



MARKLEEVILLE DESIGN REVIEW COMMITTEE
COUNTY OF ALPINE, STATE OF CALIFORNIA
THURSDAY, APRIL 23, 2026 1:00 PM
BOARD CHAMBERS
GOVERNMENT CENTER
99 WATER STREET
MARKLEEVILLE, CA – 96120

Markleeville Design Review Committee

Tom Sweeney, Chair
Richard Harvey, Vice-Chair
Marie Bravo
Andrea Dean
Bruce Sanford
Rita Lovell, Ex-Officio

HOW TO PARTICIPATE/OBSERVE THE MEETING: Public access is available to the physical location of the meeting or you may participate in the Zoom Webinar. Telephone: Listen to the meeting live by calling Zoom at (669) 444-9171 and enter the webinar ID followed by the # key. Raise your hand to talk by pressing *9. Join by computer by clicking <https://us06web.zoom.us/j/83555076951> Raise your hand to talk by clicking Participants/Raise Hand. Zoom Meeting ID 835 5507 6951. Remote Zoom participation for members of the public is provided for convenience only. In the event that the zoom connection malfunctions for any reason, the Board reserves the right to conduct the meeting without remote access.

Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to Community Development Planning Staff planning@alpinecountyca.gov. The Markleeville Design Review Committee date and "general comment" should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.

Every reasonable effort will be made to accommodate any person needing special assistance to participate in this meeting. Please contact the Community Development Planning Staff at (530) 694-2140 or at planning@alpinecountyca.gov in advance of the meeting.

The Markleeville Design Review Committee welcomes you to its meetings, which are regularly scheduled for the last Thursday of each month. Your participation and interest are encouraged and appreciated. All members of the public are encouraged to participate in the discussion on any items on the agenda at the time the items come up for Commission consideration. Speakers are requested to identify themselves before speaking. Whenever possible, lengthy testimony should be presented to the Commission in writing and only pertinent points presented.

All decisions made by the Markleeville Design Review Committee may be appealed to the Alpine County Planning Commission in accordance with Alpine County Code Sections 18.56 and 18.88.

1. CALL TO ORDER REGULAR MEETING

2. GENERAL PUBLIC COMMENT

Any person may make comments during the General Public Comment period on items of interest, within the subject matter jurisdiction of the Committee, that are not listed on the posted agenda. In accordance with the Brown Act, the Committee cannot deliberate or vote on any matter under general public comment.

3. MARKLEEVILLE DESIGN REVIEW COMMITTEE MINUTES

3.1. June 5, 2025 meeting minutes

3.2. notice of adjournment 4/16/2026

4. REGULAR AGENDA - UNFINISHED BUSINESS

None

5. REGULAR AGENDA - NEW BUSINESS

5.1. 14811 HWY 89

5.2. property location attachment

6. OTHER BUSINESS

6.1. **Discuss outdoor lighting in the Markleeville Historic District. Determine if language pertaining to lighting regulations should be added to the Guidelines and put on the agenda for future for a Planning Commission Meeting.**

7. ADJOURNMENT

The Board will adjourn to the next meeting 4/23/26 at 1pm at Alpine County Government Center, 99 Water Street, Markleeville, California.

7.1. The Committee will adjourn until the next meeting, which is scheduled as needed.

Sam Booth, Community Development Director



UNAPPROVED – SUBJECT TO CORRECTION

MARKLEEVILLE DESIGN REVIEW HISTORIC COMMITTEE
COUNTY OF ALPINE, STATE OF CALIFORNIA
Virtual Meeting on Zoom only.

MINUTES

Thursday, June 5th 2025

1. Call to Order

Chair Tom Sweeney called the meeting to order at 1:06 p.m. with Members Marie Bravo, Kathleen Andrews, Richard Harvey and Bruce Sanford is introduced as a new member.

A quorum was established.

Staff Present:

Sam Booth, Director
Ethan Gray, Deputy Director
Alexa Burke, Staff Planner

2. General Public Comment

None

3. MINUTES

3.1. Request approval of regular meeting minutes of June 27th, 2024

The May 14, 2024 minutes were included on the original agenda, so approval of the June 27th, 2024 minutes was tabled until the next Markleeville Design Review Historic Committee meeting.

