The meeting was held at the North Tahoe Event Center, located at 8318 North Lake Boulevard in Kings Beach, CA 96143.

8:00 a.m. Commissioners and staff met at the Community Development Resource Agency (CDRA) at 3091 County Center Drive, Auburn, and drove to the Tahoe destination.

10:00 a.m. FLAG SALUTE

10:02 – 10:10 a.m. 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, E.J. Ivaldi provided an update on the Board of Supervisors approvals for the Stoneridge / Westwood Family Winery, Squaw Valley/Alpine Meadows Base to Base Gondola and Quarry Ridge projects, previously heard by the Planning Commission. The August 8th meeting will include Granite Bay and West Placer projects as well as receiving comments on the Placer County Conservation Plan Draft Environmental Impact Study/Report. A workshop on the Sustainability Plan and other items are scheduled for the August 22nd hearing.

PUBLIC COMMENT: The opportunity to comment on matters not included on the current agenda was provided. Two members of the public made comments related to an agenda item.

CONSENT AGENDA: The items on the Consent Agenda were recommended for approval by the Development Review Committee and approved by a single roll call vote.

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
10:10 – 10:24 a.m. MAJOR 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 Community Plan  
**Applicant:** Olson-Olson Ena, LLC, on behalf of Ryan Carlson  
**County Staff:** Planning Services – Kally Kedinger-Cecil, Associate Planner (530) 745-3034

*There was no public comment.*

1. **MOTION AS FOLLOWS:** Find the project Categorically Exempt from review under CEQA pursuant to the provisions of Section 15305 of CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations) supported by the findings contained in the staff report.

   Commissioner Nader moved; Commissioner Sevison second

   **MOTION VOTE – 7:0 unanimous**  
   **AYE:** Cannon, Hauge, Herzog, Johnson, Nader, Moss, Sevison  
   **NO:** None

2. **MOTION AS FOLLOWS:** Approve the 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 two-car garage, driveway, and mudroom, supported by the findings contained in the Staff Report and subject to the Conditions of Approval.

   Commissioner Nader moved; Commissioner Sevison second

   **MOTION VOTE – 7:0 unanimous**  
   **AYE:** Cannon, Hauge, Herzog, Johnson, Nader, Moss, Sevison  
   **NO:** None

2) 10:15 a.m.  
10:24 a.m. – 12:14 p.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 a Mitigated Negative Declaration prepared for the project in accordance with CEQA.

**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 City Area General Plan

**Applicant:** Brian Helm

**County Staff:**
Planning Services – Allen Breuch, Supervising Planner (530) 581-6284

Twelve members of the public provided comments.

1. **MOTION AS FOLLOWS:** Continue the item to an open date to obtain additional public input, facilitated by the County between applicant and community members.

   Commissioner Nader moved; Commissioner Sevison second

   **MOTION VOTE – 6:0:1**
   AYE: Cannon, Herzog, Johnson, Nader, Moss, Sevison
   NO: None
   ABSTAIN: Hauge

12:14 – 12:26 p.m. BREAK

3) 10:45 a.m. **AMAZING FACTS MINISTRY**

**MINOR USE PERMIT (PMPA 2007-0707) 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 proposed Minor Use Permit Modification will add 10,000 square feet for a total of +/- 110,820 square feet for the House of Worship site. The Planning Commission will also 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

There was no public comment.

1. **MOTION AS FOLLOWS:** Find the project categorically exempt from environmental review pursuant to provisions of 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), because the proposed modification will add new construction that will not exceed 10,000 square feet.

   Commissioner Herzog moved; Commissioner Sevison second

   **MOTION VOTE – 7:0**
   **AYE:** Cannon, Hauge, Herzog, Johnson, Nader, Moss, Sevison
   **NO:** None

2. **MOTION AS FOLLOWS:** Approve the Minor Use Permit Modification to allow a 10,000-square foot Storage building to be used for storage of materials associated with the Amazing Facts Ministry, supported by the findings contained in the Staff Report and subject to the revised recommended Conditions of Approval.

   Commissioner Herzog moved; Commissioner Sevison second

   **MOTION VOTE – 7:0**
   **AYE:** Cannon, Hauge, Herzog, Johnson, Nader, Moss, Sevison
   **NO:** None

4) 11:00 a.m. – 12:59 p.m.

**PLACER COUNTY HOUSING STRATEGY AND DEVELOPMENT PLAN – WORKSHOP**

**ALL SUPERVISORIAL DISTRICTS**

The Planning Services Division is conducting a Public Workshop to review possible housing-related Code amendments, receive comments from the public; and input and direction from the Planning Commission.

**County Staff:**
Planning Services – Patrick Dobbs (530) 745-3060
There were no public comments.

NO ACTION TAKEN – COMMENTS RECEIVED ONLY.

CONSENT AGENDA:

A) Approve Action Agenda of June 13, 2019 Planning Commission Meeting


   Commissioner Johnson moved; Commissioner Nader second

   MOTION VOTE – 5:0:2
   AYE: Hauge, Johnson, Nader, Moss, Sevison
   NO: None
   ABSTAIN: Cannon, Herzog

1:00 p.m. MEETING ADJOURNED