

---

**PLANNING COMMISSION MEETING MINUTES**  
***REGULAR MEETING***  
**MARCH 6, 2002**

---

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

**FLAG SALUTE:**                      Vice-Chairman Beede

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

**EXCUSED:**                              Chairman Shed Conklin

**STAFF:**                                  Molly Bogh, Community Development Director  
   Marco Martinez, City Attorney  
   Sandra Molina, Principal Planner  
   Janice Etter, Assistant Planner  
   Neil Braunstein, Assistant Planner  
   Phil Mosley, Chief Building Official  
   Anne Schneider, City Engineer  
   Jennifer Worth, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the March 6, 2002 meeting held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

**AGENDA APPROVAL**

Community Development Director Molly Bogh informed the Planning Commission that a “green sheet” agenda had been distributed in order to amend the recommendation for Item 1.2. Moved by Commissioner Beede, seconded by Commissioner Jahn, to approve the Agenda, as amended. The Agenda was approved unanimously.

**PRESENTATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS**

Ms. Bogh wished to inform the public that a Joint Workshop with the City Council and the Planning Commission was scheduled for Monday, March 11<sup>th</sup> at 1:00 p.m. in Hofert Hall in order to discuss goals for the upcoming fiscal year.

Ms. Bogh also wished to remind the Planning Commission and the Public that the next Planning Commission Meeting would be held on Tuesday, March 19<sup>th</sup> at 12:30 p.m. in the Training Room rather on the normally scheduled day of Wednesday, March 20<sup>th</sup>, due to the attendance by staff and one Commissioner at the League of Cities Planners Institute.

### **PUBLIC FORUM**

No one wished to speak

#### **1. PUBLIC HEARING ITEM**

- 1.1 Site Approval (Conditional Use Permit) and Design Review 2001-043, Major Deviation 2001-044, and Minor Subdivision 2001-062 (Tentative Parcel Map No. 15705)  
Location: 39708 through 39756 Big Bear Boulevard  
APN(s): 307-122-15, 16, 22, 25, and 26  
Applicant: Mr. Tony Tamberchi

An application requesting approval for a 91-unit hotel on a 3.9-acre site. The property is located within the Multi-family/Commercial (C-2) zone district. The Major Deviation component of the project is to increase the building height from 35 feet to 39 feet, and to reduce the parking requirement for shared uses within the building. The Minor Subdivision component of the project is to combine 5 existing parcels into 1 parcel containing 3.9 acres. The 91-unit hotel will contain the ancillary uses of a 4,000 square foot banquet facility, a 1,068 square foot restaurant, 1,700 square foot lounge, a 500 square foot lobby service bar, a 624 square foot maintenance building and 178 parking spaces. An environmental Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA), which determined that although the project has the potential to cause significant environmental impacts, mitigation measures will be incorporated into the project that will reduce all potential impacts to insignificant levels.

Community Development Director Bogh informed the Planning Commission that staff was recommending that the Planning Commission continue this item to the March 19, 2002 Special Meeting at the request of the applicant.

Commissioner Jahn asked Ms. Bogh if the applicant would be redesigning the project in order to work around the issues of the public agencies who had submitted comment letters and if the extension was enough time for staff to review the changes made by the applicant?

Ms. Bogh informed the Planning Commission that the applicant was working with his engineer to re-design the site plan in accordance with these letters and that staff would prefer to have any major re-designs be resubmitted to the Development Review

Committee prior to going back to Planning Commission; however, at the applicant's request, the re-design would be submitted at the March 19<sup>th</sup> meeting, which would not allow staff enough time to review the plans.

City Attorney Martinez added that the Planning Commission should be able to determine whether or not this project will need additional time and should be taken off the calendar by the March 19<sup>th</sup> meeting and that staff would make their recommendations at that time. Mr. Martinez advised that the public hearing should be opened today in order to allow any members of the public a chance to make their comments should they not be able to make it to the next meeting.

Vice-Chair Beede opened the Public Hearing at 1:25p.m.

Big Bear Lake resident Greg Schick informed the Planning Commission that he had submitted two letters to the Commission regarding the removal of trees and the previously set-aside conservation area and would reserve further comments until the redesign is submitted.

Sierra Club Conservation Chair Glenda Aikens asked the Planning Commission if there would be a public hearing after the project's re-design is submitted.

Vice-Chair Beede informed Ms. Aikens that this item would come before the Planning Commission again and would be open to the public.

The Planning Commission requested that this item be re-noticed to the surrounding property owners to inform them of the continuance of the public hearing to March 19<sup>th</sup>.

Vice-Chair Beede closed the public hearing at 1:30p.m.

A motion was made by Commissioner Brewster to continue the public hearing for this item to the March 19<sup>th</sup> Planning Commission meeting. The motion was seconded by Commissioner Jahn. The motion passed by a vote of 4 in favor to 0 against. Chairman Conklin was absent.

- 1.2 Site Approval (Conditional Use Permit) & Design Review 2001-167  
Location: 41856 Fox Farm Road  
APN: 2328-021-04  
Applicant: Mr. Jay Kuhne  
Representative: Mr. Robert Ricciardi

An application to construct five single-story self storage buildings totaling 68,200 square feet, covered recreational vehicle storage totaling 18,840 square feet, and a two-story 5,916 square foot building containing office and retail space on the ground floor and two residential units, to be occupied by full-time on-site caretakers, on the second floor.

