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**CITY OF BIG BEAR LAKE  
PLANNING COMMISSION MEETING MINUTES  
REGULAR MEETING**

**February 4, 2009**

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**MEETING CALLED TO ORDER:** 1:15 p.m.

**FLAG SALUTE:** Commissioner Smith

**PRESENT:** Chairman Anne Zimmerman  
Vice-Chairman Richard Lambert  
Commissioner Craig Smith  
Commissioner Rick Hackney  
Commissioner David Caretto

**STAFF:** Janice Etter, City Planner  
Jeff Ballinger, City Attorney  
David Lawrence, Director of Public Works, City Engineer  
Siri Eggebraten, Assistant Planner  
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the February 4, 2009 meeting held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

**AGENDA APPROVAL**

Moved by Commissioner Caretto, seconded by Commissioner Smith, to approve the agenda as presented. The agenda was approved unanimously.

**PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS**

None.

**PUBLIC FORUM**

No one wished to speak.

**1. CONSENT CALENDAR**

1.1 Approval of the Minutes of the Planning Commission meeting of October 15, 2008

1.2 Approval of the Minutes of the Planning Commission meeting of November 19, 2008.

Moved by Commissioner Hackney, seconded by Commissioner Lambert, to approve the Consent Calendar, with Commissioner Caretto abstaining from the vote of the October 15, 2008 minutes. The motion was approved unanimously.

**2. ACTION ITEMS**

2.1 Boulder Bay Park Improvements

Location: 39080 Big Bear Boulevard

APN: 306-161-01, 02, 03, 04, 05, 06; 306-138- 07; 306-261-13, 18

Staff recommends the Commission approve the plant selection list and review view corridors, as directed by City Council on August 8, 2008.

Director Lawrence introduced Lacey Withers, of Withers and Sandgren, who presented modifications to the original plans which included moving some locations of trees and plants to maintain existing views, and substitution of several plants and trees to more closely follow the guidelines in the Native Shrub and Brush Ordinance and also select species that are shorter and less dense than originally planned.

Staff responded to questions regarding plant selection, maintenance, snow removal and the non-motorized boat ramp and associated costs.

At the hour of 1:30 p.m., Chairman Zimmerman opened public discussion.

Loren Hafen, representative from the Boulder Bay Homeowners Association and also representing Holloway's Marina, stated for the record his concerns regarding the intensified use, loss of view corridor, parking requirements, and the planting of trees. He also suggested saving the costs associated with putting in the boat ramp.

Hearing no further comment, Chairman Zimmerman closed public discussion.

Moved by Commissioner Caretto, seconded by Commissioner Smith, to accept the landscape plan amending the plant list to substitute Serviceberry, Manzanita, and Mahogany shrubs if appropriate as directed by the Fire Department, to reduce the height of shrubs near the shoreline to preserve views, to plant deciduous trees in the parking lot area, to work with the Condo Association regarding the placement of trees, and to direct staff to bring back further details about the operations of the boat ramp as an informational item at a future meeting.

The motion was approved by the following vote:

AYES: CARETTO, SMITH, HACKNEY, LAMBERT, ZIMMERMAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**3. PUBLIC HEARING ITEMS**

3.1 Conditional Use Permit 2008-321

Applicant: Snow Summit, Inc.

Representative: Bob Sokolowski (Snow Summit), Bill Kuester (Curry Engineering)

Location: 887 Summit Boulevard

APN: 2328-169-01

Commissioner Smith recused himself from Item 3.1 because Big Bear Mountain Resorts is a client of his. At the hour of 2:09 p.m., Commissioner Smith left the meeting room.

An application to construct a two-story, 18,819 square foot Beginner's Center building on a 3.15-acre portion of Snow Summit Ski Resort.

City Planner Etter presented the staff report recommending that the Planning Commission adopt a resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit 2008-321 based on the findings and subject to the conditions of approval contained in the resolution. She stated the applicants were present in the audience and have read and concurred with all conditions of approval with the exception of Condition 34, and stated that staff is recommending the following revision, and the Commission concurred:

34. All dust control and soil conditioning and compaction shall be done with recycled water or well water supplied by Snow Summit. In no case shall water from the City of Big Bear Lake Department of Water domestic system be used for dust control, soil conditioning, or compaction. The applicant shall contact the Big Bear Area Regional Wastewater Agency (BBARWA) at (909) 585-5578 for water reuse requirements. (DWP)

Staff responded to questions from the Commission regarding handicapped parking and the removal of trees.

At the hour of 2:19 p.m., Chairman Zimmerman opened the public hearing.

Dick Kun, the applicant, responded to questions from the Commission regarding the removal of trees.

Hearing no further comment, at the hour of 2:22 p.m. Chairman Zimmerman closed the public hearing.

Moved by Commissioner Hackney, seconded by Vice-Chairman Lambert, to adopt Resolution No. PC2009-04 approving Conditional Use Permit 2008-321, based on the findings and subject to the amended conditions of approval as follows:

**RESOLUTION NO. PC2009-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 2008-321 TO CONSTRUCT A TWO-STORY 18,819 SQUARE FOOT "BEGINNER'S CENTER" ON A 3.15-ACRE PORTION OF THE SNOW SUMMIT SKI RESORT PROPERTY LOCATED AT 887 SUMMIT BOULEVARD (ASSESSOR'S PARCEL NUMBER 2328-169-01).**

The motion was approved by the following vote:

AYES: LAMBERT, CARETTO, HACKNEY, ZIMMERMAN  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: SMITH

At the hour of 2:23 p.m., Commissioner Smith returned to the meeting room and took his seat at the dais.

