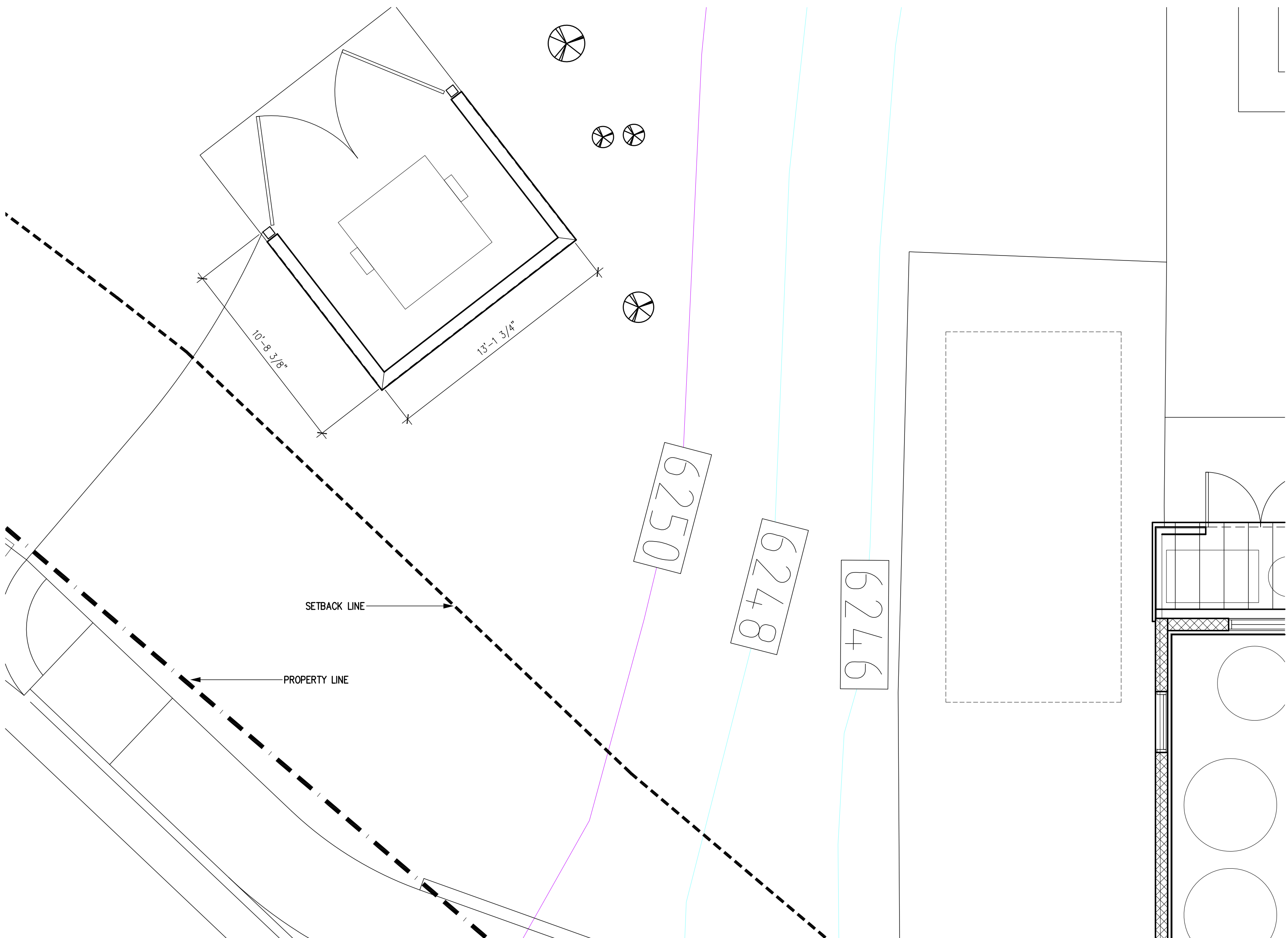
Q13 TRASH ENCLOSURE ELEVATION - FRONT
SCALE: 1/2"=1'-0"



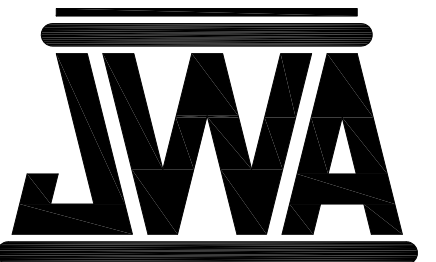
J1 TRASH ENCLOSURE SECTION
SCALE: 1/2"=1'-0"



A1 TRASH ENCLOSURE PLAN
SCALE: 1/2"=1'-0"



A13 TRASH ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



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DRAWN: JSW
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CAD FILE: TCC-Plans
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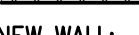

ISSUED FOR: Planning Submittal
SHEET TITLE:

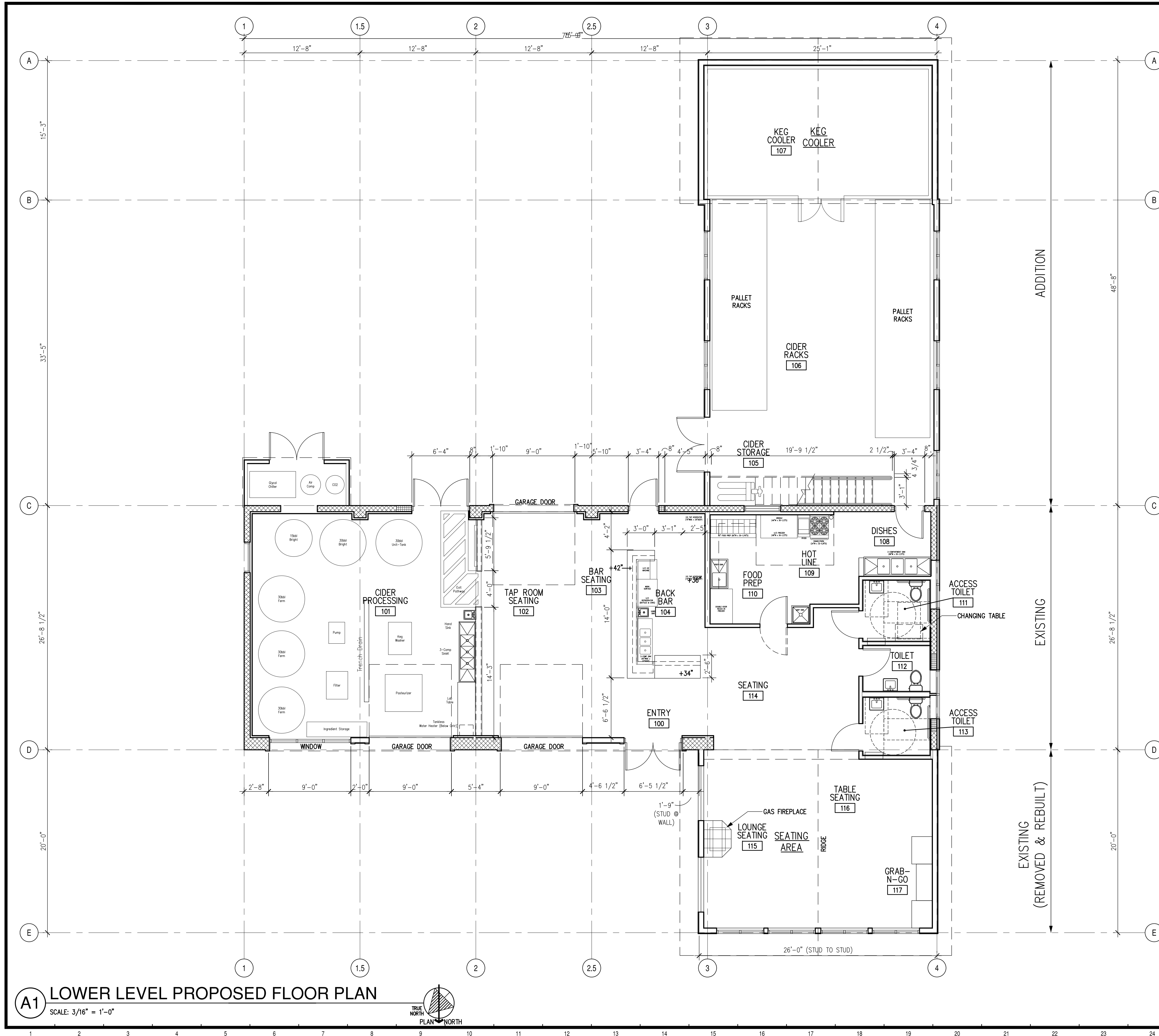
PLANS - Floor Plan

SCALE: 3/16" = 1'-0"
SHEET NUMBER:

