

NOTICE OF PUBLIC HEARING

WHERE: PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

WHEN: June 27, 2024 10:00 AM

SUBJECT: LAKEVIEW DEVELOPMENT
MINOR USE PERMIT (PLN21-00397)
TAHOE BASIN AREA PLAN CONFORMITY CHECKLIST
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing at the above place and time to consider a request from Reza Shera, Neptune Investments, LLC, for the approval of a Minor Use Permit to allow for an 18,206 square foot mixed-use development that includes 15 tourist accommodation units, nine (9) market-rate rental units, one (1) deed restricted achievable workforce housing unit and 1,534 square feet of professional office space. The project consists of two buildings, a a three-story building (45 feet, six inches tall) fronting North Lake Boulevard and a smaller three-story (35 feet tall) building located behind the main structure. The subject property, Assessor's Parcel Numbers 090-142-001-000 and 090-142-002-000 comprises 0.465 acres and is currently zoned North Tahoe East Lakeside Town Center and is located at 8716 and 8720 North Lake Boulevard, in Kings Beach area.

The Planning Commission will also be asked to determine that the project is in conformance with the Tahoe Basin Area Plan Environmental Impact Report and subsequent addendums.

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Clerk of the Board at (530) 889-4020, between the hours of 8:00 a.m. and 5:00 p.m. on Monday through Friday.

You may direct written comments to the Clerk of the Board at 175 Fulweiler Avenue, Auburn, CA 95603 or you may telephone the Clerk at (530) 889-4020. If you challenge the proposed action 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 public entity conducting the hearing at, or prior to, the public hearing.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/9537/2024>. All letters, written materials, studies or reports, should be delivered to the Clerk of the Board at 175 Fulweiler Avenue, Auburn, CA 95603, or emailed to Planningcommission@placer.ca.gov.

The Planning staff contact for this project is Heather Beckman who can be reached at 530-388-6484 or hbeckman@placer.ca.gov.

Planning Commission
Clerk of the Board
Planning Division: Heather Beckman, Senior Planner