3.2 Conditional Use Permit 2008-343

Applicant: Bear Valley Center for Spiritual Enrichment  
Representative: Nancy Walker  
Location: 578 Bonanza Trail  
APN: 0308-144-11

An application to operate a church with an office, meeting room, bookstore, and gift shop on a 0.21 acre property zoned Village Retail in the Village Specific Plan area.

Assistant Planner Eggebraten presented the staff report recommending that the Planning Commission adopt a resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit 2008-343 based on the findings and subject to the conditions of approval contained in the resolution

Staff responded to questions from the Commission regarding parking and the shared parking agreement, the gift shop, and the occupancy load.

At the hour of 2:37 p.m., Chairman Zimmerman opened the public hearing.

Nancy Walker, representative and resident of Fawnskin, addressed questions posed by the Commission.

Hearing no further comment, at the hour of 2:38 p.m., Chairman Zimmerman closed the public hearing.

Moved by Commissioner Caretto, seconded by Commissioner Smith, to adopt Resolution No. PC2009-05 approving Conditional Use Permit 2008-343, based on the findings and subject to the conditions of approval as follows:

**RESOLUTION NO. PC2009-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT APPLICATION 2008-343 TO OPERATE A CHURCH, OFFICE, MEETING ROOM, BOOKSTORE, AND GIFT SHOP IN A 1,614 SQUARE FOOT BUILDING. THE PROJECT IS PROPOSED ON AN 8,742 SQUARE FOOT PROPERTY ZONED VILLAGE RETAIL**

**(VR) IN THE VILLAGE SPECIFIC PLAN AND IS LOCATED  
AT 578 BONANZA TRAIL, ASSESSOR'S PARCEL NUMBER  
0308-144-11.**

The motion was approved by the following vote:

AYES: HACKNEY, LAMBERT, CARETTO, SMITH, ZIMMERMAN  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

- 3.3 Conditional Use Permit 2008-347  
Applicant: TTL Enterprises, LLC  
Representative: Lorraine Taylor  
Location: 415 and 425 Conklin Road  
APN: 0309-036-13, 14

An application to operate a bed and breakfast establishment with four guest rooms and a three-unit commercial lodge with a craft room on two properties zoned Multiple Family Residential (R-3).

Assistant Planner Eggebraten presented the staff report recommending that the Planning Commission adopt a resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit 2008-347 based on the findings and subject to the conditions of approval contained in the resolution

Chairman Zimmerman polled the Commission and noted for the record that all five visited the site.

Staff responded to questions from the Commission regarding a lot merger application, fencing, and the painting of the buildings to unify the appearance.

At the hour of 2:49 p.m., Chairman Zimmerman opened the public hearing.

Lorraine Taylor, representative and resident of Big Bear Lake, addressed questions posed by the Commission.

Hearing no further comment, at the hour of 2:53 p.m., Chairman Zimmerman closed the public hearing.

Moved by Commissioner Caretto, seconded by Commissioner Hackney, to adopt Resolution No. PC2009-06 approving Conditional Use Permit 2008-347, based on the findings and subject to the conditions of approval as follows:

**RESOLUTION NO. PC2009-06**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF BIG BEAR LAKE, COUNTY OF SAN  
BERNARDINO, STATE OF CALIFORNIA, APPROVING**

**CONDITIONAL USE PERMIT APPLICATION 2008-347 TO OPERATE A FOUR GUEST ROOM BED AND BREAKFAST ESTABLISHMENT AND A THREE-UNIT COMMERCIAL LODGE WITH A CRAFT ROOM. THE PROJECT IS PROPOSED ON A 0.37 ACRE PROPERTY ZONED MULTIPLE FAMILY RESIDENTIAL (R-3) LOCATED AT 415 AND 425 CONKLIN ROAD, ASSESSOR'S PARCEL NUMBERS 0309-036-13 AND 0309-036-14.**

The motion was approved by the following vote:

AYES: SMITH, HACKNEY, CARETTO, LAMBERT, ZIMMERMAN  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

**4. PLANNING DIRECTOR'S REPORT**

City Planner Etter announced that staff recommends the cancellation of the Planning Commission meeting on February 18, 2009.

Moved by Commissioner Smith, seconded by Commissioner Caretto, to cancel the Planning Commission meeting of February 18, 2009. The motion was approved unanimously.

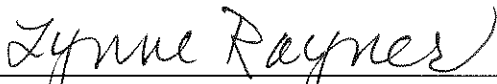
**5. SUMMARY COMMENTS**

None.

**6. ADJOURNMENT**

There being no further comments, Chairman Zimmerman adjourned the regular meeting at 3:00 p.m.

MINUTES APPROVED AT THE MEETING OF APRIL 1, 2009.



Lynne Rayner, Planning Commission Secretary