TAHOE HEARING MEETING LOCATION:
NORTH TAHOE EVENT CENTER
8318 NORTH LAKE BOULEVARD, KINGS BEACH, CA 96143

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.

8:00 a.m.
Commissioners and staff to meet at the Community Development Resource Agency (CDRA) at 3091 County Center Drive, Auburn, and depart from the parking lot. County vehicles to provide transportation to Tahoe destination.

10:00 a.m.
FLAG SALUTE

ROLL CALL: Jeffrey Moss, District 4 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Anders Hauge, District 5 (Secretary); Samuel Cannon, District 1; Nathan Herzog, District 2; Richard Johnson, District 3; Wayne Nader, At-Large West of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT: Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.
CONSENT AGENDA: All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

1) 10:05 a.m. WINN-CARLSON / BEAR CREEK LOT 70 SUBDIVISION MODIFICATION (PLN19-00140) CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (GUSTAFSON)
Consider a request from Olson-Olson Ena, LLC, on behalf of Ryan Carlson, for approval of a Subdivision Map Modification in the Bear Creek Association Subdivision (Lot 70) to allow for a 13-foot front setback where there is a required 30-foot mapped setback (John Scott Trail), in order to construct a residential addition including a 2-car garage, driveway, and low-level, non-livable storage area (approximately 288 square feet of the addition would encroach into the 30-foot mapped setback). The Planning Commission will also consider adoption of Categorical Exemption pursuant to Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations).

Project Location: 2140 John Scott Trail in the Alpine Meadows area
APN: 095-261-016-000
Total Acreage: .34 acres
Zoning: RS (Residential Single Family)
Community Plan Area: Alpine Meadows General Plan
Applicant: Olson-Olson Ena, LLC, on behalf of Ryan Carlson and Melissa Winn
County Staff: Planning Services – Kally Kedinger-Cecil, Associate Planner (530) 745-3034

2) 10:15 a.m. LAKESIDE REDEVELOPMENT (FORMALLY KNOWN AS LAULIMA) VESTING TENTATIVE SUBDIVISION MAP, CONDITIONAL USE PERMIT, VARIANCE, AND ADMINISTRATIVE REVIEW PERMIT (PLN17-00247) MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (GUSTAFSON)
Consider a request from Brian Helm, for approval of a Vesting Tentative Subdivision Map and Conditional Use Permit to allow a Planned Residential Development that will consist of up to ten residential lots (two duplex buildings and six detached single-family dwellings), a private 2,123 square foot homeowner’s amenity building (second story of the proposed restaurant building), and associated common open space. Three commercial buildings are also proposed including up to two 755 square foot one-story retail buildings and a 2,135 square foot commercial restaurant with approximately 295 square feet of outdoor patio dining. An Administrative Review Permit is being requested to allow the restaurant and associated outdoor dining. Additionally, the project is requesting a Variance to the Tahoe Basin Area Plan parking facility design standards (TBAP 3.07.A.9.i) which requires a 20-foot setback between the edge of the travel lane of the highway/street and the first parking stall, in order to allow for a 13-foot setback along Highway 28 and a 7-foot setback from the proposed access road. The Planning Commission will also consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that was prepared pursuant to the California Environmental Quality Act for the project.
Project Location: 8194-8258 North Lake Boulevard (State Highway 28) and 8178-8246 Brockway Vista Avenue in the Kings Beach area
APNs: 090-072-006-000, 090-072-009-000, 090-072-027-000, 090-072-028-000, 090-073-005-000, 090-073-006-000, 090-073-007-000
Total Acreage: 1.85 acres
Zoning: MU-LTC (Mixed-Use Lakeside Town Center)
Community Plan Area: Tahoe Basin Area Plan
Applicant: Brian Helm
County Staff: Planning Services – Allen Breuch, Supervising Planner (530) 581-6284

3) 10:45 a.m.

AMAZING FACTS MINISTRY
MINOR USE PERMIT MODIFICATION (PLN19-00183)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)
Consider a request from Michael Moreland on behalf of Amazing Facts International, for approval of a Minor Use Permit Modification to allow for a 10,000 sq. ft. Storage Building to be used for storage of materials associated with the House of Worship use. The Minor Use Permit (PMPA 2007-0707) was originally approved by the Planning Commission on June 7, 2012 and allowed for a House of Worship that consisted of two buildings totaling 120,100 square feet. A Final Environmental Impact Report was prepared for the project in accordance with CEQA and certified at the same time. The proposed storage building in combination with all other approved structures (+/- 110,820 square feet total) on-site would not exceed the total square footage analyzed in the previously certified EIR. The Planning Commission will consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures).

Project Location: South side of Sierra College Boulevard, between Night Watch Drive and Ridge Park Drive; abuts the City of Rocklin along the north property line and extends south to Oak Hill Lane in the Granite Bay area.
APNs: 046-050-010-000, 046-050-011-000, 046-050-012-000, 046-050-013-000 and 046-050-014-000
Total Acreage: 74.2 acres
Zoning: F-B-X 20 ac. min. (Farm, combining minimum Building Site of 20 acres minimum)
Community Plan Area: Granite Bay Community Plan
Applicant: Michael Moreland, on behalf of Amazing Facts International
County Staff: Planning Services – Delanie Farnham, Assistant Planner (530) 745-3187
4) 11:00 a.m. **HOUSING STRATEGY AND DEVELOPMENT PLAN – WORKSHOP**  
**HOUSING RELATED AMENDMENTS TO THE COUNTY’S GENERAL PLAN, ZONING ORDINANCE, AND COMMUNITY DESIGN GUIDELINES MANUAL**  
**ALL SUPERVISORIAL DISTRICTS**  
The Planning Services Division is presenting information on the Housing Strategy and Development Plan with regards to proposed housing related amendments to the General Plan and Zoning Ordinance, including an update of the County’s development standards and design guidelines for multi-family and mixed-use development. The purpose of the workshop is to receive comments from the public, and input and direction from the Planning Commission on possible housing-related amendments.  
**County Staff:**  
Planning Services – Patrick Dobbs (530) 745-3060

**CONSENT AGENDA:**

A) Approve [Action Agenda of June 13, 2019](#) Planning Commission Meeting