4. Unfinished Business

None

5. New Business

5.5 Cutthroat Sign Permit

Request to install a new projecting outdoor sign at Cutthroat Tavern, 14830 CA-89 Markleeville, CA. Director Sam Booth introduced the item, stating that the sign is consistent with County Requirements and that the sign will be hung on existing mounting on the building.

The Committee opened the discussion to the applicants, Clint Cielo and JT Chavallier, representing the owners of Cutthroat Tavern. The Committee questioned the applicants about the sign, including the material which will be wood and metal that were designed to be outdoors, the lighting around the sign, which will be existing lighting with nothing added. Marie Bravo had concerns about the brightness of the existing lights and JT Chavallier said the exiting lights have downward facing caps as required but they could look into dimmer blubs. In addition, there are questions about the mural but Tom Sweeny reminds the Committee since it is not on the agenda the mural cannot be discussed.

MOTION: Harvey/SECOND: Andrews to approve new projecting sign at Cutthroat Tavern.

AYES: Sweeney, Bravo, Andrews, Harvey, Sanford

MOTION CARRIED

6. Other Buisness

6.1 Outdoor lighting

Director Sam Booth introduced the topic of outdoor lighting in the Historic District which was added to the agenda at the request of the Committee.

Ms. Bravo states that it is not just about the amount of light but also the intensity of the light and would like the staff to come up with guidelines. Mr. Rich asks about the current guidelines. Director Booth explains that the current guidelines for the historic district just limit the intensity light and the County Code only address lighting of signage. Mr. Harvey states that the Administration Building is in the Historic District and needs to follow the guidelines.

Director Booth reviews what has been discussed at past meetings including potentially sending out information about lighting to the business owners for educational purposes. And reminds the committee that they only have control over new fixtures, not existing ones.

The Committee continues with a discussion on the Administration Building lights. The intensity is a concern for the Committee, and Ms. Bravo mentions that there is no need for them to be on after 5 pm. Director Booth mentions that the Sheriff's office does have people coming and going after five and in the past has requested the lights be reconnected, but the county can look at lights of different intensity and ensure they are downward facing. Deputy Director Grey states that there are options to improve things but that the Sheriff's Office needs to agree with any changes that are made.

The discussion continues about the lighting of different businesses, noting that Stonefly only uses lights when they are open and that the gas station has a flood light on its north side.

Mr. Harvey makes a motion for Community Development to look at the Administration Building lighting for being in or out of compliance and adjust the intensity and tone. Seconded by Ms. Bravo. All in favor.

7. Adjournment

Mr. Sanford moves to adjourn the meeting at 1:55, Ms. Andrews seconds. All in favor

The Commission adjourned to the next regular meeting with the meeting date, time and location to be determined.

Tom Sweeney, Chair

Attest:

Samuel R. Booth, AICP
Alpine County Community Development



UNAPPROVED – SUBJECT TO CORRECTION

**MARKLEEVILLE DESIGN REVIEW HISTORIC
COMMITTEE:SPECIAL MEETING
COUNTY OF ALPINE, STATE OF CALIFORNIA
Virtual Meeting on Zoom only.**

MINUTES

Thursday, April 23, 2026

1. Call to Order

Sam Booth Community Development Director opens the meeting at 12:07pm. Committee member Richard Harvey present.

Quorum not established.

2. Adjournment

Sam Booth issued Notice of Adjournment for the Committee to meet at a new time: April 23rd at 1pm.

Meeting was adjourned at 12:15pm.

AGENDA TRANSMITTAL

TO:
Markleeville Design Review Committee

FROM:

DATE OF MEETING:
April 23, 2026

PREPARED BY:



TITLE:
14811 HWY 89

SUMMARY:

FISCAL IMPACT:
Is this item allocated in the current budget?
Is this a one-time expenditure?