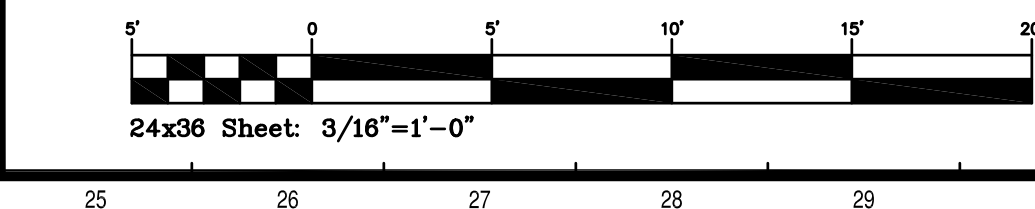
A2.0

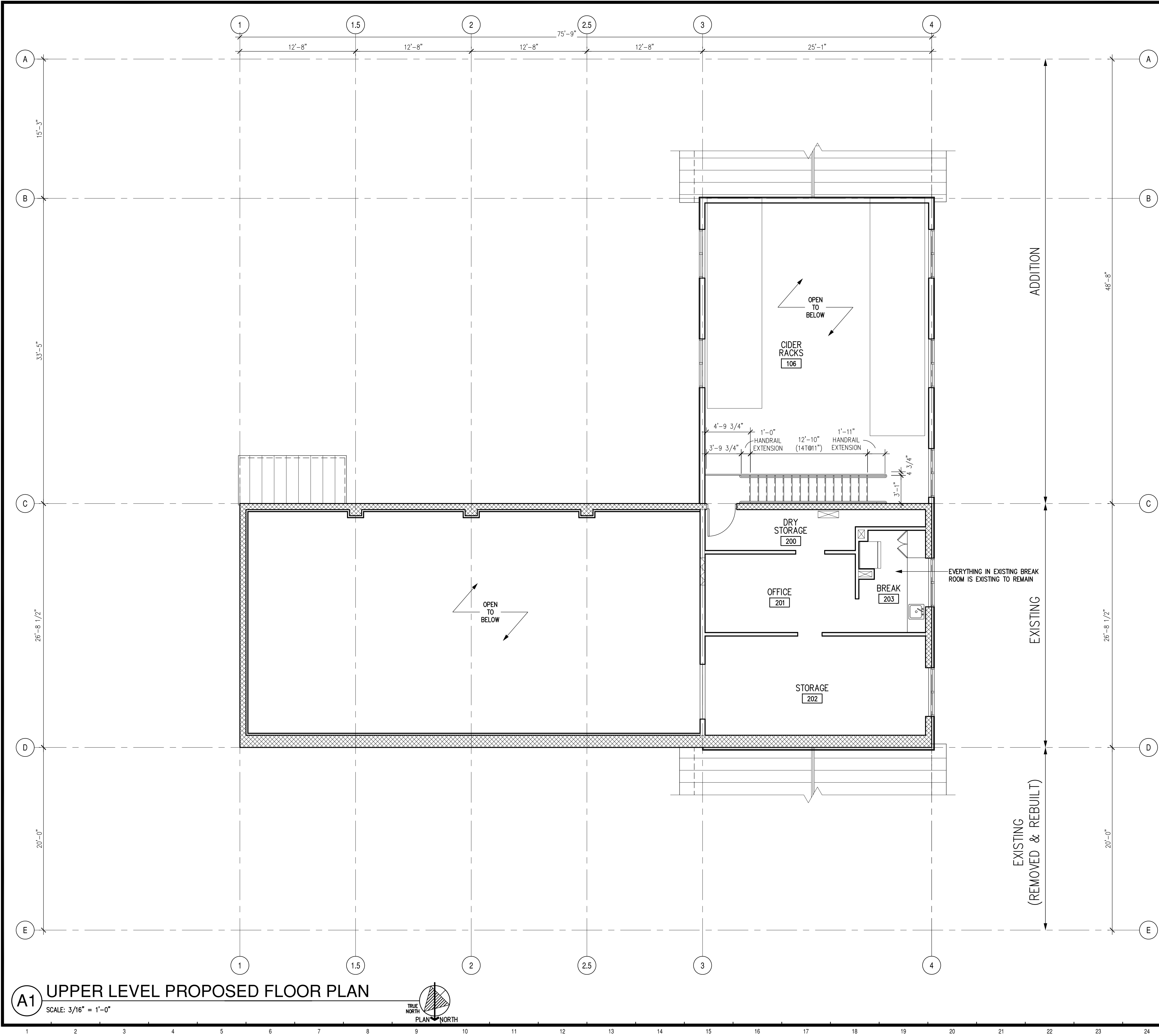
FLOOR PLAN NOTES

- DIMENSIONS:** DIMENSION ON THIS PLAN ARE FINISHED UNLESS NOTED OTHERWISE.
- EXISTING INTERIOR/EXTERIOR WALL CONSTRUCTION:**
A. WOOD STUD WALLS AREA INDICATED WITH A SOLID HATCH AS SHOWN:

B. CMU (CONCRETE MASONRY UNIT) WALLS ARE INDICATED WITH A CROSSHATCH PATTERN AS SHOWN:

- NEW WALL:**
A. WOOD STUDS: 2x4 OR 2x6 WOOD STUD WALLS UNLESS NOTED OTHERWISE. WALLS BUILT AS PART OF TENANT FINISH SCOPE ARE INDICATED OPEN LINES WITH CROSS-HATCH AS SHOWN.

B. CMU (CONCRETE MASONRY UNIT) STANDARD GREY 8X8X16 CMU ARE INDICATED WITH A CROSS HATCH PATTERN AS SHOWN:

- DOORS & ALUMINUM STOREFRONT:** XXX
- FIRE EXTINGUISHERS:** SEE CODE PLAN, SHEET T3.0 AND THIS SHEET FOR LOCATION OF FIRE EXTINGUISHERS. PROVIDE x NEW STANDARD AND TWO TYPE-K FIRE EXTINGUISHERS.
- INTERIOR SIGNAGE:** SEE CODE PLAN, SHEET G4.1 & SIGNAGE TYPES, SHEET G4.0 FOR LOCATION AND TYPES OF INTERIOR SIGNAGE.
- EXTERIOR SIGNAGE:** PROJECT IDENTITY SIGNAGE WILL BE HANDLED ON A DESIGN-BUILD BASIS AND IS NOT PART OF THIS PROJECT. SIGNAGE WILL BE SUBMITTED TO THE CITY OF SOUTH LAKE TAHOE UNDER SEPARATE PERMITTING..
- INTERIOR FINISHES:** SEE ROOM FINISH NOTES THIS SHEET FOR EXISTING AND/OR PROPOSED FINISHES.
- KITCHEN EQUIPMENT PLAN AND SCHEDULE:** SEE SHEET AX.X FOR ENLARGED KITCHEN PLAN AND EQUIPMENT SCHEDULE.
- INTERIOR AND EXTERIOR SEATING PLAN:** SEE SHEET A2.3 FOR PROPOSED SEATING LAYOUT.
- KNOX BOX:** CONFIRM LOCATION OF KNOX BOX. CONFIRM LOCATION WITH FIRE DEPARTMENT BEFORE INSTALLATION. MOUNT AT 5'-6" ABOVE SIDEWALK.



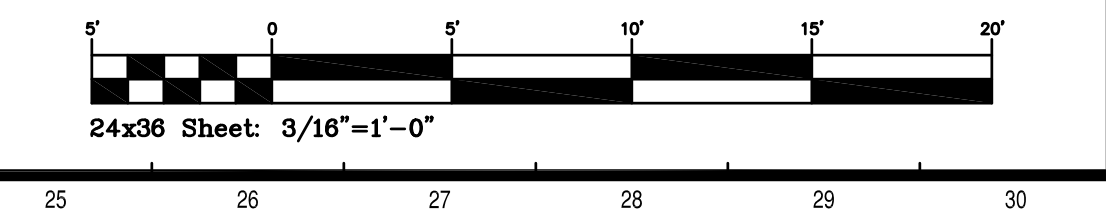
A1 LOWER LEVEL PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"
TRUE NORTH
PLAN NORTH





A1 UPPER LEVEL PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

- FLOOR PLAN NOTES**
- DIMENSIONS:** DIMENSION ON THIS PLAN ARE FINISHED UNLESS NOTED OTHERWISE.
 - EXISTING INTERIOR/EXTERIOR WALL CONSTRUCTION:**
A. WOOD STUD WALLS AREA INDICATED WITH A SOLID HATCH AS SHOWN:
B. CMU (CONCRETE MASONRY UNIT) WALLS ARE INDICATED WITH A CROSSHATCH PATTERN AS SHOWN:
C. NEW WALL:
A. WOOD STUDS: 2x4 OR 2x6 WOOD STUD WALLS UNLESS NOTED OTHERWISE. WALLS BUILT AS PART OF TENANT FINISH SCOPE ARE INDICATED OPEN LINES WITH CROSS-HATCH AS SHOWN.
B. CMU (CONCRETE MASONRY UNIT) STANDARD GREY 8X8X16 CMU ARE INDICATED WITH A CROSS HATCH PATTERN AS SHOWN:
D. DOORS & ALUMINUM STOREFRONT: XXX
 - FIRE EXTINGUISHERS:** SEE CODE PLAN, SHEET T3.0 AND THIS SHEET FOR LOCATION OF FIRE EXTINGUISHERS. PROVIDE x NEW STANDARD AND TWO TYPE-K FIRE EXTINGUISHERS.
 - INTERIOR SIGNAGE:** SEE CODE PLAN, SHEET G4.1 & SIGNAGE TYPES, SHEET G4.0 FOR LOCATION AND TYPES OF INTERIOR SIGNAGE.
 - EXTERIOR SIGNAGE:** PROJECT IDENTITY SIGNAGE WILL BE HANDLED ON A DESIGN-BUILD BASIS AND IS NOT PART OF THIS PROJECT. SIGNAGE WILL BE SUBMITTED TO THE CITY OF SOUTH LAKE TAHOE UNDER SEPARATE PERMITTING..
 - INTERIOR FINISHES:** SEE ROOM FINISH NOTES, SHEET A2.0 FOR EXISTING AND/OR PROPOSED FINISHES.
 - KITCHEN EQUIPMENT PLAN AND SCHEDULE:** SEE SHEET AX.X FOR ENLARGED KITCHEN PLAN AND EQUIPMENT SCHEDULE.
 - INTERIOR AND EXTERIOR SEATING PLAN:** SEE SHEET A2.3 FOR PROPOSED SEATING LAYOUT.
 - KNOX BOX:** CONFIRM LOCATION OF KNOX BOX. CONFIRM LOCATION WITH FIRE DEPARTMENT BEFORE INSTALLATION. MOUNT AT 5'-6" ABOVE SIDEWALK.
- STAIR NOTES**
- TREAD WIDTH:** TREAD WIDTH SHALL BE 11" MINIMUM MEASURED VERTICALLY FROM FACE OF NOSING TO FACE OF NOSING ON ADJACENT TREADS. WITHIN ANY STAIR RUN, THE WIDEST TREAD DEPTH SHALL NOT EXCEED THE NARROWEST TREAD DEPTH BY 3/8".
 - NOSING:**
A. THE NOSING SHALL BE NO MORE THAN 1-1/4" PAST THE FACE OF THE RISER BELOW.
B. THE RADIUS OR BEVEL FACE OF NOSINGS SHALL BE NO MORE THAN 1/2".
C. PROJECTING NOSINGS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE ANGLED NOT MORE THAN 30° FROM VERTICAL.
 - RISER HEIGHT:** RISERS SHALL BE 4" MINIMUM AND 7" MAXIMUM. WITHIN ANY STAIR RUN, THE TALLEST RISER HEIGHT SHALL NOT EXCEED THE SHORTEST RISER HEIGHT BY MORE THAN 3/8".
 - RISERS FACE:** OPEN RISERS AT INTERIOR STAIRS ARE NOT PERMITTED.
 - MAXIMUM STAIR RUN RISE:** THE MAXIMUM STAIR RISE BEFORE AN INTERMEDIATE LANDING IS REQUIRED IS 12'-0".
 - MINIMUM STAIR WIDTH:** THE MINIMUM WIDTH SHALL BE 44" CLEAR (36" CLEAR IF OCCUPANT LOAD LESS THAN 50) BETWEEN WALLS WITH 4-1/2" MAXIMUM REDUCTION IN THE WIDTH ALLOWED FOR STRINGERS AND/OR HANDRAILS ON EACH SIDE.
 - LANDINGS:** THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF STAIRS. THE LANDING DEPTH MEASURED PERPENDICULAR TO THE STAIR SHALL BE EQUAL TO THE WIDTH OF THE STAIR OR A MINIMUM OF 36" IF THE STAIR HAS A STRAIGHT RUN.
 - GUARDS - WHERE REQUIRED:** GUARDS ARE REQUIRED FOR FALL PROTECTION AT THE OPEN SIDES OF STAIRS AND LANDINGS WHERE THE HEIGHT IS MORE THAN 30" TO THE GROUND PLANE BELOW.
 - GUARD HEIGHTS:** GUARDS SHALL BE A MINIMUM OF 42" ABOVE THE FACE OF THE NOSING.
 - GUARD OPENING LIMITATIONS:** GUARDS SHALL BE CONSTRUCTED SO THAT THERE WILL BE NO OPENING SO THAT A 4" SPHERE CAN PASS THRU THESE STRUCTURES WITH THE FOLLOWING EXCEPTION:
A. THE TRIANGULAR OPENING AT THE OPEN SIDE OF STAIRS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF THE GUARD SHALL BE CONSTRUCTED SO THAT A 6" SPHERE SHALL NOT BE ABLE TO PASS.
 - HEADROOM:** STAIR SHALL HAVE A MINIMUM HEADROOM OF 80" (PLANE) MEASURED VERTICALLY FROM FACE OF NOSINGS AND ABOVE ALL PARTS OF LANDINGS.
 - HANDRAILS:** HANDRAILS SHALL BE SUPPLIED ON BOTH SIDES OF STAIR.
A. HANDRAILS SHALL BE 1-1/4" TO 2" IN CROSS SECTION (WOOD OR STEEL).
B. HANDRAILS SHALL BE SET WITH TOP A MINIMUM OF 34" AND MAXIMUM OF 38" ABOVE FACE OF NOSINGS.
C. THERE SHALL BE A 1-1/2" MINIMUM GAP BETWEEN OUTSIDE OF HANDRAIL AND WALL OR GUARDRAIL.
D. HANDRAILS SHALL NOT ROTATE IN THEIR FITTINGS.
 - HANDRAIL EXTENSIONS:** HANDRAILS SHALL EXTEND BEYOND TOP AND BOTTOM OF STAIR AS FOLLOWS:
A. TOP OF STAIR: THE HANDRAIL SHALL EXTEND 12" HORIZONTALLY AT THE TOP OF THE STAIR FROM THE FACE OF THE UPPER LANDING.
B. BOTTOM OF STAIR: HANDRAIL SHALL EXTEND (CONTINUING (1) TREAD DIMENSION SLOPED AND THEN 12" HORIZONTALLY) FROM THE FACE OF THE BOTTOM FIRST RISER.
C. HANDRAIL EXTENSIONS SHALL RETURN SMOOTHLY TO WALL, FLOOR OR POST. WHEN RETURNING TO WALL, IT SHALL RETURN TO WITHIN 1/2 OF WALL SURFACE.
 - CONTRASTING STRIPE:** INTERIOR STAIRS SHALL HAVE A CONTRASTING STRIPE AT THE FRONT OF THE BOTTOM TREAD OF EACH RUN AND THE FRONT OF THE TOP AND INTERMEDIATE LANDING. THE STRIPE SHALL BE:
A. CONTRASTING TO THE TREAD/LANDING.
B. 2" MIN. TO 4" MAX. WIDE SET NO MORE THAN 1" FROM THE NOSING.
C. RUN THE FULL WIDTH OF THE TREAD.



