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

September 17, 2008

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

FLAG SALUTE: Commissioner Smith

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

EXCUSED: Commissioner Rick Hackney

STAFF: James Miller, Director of Building & Planning
Janice Etter, City Planner
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the September 17, 2008 meeting held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

AGENDA APPROVAL

Chairman Caretto noted for the record that the Family Fun Night event was held on Monday, September 15, 2008; therefore Item 2.1 requesting approval for a rain out date need not be heard. Moved by Commissioner Smith, seconded by Commissioner Lambert, to approve the agenda with Item 2.1 withdrawn. The amended agenda was approved unanimously.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

Director Miller announced that there would not be a Planning Commission meeting on October 1, 2008.

Redevelopment Director Lyle Haynes presented an overview of the Improvement Agency's Updated and Amended 2005-2009 Implementation Plan.

PUBLIC FORUM

No one wished to speak.

1. CONSENT CALENDAR

- 1.1 Approval of the Minutes of the Planning Commission meeting of May 7, 2008.
- 1.2 Approval of the Minutes of the Planning Commission meeting of May 21, 2008.

Moved by Commissioner Lambert, seconded by Vice-Chairman Zimmerman, to approve the minutes of May 7, 2008 and May 21, 2008, with Chairman Caretto abstaining from the minutes of May 21, 2008. The motion was approved unanimously.

2. PUBLIC HEARING ITEMS

2.1 Major Special Event 2008-185 was withdrawn.

3. PLANNING DIRECTOR'S REPORT

Director Miller informed the Commission that staff took a harder look at the intent of the Development Code in the Commercial-Visitor (C-3) zone with regards to Planning Appeal 2008-165 filed by Bob Chaney of the City Planner's denial for a mortgage company business license on Moonridge Road. He stated that the Development Code tends to promote a more open door policy regarding brokerage and escrow type activities, and in discussions with Mr. Chaney regarding his operation, it is clearly a mortgage brokerage company, and based upon this information, staff felt that a mortgage brokerage company would be appropriate in the C-3 zone and therefore would allow the use there. Director Miller stated that he has not heard from Mr. Chaney regarding whether the tenant Proficio Mortgage was lost permanently and has not seen a new application. He stated that regarding grandfathering, after conducting extensive historical research, there was nothing in City files confirming in writing that Mr. Chaney had ever had a mortgage use in that location.

Director Miller also informed the Commission that a letter had been received from the Bear Valley Recreation and Parks District requesting a variance for signage. He stated staff would address the letter and report back to the Commission when a decision is made.

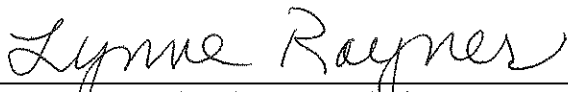
4. SUMMARY COMMENTS

Commissioner Smith asked about the status of the Interlaken Center improvements. City Planner Etter replied that landscaping improvements and parking lot lighting have not been signed off yet. Chairman Caretto asked about the condition of the asphalt and the parking stall striping. Ms. Etter replied that she would check on the asphalt/striping situation. Additionally, Commission Smith requested the left turn indicator sign at Big Bear Boulevard and Christmas Tree Lane be replaced after being knocked down. He also asked about the left turn movement into the Walgreens from Moonridge Road after turning right from Big Bear Boulevard, commenting that he remembered that the original approval was for no left turn to be permitted at that location. Director Miller stated he would consult with Director Lawrence to determine the best resolution for this issue.

5. ADJOURNMENT

There being no further comments, Chairman Caretto adjourned the regular meeting at 1:58 p.m.

MINUTES APPROVED AT THE MEETING OF NOVEMBER 19, 2008.



Lynne Rayner, Planning Commission Secretary