Anticipated Cost Current Fiscal:
Total Anticipated Cost:
Source:

RECOMMENDED ACTION:

BOS 2021-2026 STRATEGIC GOAL:

INSTRUCTIONS TO CLERK:

ATTACHMENTS:
1. 14811 HWY 89 Staff Report

STAFF REPORT

TO: Markleeville Design Review Committee

FROM: Sarah Traiman, Planner II

DATE: April 16, 2026

SUBJECT: **14811 Hwy 89, Markleeville** – Review building permit 260017 for proposed exterior modification of the property in the Markleeville Historic District (attachment 6) Committee members will review proposed materials (relating to color and style) to determine their conformance with County Code section 18.56 Markleeville Historic District Combined Zone regulations.

RECOMMENDATION

Finding that the project is consistent with County Code 18.56 and Markleeville Historic Design Guidelines

SITUATION

- A. Applicant:
Dillon McLaughlin

- B. Background
Location: 14811 Hwy 89
Markleeville, CA, 96120
General Plan Designation: Commercial (C)
Zoning: Commercial- DH (Commercial)

- C. Project description

Dylan McLaughlin has submitted a building application for upgrades to the property. The proposed modification consists of the following:

- Rear decking (22", 3'L x 8"W) constructed with composite decking (applicant materials 1)
- New railing for the decking (applicant materials 2)
- New glass sliding door for access to rear deck (applicant materials 3)
- New trim material and color (applicant materials 4)
- New siding material and color (applicant materials 5)

D. Committee Determination

Section 18.56.090 E of the Alpine County Code requires the Design Review Committee to determine if projects comply with the zoning code and the Design Guidelines:

Project Description

Upon completion of its review, the committee shall determine whether or not the proposed activity complies with the requirements of this chapter and is consistent with the Markleeville design guidelines approved by the board of supervisors. The determination may include conditions of approval necessary to make the activity comply with the requirements of this chapter and the Markleeville design guidelines. If the determination is that the activity does not comply with the requirements of this chapter and/or the Markleeville design guidelines, the committee shall state the specific reasons and provide the same in writing to the applicant within three working days of the determination.

E. **Staff findings in support of approval of proposed designs: permit 260017**

Decking & Railing

According to section 18.56.050 The lot area and setback requirements in the MHD combined zone shall be as stated in the underlying zone with which the Markleeville historic design zone is combined, except where the Markleeville design guidelines adopted pursuant to Section [18.56.070](#) specifically state a more restrictive requirement.

The underlying zone designation of the property is Commercial which allows a 0ft setback from structure to property line so the decking can be expanded beyond the existing footprint. The Markleeville Historic Guidelines do not address restrictive rear yard setbacks except to state that: “development of rear yard business with views of the creek should be encouraged”. (Item 2. Building Orientation and Storefront Character b. Street Edge)

The proposed replacement decking (see applicant materials 1) will be timber tech composite material in light tan. This material is made to replicate the aesthetics of natural wood and provides greater fire resistance and durability than the existing wood decking.

Although railing material is not covered in the guidelines, the proposed railing is similar to that of 51 Montgomery (see applicant materials 2) which is also in the Markleeville Historic District. The design guidelines mention that aluminum metal siding should not be used but are silent on metal or iron railings or fencing.

The guidelines stipulate that porches must not disrupt the store front pattern of the street. The proposed deck and railing are to be installed at the rear side of the property.

Siding

Section 4: Building Materials and Colors, Exterior Walls and Siding state that “Newer synthetic materials such as fiber cement may be considered on a case by case basis if they appear similar in character dimension and detailing as traditional building materials. The proposed Batten grain fiber style siding is similar to the material approved for 44 Montgomery (see applicant materials 5) and made to replicate the aesthetics of natural wood while providing durability and fire resistance. The proposed trim is the same fiber material.

Sliding Door

The guidelines (5 Architectural Features, Windows and Doors: Item I) state that “new openings should not be allowed on historic structures, especially on facades visible from the street”. Staff currently has no evidence that the subject building is on any historic building register and the proposed new sliding door is located on the rear of the building which is not considered the “façade” and is not visible from the street.

ALTERNATE ACTIONS

1. Find that the project is not consistent with either the ordinance or Design Guidelines with specific findings.
2. Continue the meeting pending consideration of additional information necessary to make a decision.

RECOMMENDATION

Find that the project is consistent with County Code 18.56 and in harmony with the intent of the Markleeville Historic Design Guidelines. Adopt staff findings for approval of the project.