NOT FOR
CONSTRUCTION

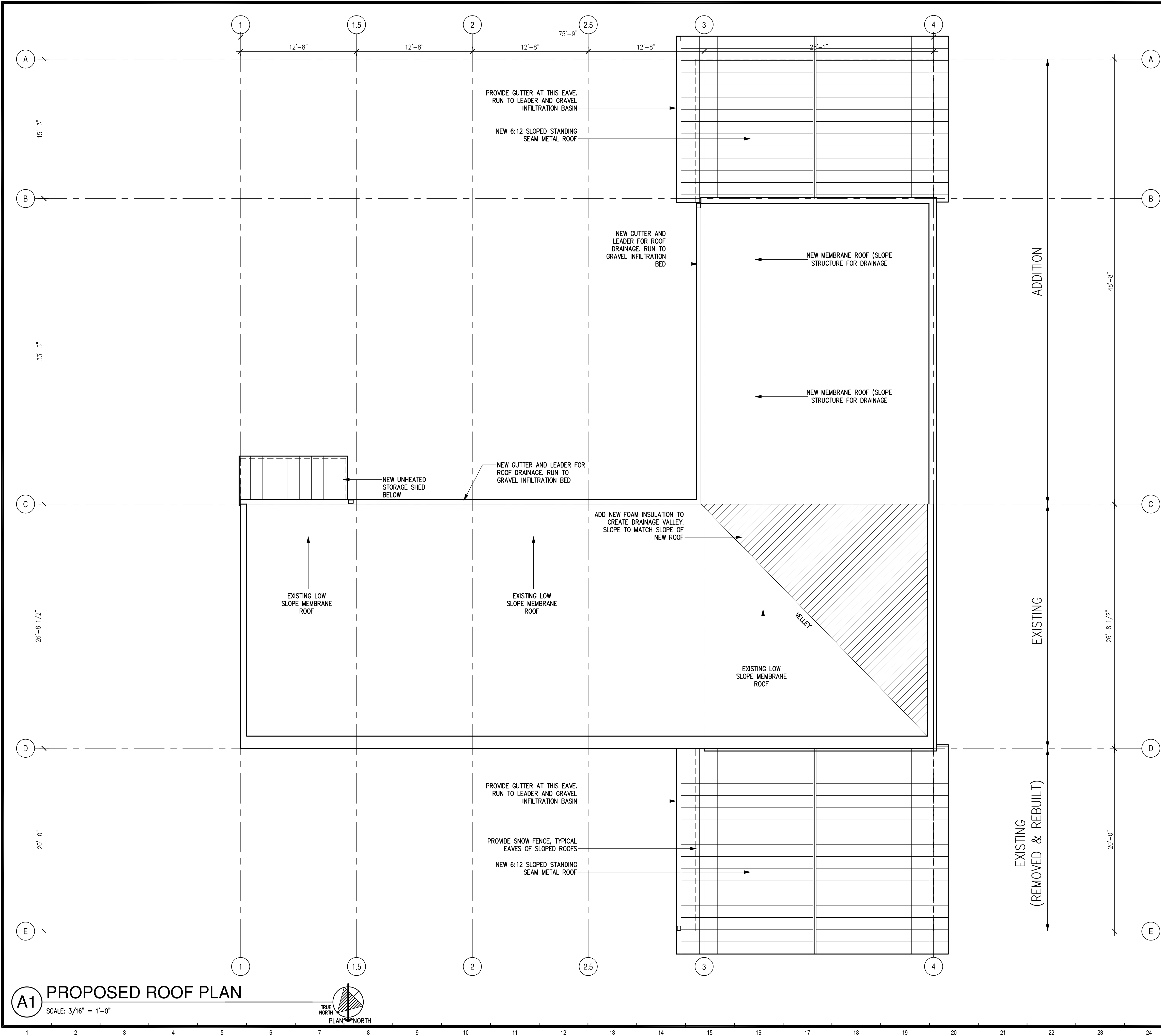
Tahoe Cider Company
2280 Lake Tahoe Boulevard (Hwy. 50)
South Lake Tahoe, California

PROJ. NO. 2506.00
DRAWN: JSW
CHECKED:
CAD FILE: TCC-Plans
DATE: 5/22/25
REVISIONS:

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ISSUED FOR: Planning Sumbittal
SHEET TITLE:

PLANS - Upper Level
Proposed Floor Plan
SCALE: 3/16" = 1'-0"
SHEET NUMBER:

A2.1



ROOF PLAN NOTES

1. ~~XXX~~ XXX

24x36 Sheet: 3/16"=1'-0"

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Steamboat Springs, Colorado 80487
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CAD FILE: TCC-Plans
DATE: 5/22/25
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ISSUED FOR: Planning Sumbittal
SHEET TITLE:
PLANS - Roof Plan
SCALE: 3/16" = 1'-0"
SHEET NUMBER:

A2.2



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Steamboat Springs, Colorado 80487
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CAD FILE: TCC-Plans
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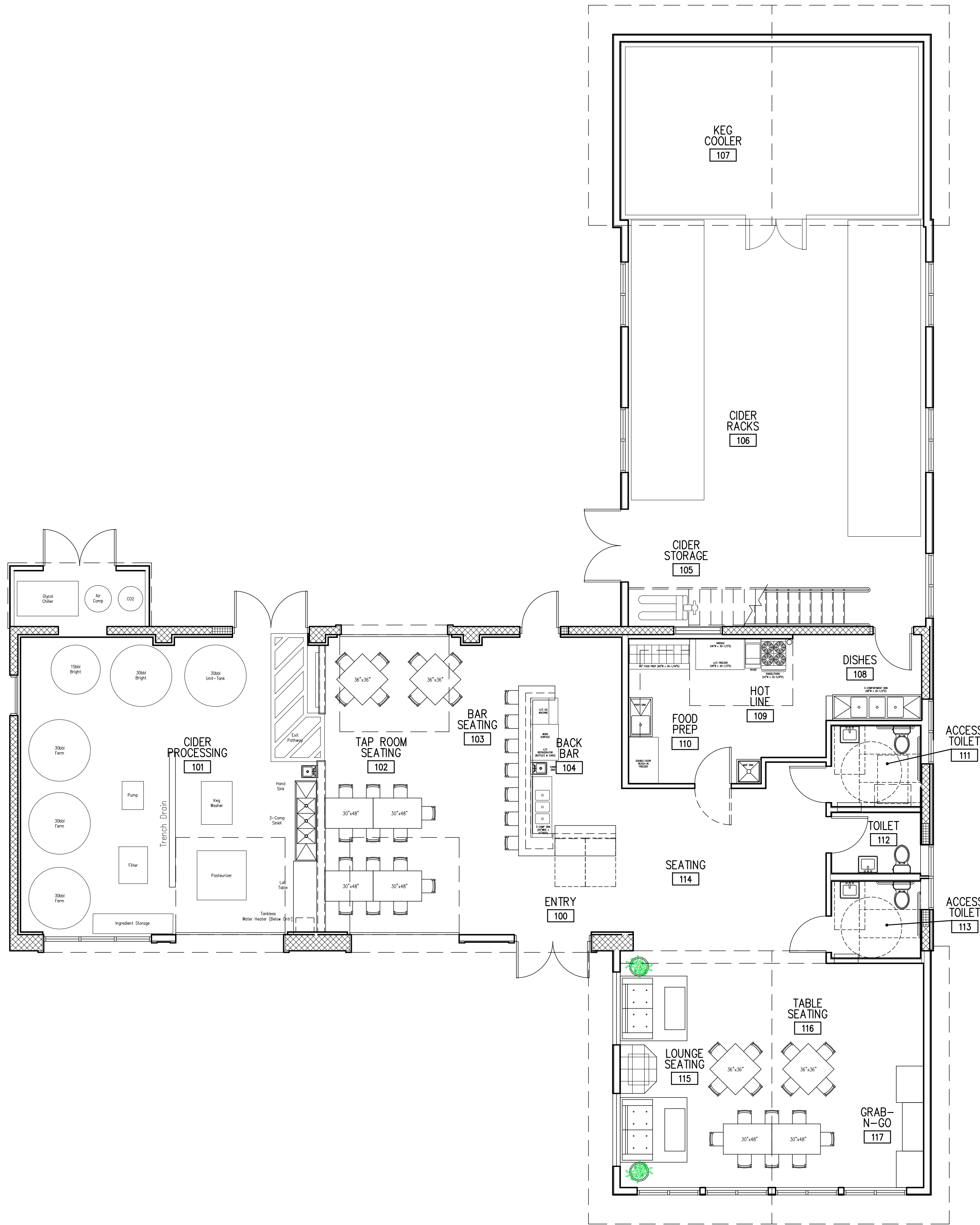
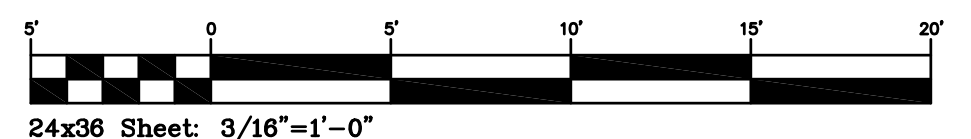
ISSUED FOR: Planning Sumbittal
SHEET TITLE:

PLANS - Lower Level
Seating Plan

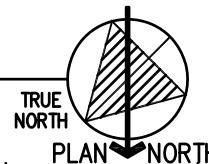
SCALE: 3/16" = 1'-0"
SHEET NUMBER:

A2.3

SEATING PLAN NOTES



A1 LOWER LEVEL SEATING PLAN
SCALE: 3/16" = 1'-0"



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South Lake Tahoe, California

PROJ. NO. 2506.00
DRAWN: JSW
CHECKED:
CAD FILE: TCC-Plans
DATE: 5/22/25
REVISIONS:

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ISSUED FOR: Planning Sumbittal
SHEET TITLE:

ELEVATIONS - Existing &
Proposed - North

SCALE: 1/4" = 1'-0"
SHEET NUMBER:

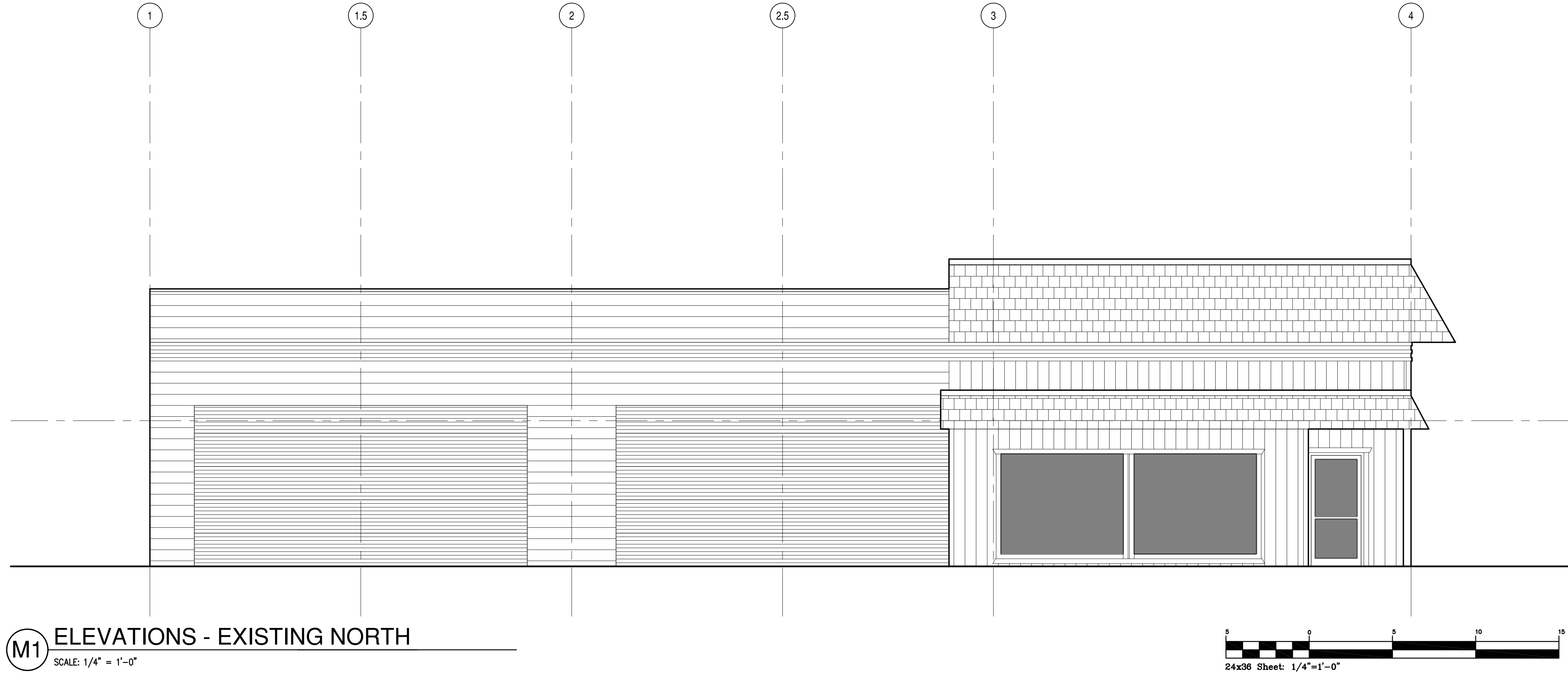
A4.0

ELEVATIONS - EXISTING/DEMO NOTES

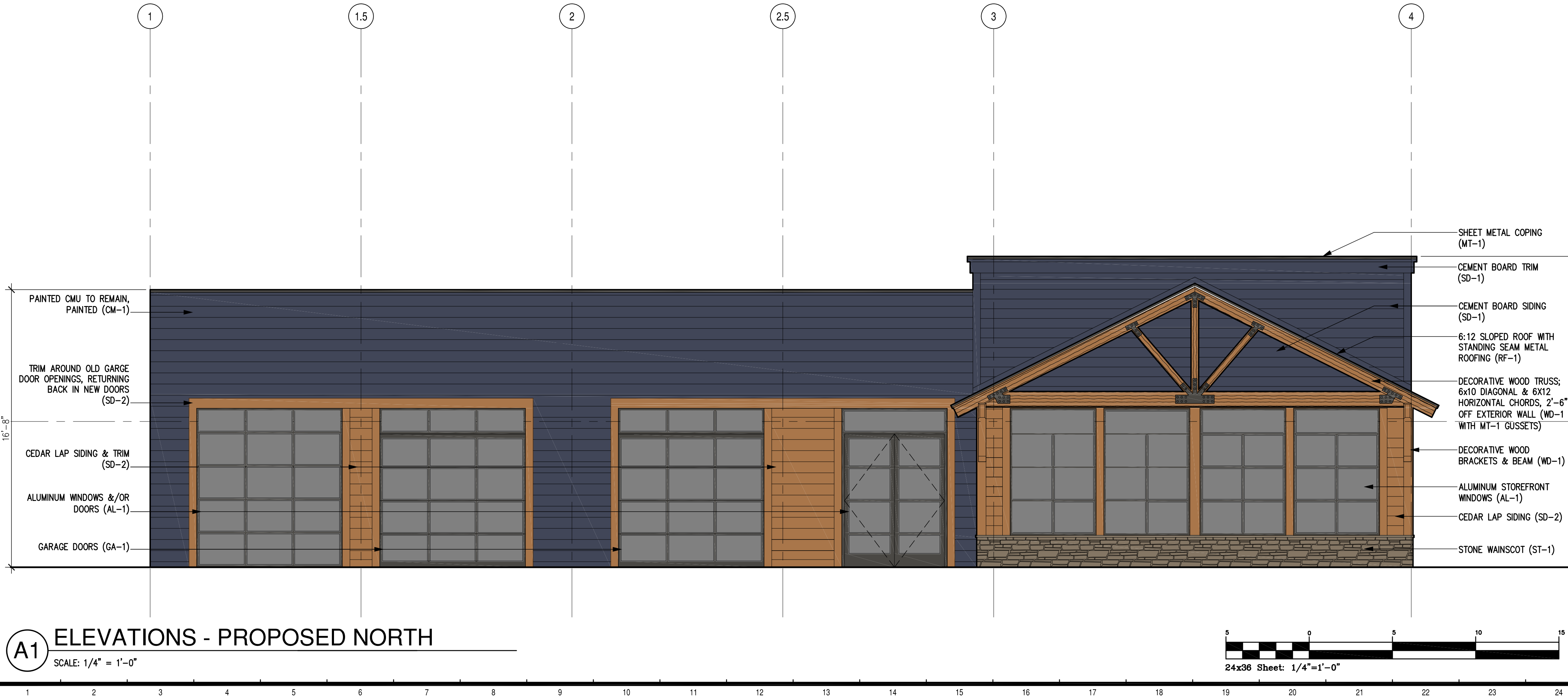
ELEVATIONS - PROPOSED NOTES

MATERIAL KEY

RF-1		MATERIAL: STANDING SEAM METAL ROOFING - 1-1/2" STANDING RIB, 1-1/4" SPACING MANUFACTURER: TAYLOR METALS EASY-LOCK, 24GAGE COLOR: MATT BLACK SR1 23
CM-1		MATERIAL: EXISTING CONCRETE MASONRY UNITS (PAINTED) STANDARD SMOOTH FACE 8x8x16 RUNNING BOND PAINT MANUFACTURER: SHERWIN-WILLIAMS COLOR: SW 7605 "GALE FORCE"
SD-1		MATERIAL: FIBER-CEMENT SIDING (LAP SIDING - FIELD PAINTED) MANUFACTURER: JAMES HARDIE - HARDIPLANK & HARDIETRIM STYLE: HARDIE PLANK 8-1/4" WIDTH (7" EXPOSURE) COLOR/TEXTURE: SW- 7605 "GALE FORCE"; CEDARMILL TEXTURE
SD-2		MATERIAL: CEDAR LAP-SIDING COLOR: NATURAL FINISH SEALER
WD-1		MATERIAL: WOOD TRUSSES and WOOD TRIM (STAINED) COLOR: NATURAL FINISH SEALER
AL-1		MATERIAL: ALUMINUM WINDOWS and DOORS MANUFACTURER: KAWNEER, TRIFAB 451 (OR APPROVED EQUAL) COLOR: BLACK
GA-1		MATERIAL: STEEL GARAGE DOORS with GLAZING COLOR: MATTE BLACK
MT-1		MATERIAL: PAINTED STEEL and FLASHINGS COLOR: MATTE BLACK
ST-1		MATERIAL: SYNTHETIC STONE WAINSCOT MANUFACTURER: EL DORADO STONE STYLE: MOUNTAIN LEDGE COLOR: SIERRA



M1 ELEVATIONS - EXISTING NORTH
SCALE: 1/4" = 1'-0"



A1 ELEVATIONS - PROPOSED NORTH
SCALE: 1/4" = 1'-0"

Ph: (530) 386-6097

NOT FOR
CONSTRUCTION

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2280 Lake Tahoe Boulevard (Hwy. 50)
South Lake Tahoe, California

REVISIONS:

ISSUED FOR: Planning Sumbatta
SHEET TITLE:

SHEET NUMBER:

A4.1



24x36 Sheet: 1/4"=1'-0"

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CONSTRUCTION

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South Lake Tahoe, California

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CHECKED:
CAD FILE: TCC-Plans
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ISSUED FOR: Planning Sumbittal
SHEET TITLE:

ELEVATIONS - Existing &
Proposed - South

SCALE: 1/4" = 1'-0"
SHEET NUMBER:

A4.2

ELEVATIONS - EXISTING/DEMO NOTES

ELEVATIONS - PROPOSED NOTES

MATERIAL KEY

- RF-1

MATERIAL: STANDING SEAM METAL ROOFING - 1-1/2" STANDING RIB, 1'-4" SPACING
MANUFACTURER: TAYLOR METALS EASY-LOCK, 24GAGE
COLOR: MATT BLACK SR1 23
- CM-1

MATERIAL: EXISTING CONCRETE MASONRY UNITS (PAINTED)
STANDARD SMOOTH FACE 8x16 RUNNING BOND
PAINT MANUFACTURER: SHERWIN-WILLIAMS
COLOR: SW 7605 "GALE FORCE"
- SD-1

MATERIAL: FIBER-CEMENT SIDING (LAP SIDING - FIELD PAINTED)
MANUFACTURER: JAMES HARDIE - HARDIPLANK & HARDIETRIM
STYLE: HARDIE PLANK 8'-1/4" WIDTH (7" EXPOSURE)
COLOR/TEXTURE: SW- 7605 "GALE FORCE", CEDARMILL TEXTURE
- SD-2

MATERIAL: CEDAR LAP-SIDING
COLOR: NATURAL FINISH SEALER
- WD-1

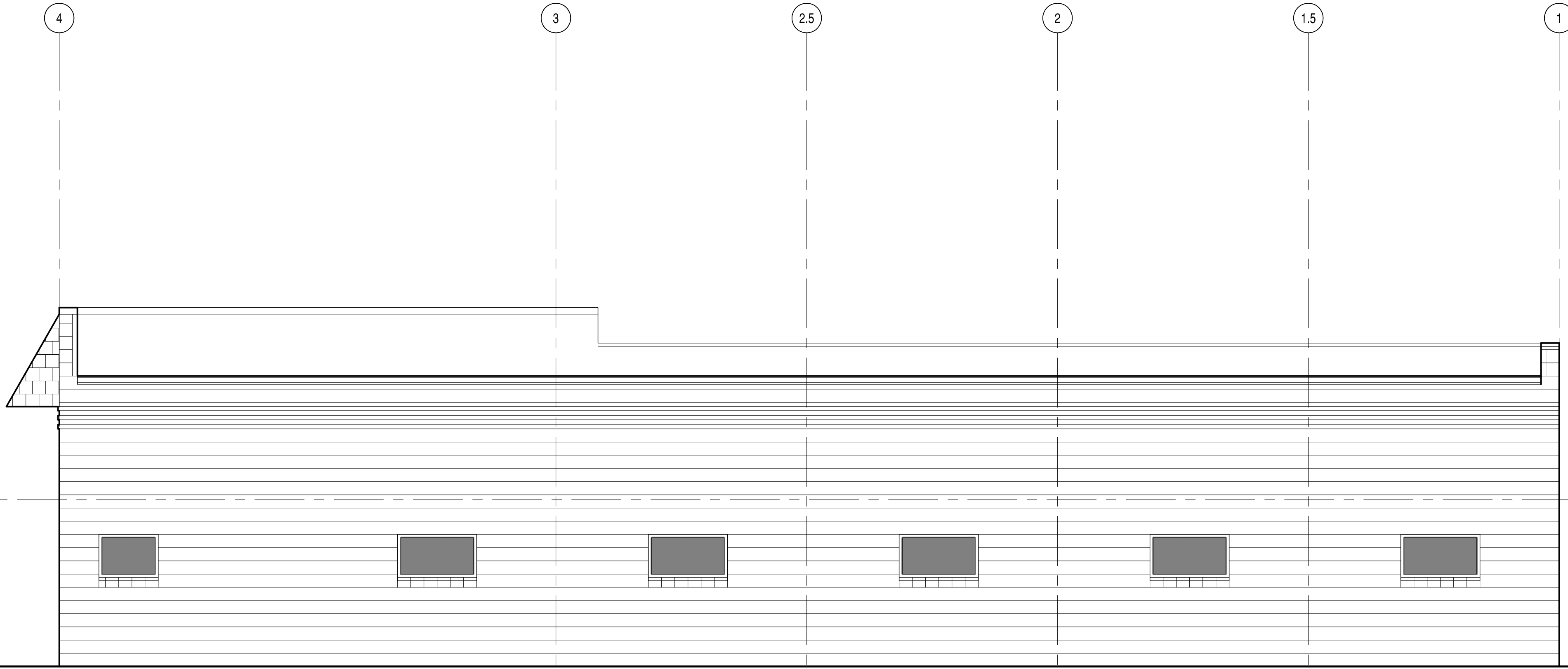
MATERIAL: WOOD TRUSSES and WOOD TRIM (STAINED)
COLOR: NATURAL FINISH SEALER
- AL-1

MATERIAL: ALUMINUM WINDOWS and DOORS
MANUFACTURER: KAWNEER, TRIFAB 451 (OR APPROVED EQUAL)
COLOR: BLACK
- GA-1

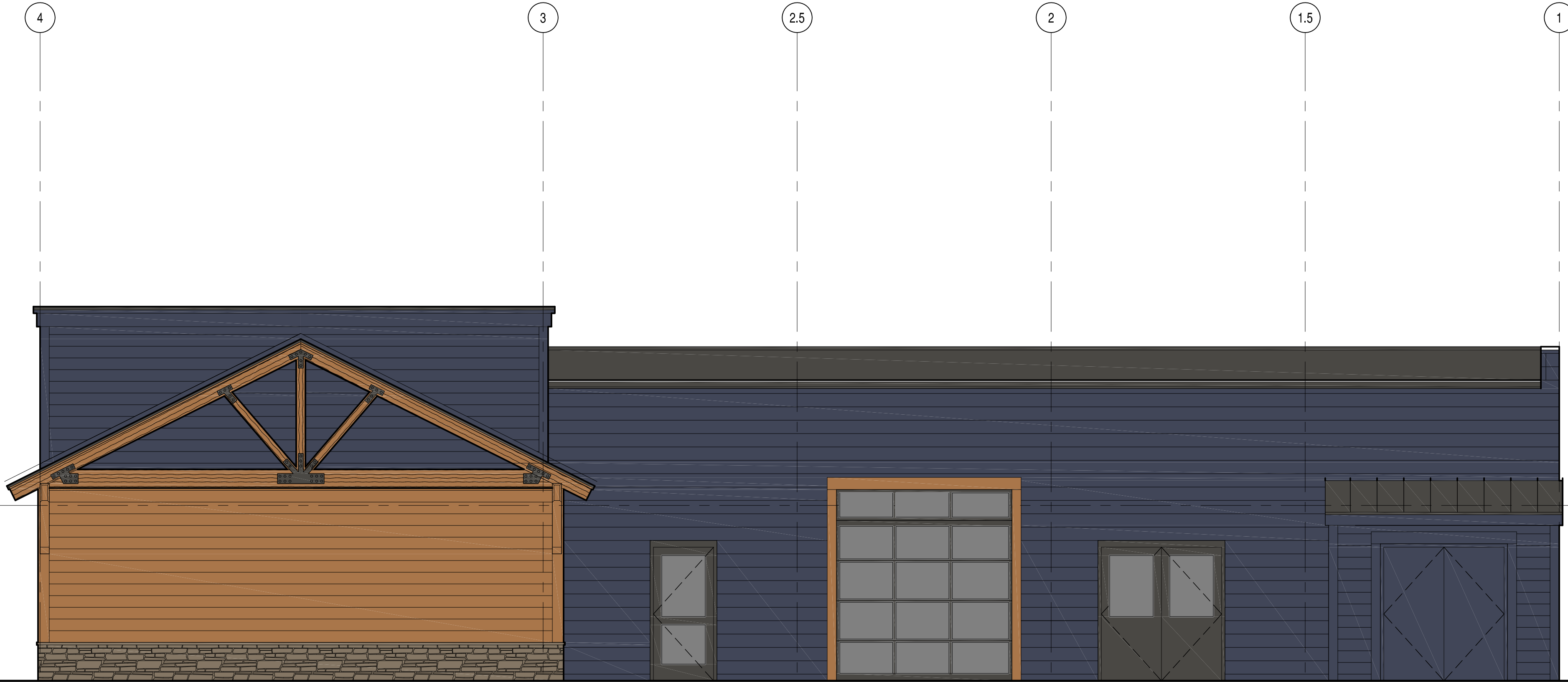
MATERIAL: STEEL GARAGE DOORS with GLAZING
COLOR: MATTE BLACK
- MT-1

MATERIAL: PAINTED STEEL and FLASHINGS
COLOR: MATTE BLACK
- ST-1

MATERIAL: SYNTHETIC STONE WAINSCOT
MANUFACTURER: EL DORADO STONE
STYLE: MOUNTAIN LEDGE
COLOR: SIERRA



M1 ELEVATIONS - EXISTING SOUTH
SCALE: 1/4" = 1'-0"



A1 ELEVATIONS - PROPOSED SOUTH
SCALE: 1/4" = 1'-0"

NOT FOR
CONSTRUCTION

Tahoe Cider Company
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CHECKED:
CAD FILE: TCC-Plans
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ISSUED FOR: Planning Sumbittal
SHEET TITLE:

ELEVATIONS - Existing &
Proposed - East

SCALE: 1/4" = 1'-0"
SHEET NUMBER:

A4.3

MATERIAL KEY	ELEVATIONS - EXISTING/DEMO NOTES
<div>RF-1</div> <div>CM-1</div> <div>SD-1</div> <div>SD-2</div> <div>WD-1</div> <div>AL-1</div> <div>GA-1</div> <div>MT-1</div> <div>ST-1</div>	<div>MATERIAL: STANDING SEAM METAL ROOFING - 1-1/2" STANDING RIB, 1"x4" SPACING MANUFACTURER: TAYLOR METALS EASY-LOCK, 24GAGE COLOR: MATT BLACK SR1 23</div> <div>MATERIAL: EXISTING CONCRETE MASONRY UNITS (PAINTED) STANDARD SMOOTH FACE 8x8x16 RUNNING BOND PAINT MANUFACTURER: SHERWIN-WILLIAMS COLOR: SW 7605 "GALE FORCE"</div> <div>MATERIAL: FIBER-CEMENT SIDING (LAP SIDING - FIELD PAINTED) MANUFACTURER: JAMES HARDIE - HARDIPLANK & HARDIETRM STYLE: HARDIE PLANK 8-1/4" WIDTH (7" EXPOSURE) COLOR/TEXTURE: SW-7605 "GALE FORCE"; CEDARMILL TEXTURE</div> <div>MATERIAL: CEDAR LAP-SIDING COLOR: NATURAL FINISH SEALER</div> <div>MATERIAL: WOOD TRUSSES and WOOD TRIM (STAINED) COLOR: NATURAL FINISH SEALER</div> <div>MATERIAL: ALUMINUM WINDOWS and DOORS MANUFACTURER: KAWNEER, TRIFAB 451 (OR APPROVED EQUAL) COLOR: BLACK</div> <div>MATERIAL: STEEL GARAGE DOORS with GLAZING COLOR: MATTE BLACK</div> <div>MATERIAL: PAINTED STEEL and FLASHINGS COLOR: MATTE BLACK</div> <div>MATERIAL: SYNTHETIC STONE WAINSCOT MANUFACTURER: EL DORADO STONE STYLE: MOUNTAIN LEDGE COLOR: SIERRA</div>

C

D

E

M13

ELEVATIONS - EXISTING EAST

SCALE: 1/4" = 1'-0"

5

0

5

10

15

24x36 Sheet: 1/4"=1'-0"

A	B	C	D	E
ADDITION				
EXISTING				
EXISTING (REMOVED & REBUILT)				

A1

ELEVATIONS - PROPOSED EAST

SCALE: 1/4" = 1'-0"

5

0

5

10

15

24x36 Sheet: 1/4"=1'-0"



Date: May 13, 2025

To: Joseph D. Irvin, City Manager

From: Gretchen Schooleman, Assistant Planner

**REQUEST FOR A CITY-OWNED COMMERCIAL FLOOR AREA FOR A COMMERCIAL
ADDITION, 2280 LAKE TAHOE BLVD., APN 023-251-008**

The City of South Lake Tahoe has received a request from Tahoe Cider Company LLC for an allocation of 1,033 square feet of Commercial Floor Area (CFA) to facilitate the expansion of an existing commercial building. The existing structure includes 3,021 square feet of verified CFA and is proposed to accommodate a new combination hard cider brewery and bar

Development Services staff has reviewed the request and found that it is consistent with the distribution policies of City Council Resolution 2023-051, 1) The subject parcel is located in the City of South Lake Tahoe, 2) the applicant has a building application on file with the Development Service Department, and 3) the proposed project would provide environmental and economic benefits to the community by expanding housing options in the City of South Lake Tahoe.