Seven uncovered parking spaces will be provided for the office and two 2-car garages will be provided for the two residential units. The property consists of one 5.81 acre lot zoned Commercial (C) and designated Commercial-General (CG) in the General Plan Land Use Element. A Mitigated Negative Declaration has been prepared for this project pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner, Neil Braunstein, presented the staff report and recommended that the Planning Commission open the public hearing, take testimony, and continue the public hearing directing the applicant to revise the plans as indicated in the staff report. Mr. Braunstein also brought attention to a “green sheet” addition to the staff report, which included changes to the conditions of approval. The changes made were as follows:

45. Prior to the granting of a final inspection and release of utilities, all parking lot improvements shall be constructed as shown on the approved plan, including installation of pavement, curbs, striping, including a handicap-designated stall, wheel stops and required signs. As shown on the approved plan, a total of ~~seven (7)~~ fifteen (15) spaces shall be provided on the site, including one handicap-accessible stall. This shall include two (2) spaces adjacent to each of the residential units, for a total of four (4) residential parking spaces; and eleven (11) spaces for the commercial use.

The following conditions of approval were added:

50. Prior to stamping of the Site Plan as “approved,” the applicant shall submit for review and approval by the Planning Division a revised Site Plan that depicts the required number of parking spaces, which is eleven (11) for the office/retail use and four (4) for the residential use.
51. Prior to site clearing, grading, or excavation, the applicant shall consult with the California Department of Fish and Game (CDFG) with respect to the threatened plant species ash-gray paintbrush (*Castilleja cinera*) and shall comply with any mitigation measures recommended by the CDFG. The applicant shall provide evidence for review and approval by the Planning Division that the applicant has complied with any mitigation measures recommended by the CDFG with respect to ash-gray paintbrush (*Castilleja cinera*).
52. The applicant shall defend, indemnify, and hold harmless the City of Big Bear Lake and its officers, employees, and agents from and against any claim, action, or proceeding against the City of Big Bear Lake, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of

Big Bear Lake concerning this project and/or subdivision, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner, which action is brought within the time period provided for in Government Code Section 66499.37. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and/or subdivision and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.

Staff then addressed questions and concerns presented by the Planning Commission members regarding the Department of Fish and Game's mitigation requirements; various requirements within the conditions of approval, including the requirement of an oil/water separation device; the requirement of archaeological monitoring of the site; and the extension of the primary electrical service line on Fox Farm Road along the property.

Vice-Chairman Beede then opened the public hearing at 1:57 p.m.

The applicant, Jay Kuhne, spoke in support of his self-storage building project and addressed the questions and concerns, which were discussed earlier by the Planning Commission and staff, including the status of the Department of Fish and Game's mitigation requirements, parking requirement, and residential employee housing.

The applicant's architect, Robert Ricciardi, spoke in favor of the self-storage building project and explained the architectural plans for the project to the Planning Commission and answered questions from the Planning Commission including the proximity of the wall to the sidewalk and the design of the wall. Mr. Ricciardi also discussed the landscaping plan.

The applicant's landscape designer, Tom Sakai, spoke in favor of the self-storage building project and explained the landscaping plan for the project to the Planning Commission and addressed their questions and concerns.

After further discussion among the members of the Planning Commission and staff regarding the project's conditions of approval, Commissioner Brewster moved that the public hearing for Site Approval (Conditional Use Permit) and Design Review 2001-167 be continued to the March 19, 2002 Planning Commission Meeting. Commissioner Jahn seconded the motion. This motion was carried by a vote of 4 in favor to 0 against. Planning Commission Chairman Conklin was absent. The applicant was directed to work with his representatives and staff to address parking, architectural enhancement of the storage building, landscaping, wall design and placement, and streetscape design.

Vice-Chairman Beede recessed the meeting for a five-minute break. Vice-Chair Beede reopened the meeting at 3:20.

## **2. DISCUSSION ITEM**

### 2.1 Draft Tree Conservation Ordinance

*(Continued discussion from the February 26, 2002 Public Workshop)*

There was initial discussion among staff and the Planning Commission regarding the fee structure for tree removal permits and the conditions for obtaining a permit.

Big Bear Lake resident David Haven spoke in favor of the tree ordinance due to his concern for the abundance of trees being removed and the loss of fresh water that this may create.

The President of Government Watch, Laura Kopke, expressed her concerns about the intrusiveness of tree-ordinance enforcement and stated that she wished to see the verbiage changed in Section 12 regarding violations. She also had concerns regarding Sections A and B of the ordinance.

Sierra Club representative and resident Glenda Aikins spoke in favor of the tree ordinance due to its positive position on retaining as many trees as possible.

Big Bear City resident John Berber spoke in favor of the tree ordinance due to his concern over the clearing of trees for no reason. Mr. Berber also suggested that the amount of lawn allowed around trees be considered in order to avoid too much watering that may eventually kill the drought-tolerant trees.

After hearing all public comments, the Planning Commission and staff then discussed Sections 9 and 10 of the ordinance. City Attorney Marco Martinez reviewed the legal sections of the ordinance with the Planning Commission.

After discussion, the Planning Commission gave staff direction regarding changes needed to the draft ordinance. Ms. Bogh stated that staff would revise the draft ordinance based on comments received at all the public workshops to date and would seek input from the contractors groups regarding Section 7D as previously requested by the Commission. When the draft ordinance has been revised with all the input, staff will schedule this item for a public hearing by the Planning Commission and provide additional public notice at the time.

## **3. PLANNING OFFICIAL'S REPORT**

There was nothing to report.

**4. SUMMARY COMMENTS**

There were no commissioner comments

**5. ADJOURNMENT**

At the hour of 5:05 p.m., Vice-Chairman Beede adjourned to the Special Planning Commission Meeting of March 19, 2002 at 12:30 p.m. in the City Hall Training Room.

MINUTES APPROVED AT THE MEETING OF: April 17, 2002

---

Jennifer Worth, Planning Commission Secretary