
PLANNING COMMISSION MEETING MINUTES
SPECIAL MEETING
FEBRUARY 5, 2002

MEETING CALLED TO ORDER: 6:30 p.m.

FLAG SALUTE: Chairman Conklin

PRESENT: Chairman Shed Conklin
Vice Chairman Thomas Beede
Commissioner Charles Brewster
Commissioner Bill Jahn
Commissioner Robert Day

ABSENT: None

STAFF: Molly Bogh, Community Development Director
Marco Martinez, City Attorney
Phil Mosley, Chief Building Official
Bob May, Fire Chief
Sandra Molina, Principal Planner
Lisa Shelton, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the February 5, 2002 meeting held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

AGENDA APPROVAL

Moved by Commissioner Jahn, seconded by Commissioner Brewster, to approve the Agenda as presented.

PRESENTATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

None.

PUBLIC FORUM

No one wished to speak

1. **DISCUSSION ITEM**

1.1 Draft Tree Conservation Ordinance

Molly Bogh, Community Development Director

Discussion of the new draft Tree Conservation Ordinance.

Community Development Director Bogh began the discussion of the tree ordinance by providing a brief overview of the draft ordinance. The following contains a summary of input received by members of the public.

Chris Ricks requested statistical information regarding the effect that shaded areas have on energy conservation, specifically solar energy. Ms. Bogh responded that staff has this information available to the public in the Planning office.

Commissioners Jahn and Brewster inquired as to what programs staff has in place to monitor the existing tree removal program. Both Commissioners felt that there should be a process for providing preliminary input for ministerial projects before final plans are drawn up. Ms. Bogh stated that staff is already doing this informally and would continue to do so.

Chair Conklin inquired about potential educational programs available to developers and contractors. Mr. Mosley responded that staff will ensure that all available and future information is disseminated to those affected by tree removal requirements.

Andy Acosta stated that he has acquired scientific evidence relating to the growth of trees and the production of carbon monoxide and would provide it to staff.

Chris Dolan expressed his concern regarding the issue of cutting and replanting trees.

Eddie Etter discussed the concept of the 'critical root zone' and stated that the main concern of designers and builders was that the new ordinance could potentially affect their rights to develop property. He requested that a distinction be provided for critical root zones for conifers versus deciduous trees.

Liz Harris requested clarification of the term 'clearing.'

Arron Scullin, Arborist, Running Springs requested a change of wording in the definition for 'tree experts' and stated that he would provide information to staff regarding 'critical root zones' for conifers.

Laura Kopke, Government Watch stated that the reference to 'toxic substances' should be further clarified by providing a list of those substances. With respect to tree clearing, she stated that her main concern was that the burden of proof for claims of improper tree

removal rested with the property owner and that some requirements contained within the draft could potentially be used as a weapon by those enforcing the ordinance. The City Attorney stated that he would review the draft ordinance definition of 'clearing' for clarification.

Chris Ricks requested that an overlay indicating eagle perch trees be developed for the ordinance.

Ben Jones requested clarification as to which reviewing authority handles issues relating to tree removal on commercial and residential projects.

Darrell Mulvihill requested that staff clarify Section 6. General Provisions, F. relating to hanging objects from an existing tree. The City Attorney stated that he would review the provision for clarification.

Greg Boll requested clarification on remodeling an existing commercial building. Ms. Bogh responded that an exterior remodel requires either a Plot Plan Review or Site Approval application.

Christie Walker, Sierra Club commented that staff should change the wording regarding building or storing soil around trees.

Chris Dolan commented on the potential costs that builders and developers could expect when hiring specialists and arborists as required by the draft ordinance.

For the period 8:40 p.m. to 8:50 p.m., Chair Conklin called for a recess.

William Curry stated that the ordinance should allow the option of keeping an existing tree, knowing that it may need to be removed at a later date. He stated that there needs to be flexibility in the ordinance.

Sandy Acosta stated that the draft ordinance should address flood control issues. She also commented on tree houses as potential future housing and that the City should establish a Tree Trust Fund.

Ann-Marie Race, Sierra Club commented on the application requirements for contractors working on single-family residential structures.

2. **PLANNING OFFICIAL'S REPORT**

None.

3. SUMMARY COMMENTS

The Planning Commission scheduled a follow-up workshop to discuss the draft tree conservation ordinance, beginning with page 12, on February 26, 2002, 6:30 p.m.

4. ADJOURNMENT

At the hour of 9:34 p.m., Chair Conklin adjourned to the Regular Planning Commission Meeting of February 6, 2002 at 1:15 p.m.

MINUTES APPROVED AT THE MEETING OF: February 26, 2002

Lisa Shelton, Planning Commission Secretary