Development Services staff is recommending the request is approved.

Please do not hesitate to contact me if you need any additional information.

A handwritten signature in black ink, appearing to be "GJS", is written over a faint pink line.

Gretchen Schooleman
Assistant Planner

(530) 542-6022

Gschooleman@Cityofslt.us



CITY OF SOUTH LAKE TAHOE Commercial Floor Area


Project Name: Tahoe Cider Company
Property Owner(s): Tahoe Cider Company LLC, Ted Brown
City Commercial Floor Allocation: Community Plan Recharge
Receiving Parcel: 023-251-008
Development Right: 1,033 Square Feet of Commercial Floor Area
Cost: \$7.42 x 1,033 square feet = \$7,664.86

The request for development commodities noted above is found to be consistent with City Council Resolution 2023-051 and hereby approved subject to the following conditions.


CONDITIONS OF APPROVAL

- 1) Any change to an approved project may result in the revocation of development rights. The development rights shall be returned to the City.
- 2) The development rights shall only be used to construct one redeveloped commercial building.
- 3) A developer/applicant/property owner shall have one (1) year from the approval date below to submit and obtain a building permit, issued through the City. If this milestone is unachievable, the applicant may apply for an extension or relinquish the City granted development rights. One, one-year extension for the retention of approved development rights may be granted by the City Manager, based on the project continuing to meet the distribution policy and proceeding in a diligent manner, or relinquish the City granted development rights.
- 4) If any of the associated City Planning, Building and/or TRPA permits expire, the assigned development rights shall be returned to the City.
- 5) Should the project parcel(s) change ownership, the development right may be transferred to a new owner so long as the project is constructed as approved. Any change to an approved project (e.g., elevations, building siting, interior configuration) may result in the revocation of prior reservation and/or assignment of development rights.
- 6) Approval from TRPA shall be obtained to transfer development rights prior to the issuance of a certificate of occupancy.
- 7) The property owner shall acknowledge this permit and the conditions contained within by satisfying all conditions of approval and signing below.

CITY APPROVAL: Having made the finding that the request is consistent with City Council Resolution 2023-051, the City approves the distribution of development rights, subject to conditions of approval.



Joseph D. Irvin, City Manager



Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and responsible for agents' and employees' compliance with the permit conditions. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.


box SIGN 4PZWWP63-1358KL9V

May 15, 2025

NAME

Date

Resolution 2025-XXX

**Adopted by the City of South Lake Tahoe
Planning Commission**

June 26, 2025

**APPROVE THE DESIGN REVIEW PERMIT AND TRPA COMMERCIAL PERMIT FOR THE
TAHOE CIDER HOUSE REDEVELOPMENT PROJECT, FILE DR25-002, EL DORADO
COUNTY APN 023-251-008, AND APPROVE THE TRANSFER OF 1033 SQUARE FEET OF
COMMERCIAL FLOOR AREA TO THE PARCEL**

BACKGROUND

- A. On June 26, 2025, the City of South Lake Tahoe Planning Commission held a duly noticed public hearing to consider a City Design Review and a TRPA Commercial Project Application for a redevelopment project, File DR25-002 (APN 023-251-008).
- B. The project applicant, Ted Brown, is proposing to redevelop an existing commercial site that was previously an electrical repair and replacement business to an eating and drinking establishment. The site is accessible to the public from two driveways located off of Winnemucca Avenue. Parking will be provided on-site. The site is within a half mile of a transit stop, qualifying the project for a 25% parking space reduction.
- C. A public notice was mailed to property owners within 300 feet of the project on June 13, 2025. A public notice was published in the Tahoe Daily Tribune on June 13, 2025.
- D. The City of South Lake Tahoe Planning Commission conducted a public hearing, received public comments, considered evidence in the record, and deliberated.
- E. The Planning Commission has reviewed the proposed project and found the project to be consistent with the City General Plan, the City-Wide Design standards, the TRPA Regional Plan, and the Tahoe Valley Area Plan.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City of South Lake Tahoe Planning Commission:

- 1. Finds the proposed project is exempt from CEQA pursuant to Cal. Code Regs. tit. 14 Section 15302, Class 2, which consists of the replacement and construction of existing structures and facilities, where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose such as the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- 2. Finds that in accordance with Article V of the Tahoe Regional Planning Compact, as amended, and Section 6.6 of the TRPA Rules of Procedure that the subject project will not have a significant effect on the environment based on the following findings:
 - a. The proposed project could not have a significant effect on the environment, and a Finding of No Significant Effect (FONSE) shall be prepared in accordance with Rules of Procedure Section 6.6.

- b. The project is consistent with and will not adversely affect the implementation of the Regional Plan, including all applicable Goals and Policies, plan area statements and maps, the Code, and other TRPA plans and programs.
 - c. The project will not cause the environmental threshold carrying capacities to be exceeded.
 - d. Wherever federal, state, or local air and water quality standards apply for the region; the strictest standards shall be attained, maintained, or exceeded pursuant to Article V (d) of the Tahoe Regional Planning Compact.
- 3. City Staff evaluated the proposed project pursuant to the provisions of subsection 4.4.2 of the TRPA Code of Ordinances and found that it would not negatively impact a compliance measure, resource capacity, target date or interim target date, threshold, or Environmental Improvement Program (EIP) project.
- 4. Finds the project is located within TRPA Scenic Roadway Unit #35 and will not result in a decrease in the numerical rating assigned to this unit or its individual scenic resources as identified in the 1982 Scenic Resources Inventory. The proposed building height, roof forms, and materials have been selected to blend with the surrounding environment and align with the TRPA Colors of the Lake Tahoe Landscape. The structure maintains a low profile with a portion of the roof having a flat roof and a 6:12 pitched roof. The dark-toned materials and incorporation of natural stone enhance visual compatibility and meet Scenic Quality Improvement Plan recommendations. Additionally, new landscaping will enhance the project's appearance and screen parking areas, thereby improving the scenic quality of the site when viewed from Lake Tahoe Boulevard.
- 5. Finds the project will not cause a decrease in the 1982 travel route rating for Lake Tahoe Boulevard, a designated TRPA Scenic Roadway Unit. Existing views from this principal travel route will not be adversely affected by the project due to its modest scale, subdued architectural palette, and thoughtful site design. The building height remains under 26 feet, staying below the forest canopy and avoiding interference with views of mountain ridgelines. The current building does not meet the current TRPA and Tahoe Valley Area Plan standards for Scenic Roadways due to the pitch of the roof and color of the structures. The proposed design will therefore enhance the 1982 travel route rating due to being in compliance with current TRPA and Tahoe Valley Area Plan standards.
- 6. Finds the project will not decrease the numerical threshold rating of any scenic resource identified in the 1993 Lake Tahoe Basin Scenic Resource Evaluation. Scenic quality will be preserved and enhanced through exterior upgrades, including improved materials, muted colors, and architectural forms that are compatible with the natural and built environment. The site currently exhibits excessive hardscape and minimal greenery; the proposed landscaping will provide natural screening, promote revegetation in compliance with TRPA Code Section 61.4, and reinforce the aesthetic character of the corridor. These enhancements align with recommendations in the 1993 evaluation and support long-term scenic threshold attainment.

7. Finds the proposed project, as conditioned, is consistent with the Airport Land Use Compatibility Plan, the City of South Lake Tahoe General Plan, the City-Wide Design Standards, the TRPA Regional Plan, and the Tahoe Valley Area Plan.
8. Approves the City Design Review Permit DR25-002 and the TRPA Commercial Project Permit DR25-002, subject to the standard and special conditions therein.
9. Approves the allocation and transfer of 1,033 Square Feet of Commercial Floor Area (CFA) to the parcel.

Adopted by the City of South Lake Tahoe Planning Commission at a meeting on June 26, 2025, by the following vote:

Yes
No
Absent
Abstain

Natalia Wieczorek, Chair

Date:_____

Attest:

Susan Blankenship, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.



MAJOR DESIGN REVIEW PERMIT

Project Name: Tahoe Cider Company
File: DR25-002
Location: 2280 Lake Tahoe Boulevard
Project APN: 023-251-008
Owner(s): Tahoe Cider Company LLC, Ted Brown
Applicant: Ted Brown

CONDITIONS of APPROVAL

- 1) This permit specifically authorizes the commercial redevelopment at 2280 Lake Tahoe Boulevard (APN 023-251-008). This permit authorizes the partial demolition of an existing two-story building and reconstruction and expansion of a new two-story building for eating and drinking that consists on cider production and storage, tap room, kitchen, and bar area with seating. The parcel is located in the Town Center District of the South Lake Tahoe General Plan and Town Center Mixed-Use Corridor in the Tahoe Valley Area Plan. Eating and drinking is a permissible use at this project location. The project description and plan set are contained within File DR25-002.
- 2) The City will file a Notice of Exemption, pursuant to Section 15062 of the CEQA Guidelines, with the County Clerk's Office for posting, within five days of project approval, as required by CEQA. The filing of a Notice of Exemption and the posting on the list of notices start a 35-day statute of limitations period on legal challenges to the City's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180-day statute of limitations will apply.
- 3) This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, the City may rescind this approval or take other appropriate action. Approval of this permit is only for what is described in this permit based on the approved plans and file materials.
- 4) The permittee shall obtain all necessary City of South Lake Tahoe building or other City improvement permits applicable to this project prior to commencement of any construction.
- 5) Prior to submitting an application for a building permit, the following conditions of approval must be satisfied.
 - A. The plan set shall be revised as follows:
 - (1) Include an approved comprehensive landscape plan consistent with TRPA and City standards showing snow storage locations.
 - (2) Include revised architectural plans which identify all exterior colors and materials.
 - (3) A BMP plan will be revised to incorporate the final design.

- 6) The City will transfer 1,033 square feet of Commercial Floor Area to the site prior to Certificate of Occupancy.
- 7) The permittee shall coordinate with Public Works to construct a sidewalk to be in compliance with the City's Public Infrastructure Engineering Standards.
- 8) The permittee shall obtain the approval of the City and Caltrans to encroach into the public right-of-way.
- 9) All exterior coverings shall be consistent with Chapter 7A of the California Building Code and the California Fire Code.
- 10) All proposed fencing shall meet South Lake Tahoe City Code 6.10.230.
- 11) The permittee shall obtain a separate Mobile Vending Location Permit if the permittee intends to host mobile food vendors on the property.
- 12) All exterior lighting shall be consistent with TRPA Code of Ordinances, Section 36.8, Exterior Lighting Standards, and City Code Section 6.85.030.B.6.j.iii.

Prior to the Issuance of a Building Permit

- 13) The permittee shall submit a landscape documentation package consistent with the Water Efficient Landscape Ordinance.
- 14) The permittee shall submit exterior lighting specifications and final exterior colors and materials samples for review and approval.

Prior to the Permit Acknowledgment

- 15) The property owner or authorized representative shall acknowledge this permit and the conditions contained within by satisfying all conditions of approval and signing below.

END OF PERMIT

CITY APPROVAL: Having made the finding that the project is consistent with all applicable City-wide Design Standards, City-wide Parking, Driveway and Loading Standards, and the City Code, the City approves the project, subject to the conditions of approval listed in this permit.

Approved by Planning Commission on: _____

City Approval Signature

Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and responsible for agents' and employees' compliance with the permit conditions. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of owner or authorized representative

Date

CITY ACKNOWLEDGEMENT: The permittee has complied with all conditions of approval.

City Acknowledgment Signature

Date



June 12, 2025

Ted Brown
192 Cottonwood Drive Box 4446
Stateline, NV 89449

COMMERCIAL REDEVELOPMENT, 2280 LAKE TAHOE BOULEVARD, CITY OF SOUTH LAKE TAHOE, CALIFORNIA, ASSESSOR'S PARCEL NUMBER (APN) 023-251-008, MOU FILE NUMBER DR25-002

Dear Mr. Brown:

Enclosed please find the Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. If you accept and agree to comply with the Permit conditions as stated, please make a copy of the permit, sign the "Permittee's Acceptance" block on the first page of the Permit, and return the signed copy to the City within twenty-one (21) calendar days of issuance. Should the permittee fail to return the signed permit within twenty-one (21) calendar days of issuance, the permit will be subject to nullification. Please note that signing the permit does not of itself constitute acknowledgement of the permit, but rather acceptance of the conditions of the permit.

The City of South Lake Tahoe will acknowledge the original permit only after all standard and special conditions of approval have been satisfied. Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one (21) days of the date of this correspondence.

Please feel free to contact me if you have any questions regarding this letter or your permit in general.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Schooleman", is written over a horizontal line.

Gretchen Schooleman
Assistant Planner
Planning Division
530-542-6022
gschooleman@cityofslt.us

*2280 Lake Tahoe Blvd.
MOU File DR25-002*

PERMIT

PROJECT DESCRIPTION: Commercial Redevelopment

APN 023-251-008

PERMITTEE(S): Tahoe Cider Company LLC, Ted Brown

FILE #MOU DR25-002

COUNTY/LOCATION: CITY OF SOUTH LAKE TAHOE/ 2280 LAKE TAHOE BOULEVARD

Having made the findings required by Agency ordinances and rules, pursuant to the Memorandum with TRPA, the City of South Lake Tahoe Planning Commission approved the project on June 26, 2025, subject to the standard conditions of approval attached hereto (Attachment Q), and the special conditions found in this permit.

This permit shall expire on June 26, 2028 without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO *DEMOLITION*, TREE REMOVAL, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) THE CITY RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY THE CITY'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS A CITY BUILDING PERMIT. PERMIT ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A CITY BUILDING PERMIT. THE CITY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

TRPA Executive Director/Designee

Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) _____ Date _____

PERMIT CONTINUED ON NEXT PAGE

FILE NO. MOU DR25-022

	Amount	Paid	Receipt No.
Application Fee:	\$10,699.35	X	
Excess Coverage Mitigation Fee (1):	TBD		
Water Quality Mitigation Fee (2)	TBD		
Offsite Coverage Mitigation Fee (3)	TBD		
Mobility Mitigation Fee:	\$3,037.32		
Security Posted (4):	TBD		
Security Administrative Fee:	\$251.00		

Notes:

- (1) Amount to be determined. See Special Condition 8, below.
- (2) Amount to be determined.
- (3) Amount to be determined. See Special Condition 11, below.
- (4) Amount to be determined. See Special Condition 12, below.

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date:

TRPA Executive Director/Designee

Date _____

SPECIAL CONDITIONS

1. This permit specifically authorizes commercial redevelopment at 2280 Lake Tahoe Blvd. (APN 023-251-008). This permit authorizes the redevelopment of a two-story commercial building fronting the corner of the intersection US 50 and Winnemucca Avune. The proposed cider production/ storage, tap room, bar, and seating area will have a total of 4,054 square feet of Commercial Floor Area (CFA). The applicant has purchased 1,033 of City-owned CFA for the expansion of the existing building. The parcel is designated as a Town Center in the City of South Lake Tahoe General Plan and has a land use designation of commercial/ public service. The parcel is located within the Town Center Mixed-Use Corridor District of the Tahoe Valley Area Plan. The redevelopment project, which is an eating and drinking establishment, is an approved use for this area.

This permit authorizes the following land coverage:

Allowable Coverage

Verified Land Capability	7
Percent Coverage	30%
Parcel Size	30,302 SF
Base Allowable Coverage	9,091 SF
Verified Existing On-Site Coverage	15,716 SF
Verified Existing Off-Site Coverage	2,872 SF
Proposed Coverage	
Buildings	3,848 SF
Concrete	1,643 SF
Asphalt	8,424 SF
Firepit Area	1,664 SF
Total Proposed Onsite Coverage	15,579 SF (51%)
Banked Coverage	137 SF
Offsite Coverage	3,076 SF (2,872 SF Existing)

The maximum building height for the Town Center Mixed-Use Corridor District in the Tahoe Valley Area Plan is 36 feet. The maximum height of all structures are below 26' in height and will not require TRPA additional findings.

2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
3. Prior to submitting for a building permit, the following conditions of approval must be satisfied.
 - A. The plan set shall be revised as follows:
 - (1) Include a comprehensive landscape plan consistent with TRPA and City standards, also showing snow storage locations.
 - (2) Include revised architectural plans which identify all exterior colors and materials.
 - (3) Include a complete permanent BMP Plan, which includes redundant BMPs for pervious pavers and all components required for a commercial project per City and TRPA standards.
4. All exterior lighting shall be consistent with TRPA Code of Ordinances, Section 36.8, Exterior Lighting Standards and City Code Section 6.85.030.B.6.j.iii. Prior to submitting for a building permit the permittee shall submit exterior lighting specifications for review and approval.
5. All trash storage and enclosures shall be screened from public view in accordance with Subsection 36.5.2 of the TRPA Code of Ordinances.
6. Submit final colors and materials samples and a BMP Calculation Spreadsheet with the Building Permit Application.
7. Prior to issuance of a Certificate of Occupancy, a BMP Inspection and Maintenance Plan shall be submitted detailing the maintenance requirements and schedules for all BMPs implemented on the property, including non-structural practices (e.g. snow storage areas).

8. The affected property has 6,488 square feet of excess land coverage. The permittee shall mitigate this excess coverage by submitting an excess coverage mitigation fee calculated per TRPA Code Sec. 30.6.1 based on a construction cost estimate provided by the project architect in accordance with TRPA Code requirements.
9. The project generates 295 Vehicle Miles Travelled (VMTs). The previous use of the site was discontinued in 2022 and allows for the change in operation status because it is within the 60 month grace period as defined by TRPA Code 65.2.3 (C). The status allows for VMTs to be reduced by 1360 VMT totaling 132 VMTs generated for the project. The permittee shall submit a \$3,037.32 mobility mitigation fee.
10. Prior to the issuance of a building permit, the City will submit an application to TRPA to transfer the CFA.
11. The construction of a sidewalk within the City right-of-way is subject to change based upon condition 7 of Minor Design Review Permit DR25-002. Thus, the offsite coverage mitigation fee is subject to change prior to the issuance of a building permit.
12. The security required under Standard Condition I.B of Attachment Q shall be determined upon the permittee's submittal of required Best Management Practices plan and related cost estimate. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for the calculation of the required security administration fee.
13. All exterior coverings shall be consistent with Chapter 7A of the California Building Code and the California Fire Code.
14. All BMPs shall be maintained subject to the Inspection and Maintenance Plan approved as part of this permit. All maintenance activities shall be recorded in a corresponding maintenance log. This log shall be maintained for the life of the property and made available for inspection by TRPA staff. If this log is not complete, TRPA will assume that maintenance has not been performed and reserves the right to revoke the BMP Certificate of Completion.
15. Temporary and permanent BMPs may be field-fit as appropriate by the City/TRPA inspector.
16. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise or other disposition. The permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

17. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
18. Excavation equipment shall be limited to approved construction areas to minimize site disturbance. No grading or excavation shall be permitted outside of the approved areas of disturbance.
19. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
20. Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.
21. The permittee is responsible for ensuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.
22. This site shall be winterized in accordance with the provisions of Attachment R by October 15th of each construction season.

END OF PERMIT

NOTICE OF A PUBLIC HEARING **CITY OF SOUTH LAKE TAHOE PLANNING COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code: the City of South Lake Tahoe Planning Commission will conduct a public hearing on **June 26, 2025 at 3:00 p.m.**, or as soon thereafter as possible, in the City Council Chambers, 1901 Lisa Maloff Way, South Lake Tahoe Airport. A Notice of Cancellation was made on June 5, 2025 for the regularly scheduled June 12, 2025 meeting . The special meeting held on **June 26, 2025 at 3:00 p.m.** will consider the following:

Tahoe Cider Company, Major Design Review, File DR25-002

Summary: Consideration for a major design application for a new hard cider producer and bar located at 2280 Lake Tahoe Blvd. The project proposes to reconstruct and expand the existing commercial structure into a new two-story bar, tap-room and cider production facility with outdoor seating. The project site will be redeveloped with bicycle amenities, landscaping, and drainage improvements. (Gretchen Schooleman, gschooleman@cityofslt.us)

All interested persons are invited to attend and speak on the projects or may write their comments to the City Planning Division. Pursuant to Government Code Section 65009(b)(2), if you challenge the application in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Planning Division at, or prior to, the Public Hearing. Any written correspondences should be directed to the South Lake Tahoe Planning Commission, 1052 Tata Lane, South Lake Tahoe, CA 96150. Staff reports will be available three days prior to the hearing and can be downloaded from the City of South Lake Tahoe website (<https://www.cityofslt.us/84/Watch-City-CouncilPlanning-Commission-Me>). For any questions, please contact the Planning Division at (530) 542-6010 or the staff planner listed above.

Project Area:





**CITY OF
SOUTH LAKE TAHOE**

CITY OF SOUTH LAKE TAHOE
DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

NOTICE OF OF A PUBLIC HEARING

CITY OF SOUTH LAKE TAHOE PLANNING COMMISSION

Proof of Service by Mail

SUBJECT:	Tahoe Cider Company, DR25-002
ADDRESS:	2280 Lake Tahoe Boulevard
APN:	023-251-008
DATE OF HEARING:	June 26, 2025
TIME AND LOCATION OF HEARING:	3:00 p.m. at City Council Chambers, 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150

STATE OF CALIFORNIA
COUNTY OF EL DORADO
CITY OF SOUTH LAKE TAHOE

I am an employee of the City of South Lake Tahoe, Development Services Department. On June 13, 2025, I served the attached notice pursuant to Section 6.55.640 of the South Lake Tahoe Municipal Code and Government Code Sections 65090 and 65091 (Planning and Zoning Law) on the persons named thereon or attached thereto by placing a true copy thereof with postage thereon fully prepaid in the United States mail. I declare, under penalty of perjury, that the foregoing is true and correct.

GSchooleman

Signature

Executed on 06/12/2025,

by Gretchen Schooleman
Development Service Department
1052 Tata Lane
South Lake Tahoe, CA 96150-6251

RANDALL T & JEFFREY J
STEWART

[REDACTED]

EVANS RENTALS HWY 50 CA LLC

[REDACTED]

2311LTB COMMERCIAL PROP CA
LLC

[REDACTED]

A L & G R REV 10/07 / 2022 LUCAS

[REDACTED]

ADELE L & GERALD R REV 10/07
/ 2022 LUCAS

[REDACTED]

METROPOLITAN ENTERPRISES

[REDACTED]

METROPOLITAN ENTERPRISES

[REDACTED]

METROPOLITAN ENTERPRISES

[REDACTED]

MICHAEL SANGIACOMO

[REDACTED]

TAHOE CIDER PROPERTIES NV
LLC

[REDACTED]

HOLLY SHAMAS

[REDACTED]

MICHAEL & MARY
SANGIACOMO

[REDACTED]

JENSEN FAMILY TR 2/22/2023

[REDACTED]

BUSHROW J M LIV TRUST
6/10/2022

[REDACTED]

TAHOE COALITION FOR THE
HOMELESS

[REDACTED]

NEW HEIGHTS CA LLC

[REDACTED]

BLOOM INVESTMENT CO

[REDACTED]

TAHOE STATION INC & GIESEKE
W DONALD CHAPTER 11 TR

[REDACTED]

BELLEMORE LINDA S SURV TR
& FAM TRUST 11/2/07

[REDACTED]

TAHOE KEYS CA CORP

[REDACTED]

ASHLEY COOKE & JANELLE
MIRANDA AULD

[REDACTED]

RUSSELL TAYLOR

[REDACTED]

LEONARD D SURV OLSON

[REDACTED]

MICHAEL S SCHACHER

[REDACTED]

STEBBIN RINEHART

[REDACTED]

BELLORY SUCC FONG

[REDACTED]

FONG BILLORY SUCC TR & FO
NG W FM LV RV TRUST 5/26/

[REDACTED]

JOHN J & JEAN C BOGER

[REDACTED]

TODD & JAMIE L STEWART

[REDACTED]

LEONARD D SURV OLSON

[REDACTED]

LEONARD D SURV OLSON

[REDACTED]

ALVARO R & JENNIFER D GARAY

[REDACTED]

DAVID J & NANCY E RHODES

[REDACTED]

AILEEN M PRERA

[REDACTED]

ROGER M & JUDITH L
ANDERSON

[REDACTED]

DAVID & POULAKIDAS
CHRISTINA PERKINS

[REDACTED]

TODD M & KIM A LEVINE

[REDACTED]

HARWELL FAM LIV TRUST
1/23/2023

[REDACTED]

KEVIN & TEASLEY SHANNON
EXTROM

[REDACTED]

Notice of Exemption

To: ☐ Office of Land Use and Climate Innovation
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

From: City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150

☒ County Clerk
County of El Dorado

Project Title: Tahoe Cider Company, Major Design Review, File DR25-002

Project Location - Specific: 2280 Lake Tahoe Blvd. / APN: 023-251-008

Project Location - City: South Lake Tahoe

Project Location - County: El Dorado

Description of Project: The project is the redevelopment of an existing commercial site with a two-story building. The existing concrete block garage on the site will be retained and repainted, while the adjacent wooden structure will be demolished, rebuilt, and expanded. The proposed redevelopment includes a new eating and drinking establishment, which will have hard cider production, storage, a tap room, a bar, and seating area.

Name of Public Agency Approving Project: City of South Lake Tahoe

Name of Person or Agency Carrying out Project: Ted Brown

Exempt Status: *(check one)*

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15302, Class 2
- ☐ Statutory Exemptions. State code number.

Reasons why the project is exempt: The proposed project is Categorically Exempt from CEQA under Section 15302, Class 2, which consists of the replacement and construction of existing structures and facilities, where a new structure that will be located on the same site as the structure replaced and will have substantially the same purpose.

Lead Agency Contact Person: Gretchen Schooleman
Area Code/Telephone: (530) 542-6022
Email: gschooleman@cityofslt.us

Signature: _____ **Title:** Assistant Planner

Date: _____

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at County of El Dorado: _____

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**CITY OF
SOUTH LAKE TAHOE**

CITY OF SOUTH LAKE TAHOE

Development Services Department, Planning Division

1052 Tata Lane, South Lake Tahoe, CA 96150

Phone (530) 542-6020 • Fax (530) 541-7524

Web address: www.cityofslt.us

ENVIRONMENTAL REVIEW CHECKLIST

Project Information:		
Project Name:		
Project Address:		
Parcel APN:		
<p>This checklist is to be completed by the applicant and will be used by City staff to determine the appropriate level of environmental review. Please provide a detailed explanation on any items for which the response is "Yes". Additional information may be requested as part of the Project Review process. Incomplete submittals will cause delays in the application review process. All required documents must be submitted digitally through eTRAKit.</p>		
YES	NO	Environmental Review Checklist Items
<input type="checkbox"/>	<input type="checkbox"/>	1. Does the project result in a change to existing physical features, including water bodies, trees, hills, or substantial alteration of ground contours?
<input type="checkbox"/>	<input type="checkbox"/>	2. Does the project result in a change in scenic views or vistas from existing residential areas, public lands, roads, or trails?
<input type="checkbox"/>	<input type="checkbox"/>	3. Will the project be visible from Lake Tahoe Boulevard, Emerald Bay Road, or Pioneer Trail?
<input type="checkbox"/>	<input type="checkbox"/>	4. Will the project result in a change in the pattern, scale, or character of the surrounding area of the project?
<input type="checkbox"/>	<input type="checkbox"/>	5. Is the project within 1/4 mile of residences, schools, hospitals, senior care facilities, or day care centers?
<input type="checkbox"/>	<input type="checkbox"/>	6. Will the project result in changes in dust, ash, smoke, fumes, or odors in vicinity?
<input type="checkbox"/>	<input type="checkbox"/>	7. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns?
<input type="checkbox"/>	<input type="checkbox"/>	8. Is the project within 500 feet of a stream environment zone or riparian habitat?
<input type="checkbox"/>	<input type="checkbox"/>	9. Will there be a substantial change in existing noise or vibration levels in the vicinity?
<input type="checkbox"/>	<input type="checkbox"/>	10. Is the site on filled land or on a slope of ten percent (10%) or more?
<input type="checkbox"/>	<input type="checkbox"/>	11. Will the project involve the use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?
<input type="checkbox"/>	<input type="checkbox"/>	12. Will the project substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)?
<input type="checkbox"/>	<input type="checkbox"/>	13. Is the project related to a larger project or series of projects?
<input type="checkbox"/>	<input type="checkbox"/>	14. Will the project require import or export of dirt (if yes, state amounts and borrow/disposal site)?
<input type="checkbox"/>	<input type="checkbox"/>	15. Will the project require dust control during construction?
<input type="checkbox"/>	<input type="checkbox"/>	16. Is the project substantially surrounded by urban uses?
<input type="checkbox"/>	<input type="checkbox"/>	17. Will the project have any impacts on traffic patterns?
<input type="checkbox"/>	<input type="checkbox"/>	18. Will the project result in any impacts on water quality?
<input type="checkbox"/>	<input type="checkbox"/>	19. Will the project require the need for additional municipal services (police, fire, water, or sewer)?
<input type="checkbox"/>	<input type="checkbox"/>	20. Can the site be adequately served by all required utilities and public services?
Item #	Please provide a detailed explanation for any items for which the response is "Yes".	

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TRPA FINDING OF NO SIGNIFICANT EFFECT

PROJECT DESCRIPTION: Redevelopment of 2280 Lake Tahoe Boulevard to create a new eating and drinking establishment that contains a hard cider production area, tap room, bar, and seating area.

APN: 023-251-008

ADDRESS: 2280 Lake Tahoe Boulevard

FILE NUMBER: DR25-008

PERMITEE(S): Ted Brown

Staff Analysis: In accordance with Article VI of the Tahoe Regional Planning Compact, as amended, and Section 3.3 and Section 3.5 of the TRPA Code of Ordinances, and Section 6.4 of the TRPA Rules and Regulations of Practice and Procedure, City staff has reviewed the information submitted with the subject project. On the basis of this initial environmental evaluation, City staff has found that the subject project will not have a significant effect on the environment.

Determination: Based on the above-stated finding, the subject project is conditionally exempt from the requirement to prepare an Environmental Impact Statement. The conditions of this exemption are the conditions of permit approval.

Approved by City Staff on _May 19,2025_____



CSLT Development Services
Director/Designee

May 19, 2025

Date

NOTICE OF A SPECIAL MEETING
CITY OF SOUTH LAKE TAHOE PLANNING
COMMISSION

NOTICE IS HEREBY GIVEN that in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code, the City of South Lake Tahoe Planning Commission will conduct a public hearing on June 26, 2025, at 3:00 pm., or as soon thereafter as possible, in the City Council Chambers, 1901 Lisa Maloff Way, South Lake Tahoe Airport, to consider the following agenda item:

- Tahoe Cider Company Major Design Review and Request for Allocation and Transfer of 1,033 Square Feet of Commercial Floor Area, File DR25-00

Any interested person may appear at the public hearing and present written testimony or speak in favor or against the project proposal. Pursuant to Government Code Section 65009(b)(2), if you challenge the above application in court, you may be limited to raising only those issues you, or someone else, raised at the public hearing described in this notice or in written correspondence delivered to the City of South Lake Tahoe Planning Commission at, or prior to, the public hearing. Written testimony may be addressed to the Planning Commission in care of the City Clerk to PublicComment@cityofslt.us or mailed to 1901 Lisa Maloff Way, Suite 206, South Lake Tahoe, CA 96150.

The Planning Commission agenda and related staff reports are available at least 72 hours in advance of regular meetings on the City's website <https://cityofslt.us/84/Watch-City-CouncilCommission-Meetings> or by contacting the City Clerk at (530) 542-6005.

Published: June 13, 2025