



County of Placer  
**Granite Bay Municipal Advisory Council**  
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County Contact: Michael Spelis (916) 787-8960

## **REGULAR MEETING AGENDA**

6:00 PM, Thursday August 3<sup>rd</sup>, 2023

Meeting Location: Granite Bay Library 6475 Douglas Blvd. Granite Bay

Online via Zoom (link below) | **Meeting ID: 929 6047 0204**

This is an in-person meeting for the MAC members and county staff, and the public is also welcome to participate in person.

Options for the public to participate virtually will also be offered as follows:

Members of the public may observe and participate in this meeting by accessing the following web link:

<https://placer-ca-gov.zoom.us/j/92960470204>

Members of the public may access meeting audio by calling 1-877-853-5247 (Toll Free) or 1-888-788-0099 (Toll Free) **Conference ID: 929 6047 0204** please dial \*9 to "raise hand" and queue for Public Comment.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of June 1<sup>st</sup>, 2023 Minutes**
- 5. Approval of August 3<sup>rd</sup>, 2023 Agenda**
- 6. Public Safety & MAC Member Reports (15 Minutes)**
  - A.** Placer County Sheriff's Office
  - B.** California Highway Patrol
  - C.** South Placer Fire
  - D.** CalFire
  - E.** MAC Member reports (if any)

- 7. Public Comment: (15 Minutes)** Persons may address the Council on items not on this agenda. We welcome your input at this time

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at [www.placer.ca.gov/bos/mac](http://www.placer.ca.gov/bos/mac). Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.



with the understanding that **Public Comment is limited to 15 minutes so please limit comments to 3 minutes or less per person.** If all comments cannot be heard within the 15-minute time limit, the Public Comment period will be taken up at the end of the regular meeting. The Council is not permitted to take any action on items addressed under Public Comment.

## **8. Action Items**

### **A. HDMA Variance and Subdivision Modification (15 Minutes)**

MAC members are being asked to provide a recommendation on the HDMA Variance and Subdivision Modification project. The property owner is requesting to build a retaining wall within the side and rear setback of Lot 76 in the Lakeridge Community. Entitlements include a subdivision modification to change the recorded 25-foot front setbacks to 20 feet, on the Lakeridge Subdivision Map, and a setback variance to reduce the side setback to 2 feet, where a minimum of 7.5-feet is normally required, to construct an 8-foot-retaining wall on the parcel located at 7560 Sierra Drive in Granite Bay. The property is zoned Residential Single Family, combining a minimum Building Site of 10,000 square feet (RS-B-10), and is designated Medium Density Residential 2- 4 units per acre Granite Bay Community Plan.

**Presenter: Chris Schmidt**

## **9. Information Non-Action Items**

### **A. Housing Needs Rezone Program (Countywide) (30 Minutes)**

May 2021 the Board of Supervisors adopted the 2021-2029 Housing Element, a comprehensive plan aimed at addressing and accommodating Placer County's housing needs while ensuring equitable access to housing options. Within the Housing Element, the Housing Needs Rezone Program (Rezone Program) was established, requiring the County to identify and make available properties for higher-density, multifamily residential development through land use and zoning regulations. The program once completed will satisfy the County's requirement to meet its share of the Regional Housing Needs Allocation. Staff will provide an informational presentation on the Rezone Program, including background, housing units required, specific properties identified to potentially be rezoned, plans for property owners and public outreach, environmental review, schedule and consequences of non-compliance.

**Presenter: Kally Kadinger-Cecil**

**B. Beach Hut Deli Relocation (15 Minutes)**

Troy Feist, owner of Beach Hut Deli wishes to present to the MAC his tentative plans to relocate his flagship store from the Country Gables Shopping Center to a new location nearby.

**Presenter: Troy Feist**

**C. Pioneer Community Energy (15 Minutes)**

The MAC will hear an informational presentation from Pioneer Community Energy.

**Presenter: Alexia Retallack**

**10. Supervisor's Report (10 minutes)**

**11. Adjournment:** Next regular meeting September 7<sup>th</sup>, 2023.