Applicant's Materials 1 composite decking



Applicant materials 2: Proposed Fulton metal railing similar to that used at 51 Montgomery (see below)



51 Montgomery



Applicant materials 3: Trim and paint color

James Hardie

Hardie Trim HZ10 0.75 in. x 2.5 in. x 12 ft. Primed Rustic Grain Fiber Cement Batten Trim Board

★★★★★ ∨



1 qt. #PPU18-07 Falling Snow Satin Enamel Low Odor Interior Paint & Primer

★★★★★ (13349) ∨ Questions & Answers (496)



Applicant materials 4: sliding door

JELD-WEN

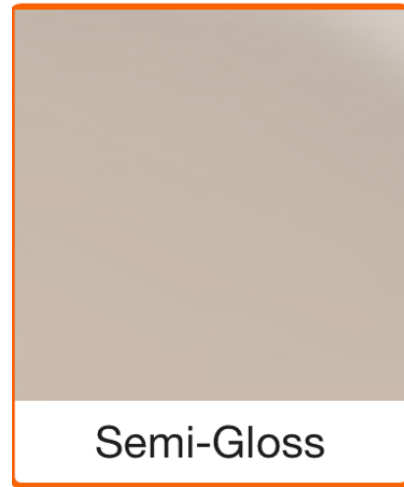
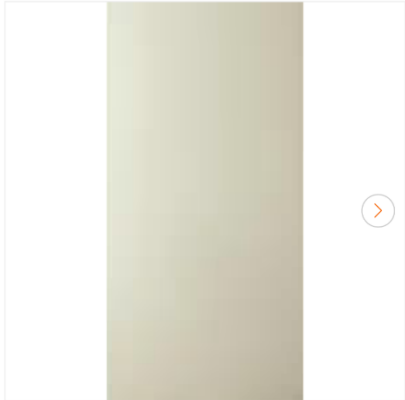
**V-4500 72 in. x 80 in. White Vinyl
Left-Hand Full Lite Impact Rated
Sliding Patio Door (Screen
Included)**

★★★★★ [Questions & Answers](#)



Applicant materials 5: siding and color

James Hardie
Hardie Panel HZ5 48 in. x 120 in.
Statement Collection Cobble
Stone Smooth Fiber Cement
Panel Siding
★★★★★ (5) ▾



44 Montgomery St



AGENDA TRANSMITTAL

TO:
Markleeville Design Review Committee

FROM:

DATE OF MEETING:
April 23, 2026

PREPARED BY:



TITLE:
property location attachment

SUMMARY:

FISCAL IMPACT:
Is this item allocated in the current budget?
Is this a one-time expenditure?

Anticipated Cost Current Fiscal:
Total Anticipated Cost:
Source:

RECOMMENDED ACTION:

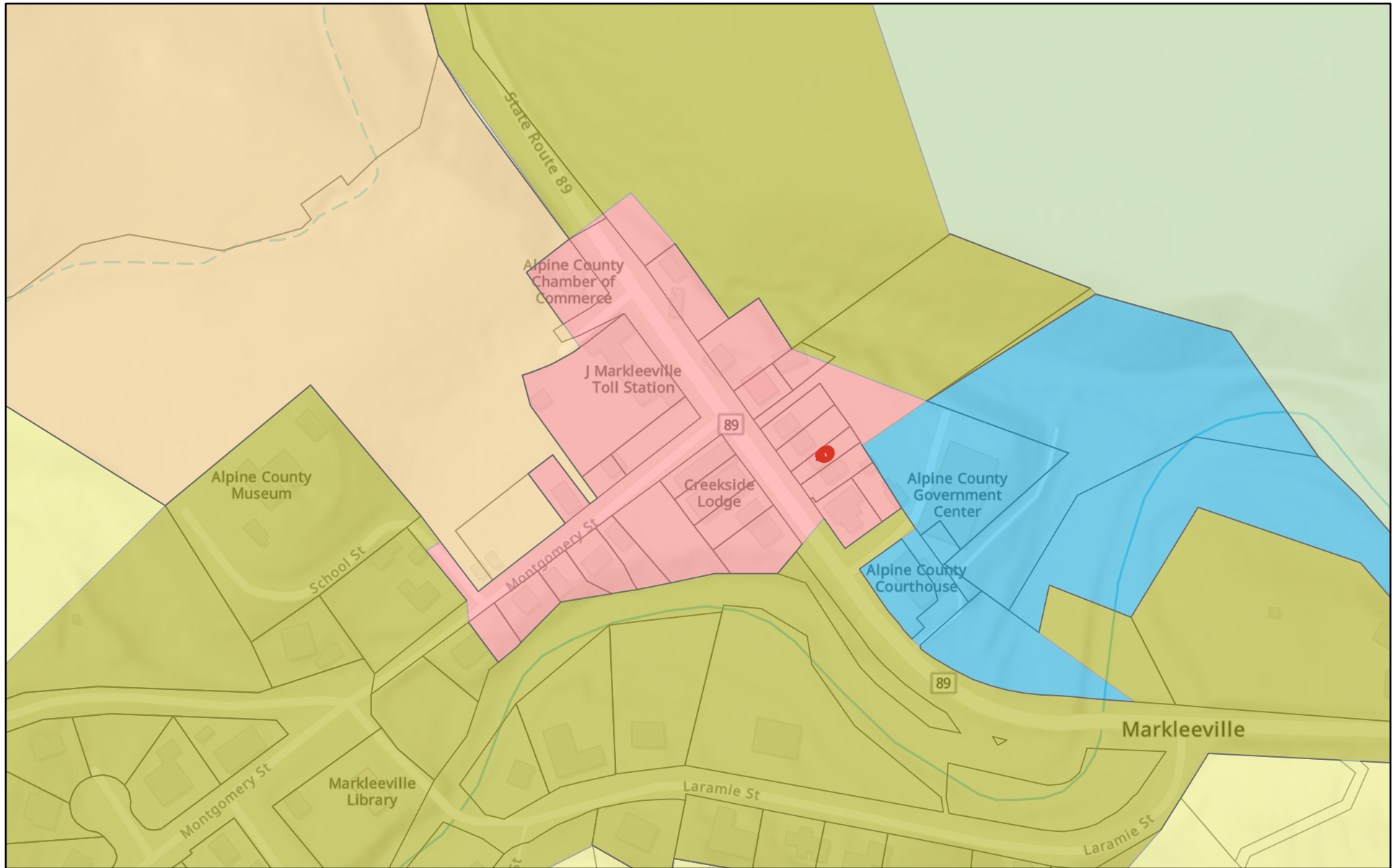
BOS 2021-2026 STRATEGIC GOAL:

INSTRUCTIONS TO CLERK:

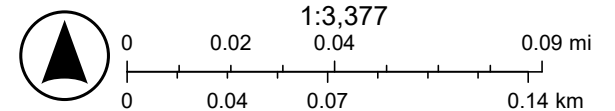
ATTACHMENTS:

1. zone map

14811 HWY 89: The Deli



Zoning districts	C, C-DH; NC	RE-5-CR; RE-5; RE-4; RE-2; RE-10; RE-1.5; RE-1; RE	RN; RN-20
AG; AG-CR; AGR-SH	CR	RE-5-CR; RE-5; RE-4; RE-2; RE-10; RE-1.5; RE-1; RE	RN; RN-20
AG; AG-CR; AG-CR-SH	IND	RE-5-CR; RE-5; RE-4; RE-2; RE-10; RE-1.5; RE-1; RE	TP
AG; AG-CR; AG-CR-SH	INS	RE-5-CR; RE-5; RE-4; RE-2; RE-10; RE-1.5; RE-1; RE	AlpineCountyParcels_Internal
AP	LP	RE-5-CR; RE-5; RE-4; RE-2; RE-10; RE-1.5; RE-1; RE	World_Hillshade
C, C-DH; NC	PD	RE-5-CR; RE-5; RE-4; RE-2; RE-10; RE-1.5; RE-1; RE	
C, C-DH; NC	RE-5-CR; RE-5; RE-4; RE-2; RE-10; RE-1.5; RE-1; RE	RE-5-CR; RE-5; RE-4; RE-2; RE-10; RE-1.5; RE-1; RE	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS,