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**PLANNING COMMISSION MEETING MINUTES**  
***REGULAR MEETING***  
**JULY 17, 2002**

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

**FLAG SALUTE:** Chairman Conklin

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

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

The Planning Commission of the City of Big Bear Lake took the following actions at the July 17, 2002 meeting held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

**AGENDA APPROVAL**

Commissioner Jahn requested that he abstain from approving item 2.1 on the agenda as he was representing the item to be discussed.

Moved by Vice-Chairman Beede, seconded by Commissioner Brewster, to approve the agenda as presented. The agenda was approved unanimously with the above-noted abstention from Commissioner Jahn.

**PRESENTATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS**

There was nothing to report.

**PUBLIC FORUM**

No one wished to speak.

**1. CONSENT CALENDAR**

Approval of the minutes of the regular Planning Commission meeting of June 5, 2002.

Moved by Commissioner Jahn, seconded by Commissioner Day, to approve the minutes of June 5, 2002. The minutes were approved unanimously.

**2. PUBLIC HEARING ITEM**

- 2.1 Tentative Tract Map 2002-006 (Tentative Tract No. 16297 – Wolf Creek Estates)  
Variance 2002-007, and Developer’s Agreement Amendment  
Applicant: The Northridge Group  
Representative: Mr. Bill Jahn  
Location: The southerly portion of the Bear Meadows Condominiums  
APN(s): 0310-942-05

An application to subdivide an existing 2.46-acre property, zoned Multi-Family Residential (R-3) into 10 lots for single-family residential custom home development. A Variance is requested to reduce the average lot depth of proposed Lot 1 from the required 100 feet to 73 feet. The project also proposes to amend the Developer’s Agreement for Tract 12092, specifically to reduce the number of units on Lot 4-D from 34 to 10, and to change the land use from multiple-family condominiums to single-family residential. 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 in the areas of biological resources (trees) cultural resources, hydrology (drainage), land use, public services (fire suppression), and traffic circulation (emergency access), mitigation measures are incorporated into the project that will reduce all potential impacts to insignificant levels. Therefore, a Mitigated Negative Declaration is proposed for this project.

Commissioner Jahn recused himself due to a conflict of interest, as he was acting as the representative for this project.

The City Attorney explained the Fair Political Practices Commission’s (FPPC) legal opinion which concluded that Commissioner Jahn could legally represent this project in front of the Planning Commission of which he is a member, due to his being part of a business entity over which he exercises sole direction and control.

Associate Planner Janice Etter reviewed the staff report, and recommended that the Planning Commission conduct a public hearing on the project and adopt the attached resolution, adopting a Mitigated Negative Declaration for the project, approving Variance 2002-007 and Tentative Tract Application 2002-006, and recommending approval of the Developer Agreement to the City of Big Bear Lake Improvement Agency.

Staff addressed the Commission's questions regarding rear yard setbacks, how a proposed fence might impact access to golfers, the proximity of lot 10 to an existing building, and if there were any issues regarding drainage and easements with the Bear Mountain Golf Course.

Chairman Conklin opened the public hearing at 1:42 p.m.

Bob Carlisle, of Mapco and engineer for the project, spoke in favor of the project and answered questions of the Planning Commission. Mr. Carlisle also wished to clarify some of the conditions of approval.

Based upon the discussion between Mr. Carlisle and staff, the following changes to the conditions of approval were made:

30. For any future proposed structures, ~~The~~ the applicant shall submit a set of plans prepared by a licensed engineer or architect to the Fire Department that incorporate provisions of the Uniform Fire Code, those portions of the California Code of Regulations Title 24 (State Building Code) adopted by the State Fire Marshal and all other applicable codes and ordinances. (FIRE)

33. New paving shall be constructed at a minimum section of three (3) inches of asphalt concrete over four (4) inches of Class 2 base, except as otherwise approved by the City Engineer based on recommendations contained in the approved soils study. The paving section may be modified to three (3) inches of asphalt concrete over compacted native soil adjacent to existing trees. (ENG)

47. The project shall be constructed in accordance with all the approved plans, including but not limited to the Tentative Tract Map, Grading Plans, Utility Improvement Plans, Street Improvement Plans, and Landscape and Irrigation plans. Such improvements shall be installed to the satisfaction of the affected City departments. In lieu of completing the required improvements prior to recording the Final Map, ~~The~~ the applicant ~~shall~~ may enter into a Subdivision Improvement Agreement and post securities at the time of subdivision approval for those improvements necessary to support this subdivision, as determined by the City Engineer. If any transfer of ownership/title of land within this subdivision takes place prior to the release of all agreements and securities, the new applicant shall be required to enter into a separate Subdivision Improvement Agreement with the City and pay all applicable fees. Agreement and securities with the prior applicant will be released after the agreement and securities with the new applicant take effect. (ENG)

There being no further comments from the public, Chairman Conklin closed the public hearing at 1:57 p.m.

Moved by Commissioner Brewster, seconded by Commissioner Day, to approve the resolution, with the above-mentioned changes, as follows:

**RESOLUTION NO. PC2002-027**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING VARIANCE 2002-007 AND TENTATIVE TRACT MAP APPLICATION 2002-006, FOR TENTATIVE TRACT MAP NO. 16297 – WOLF CREEK ESTATES, AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM ON THE PROJECT TO SUBDIVIDE A 2.46-ACRE PARCEL INTO 10 LOTS FOR CUSTOM SINGLE-FAMILY RESIDENTIAL HOME CONSTRUCTION, LOCATED ON LOT 4-D OF TRACT 12092, ASSESSOR'S PARCEL NUMBER 310-942-05 AND RECOMMENDING TO THE CITY OF BIG BEAR LAKE IMPROVEMENT AGENCY APPROVAL OF A AMENDMENT TO THE DEVELOPER'S AGREEMENT FOR TRACT 12092 DATED DECEMBER 14, 1983.**

The motion was passed by the following vote:

AYES: BREWSTER, DAY, BEEDE, CONKLIN

NOES: NONE

ABSENT: NONE

ABSTAIN: JAHN

**3. PLANNING OFFICIAL'S REPORT**

3.1 Discussion of Outdoor Displays within the City limits.

Principal Planner Sandra Molina explained what the City's current provisions allow regarding outdoor displays, which state that "for sale" items can only be displayed outdoors with a temporary use permit. There are no provisions for displays of a solely decorative nature.

After discussion among the Planning Commission and staff, Chairman Conklin opened the discussion to the public.

Rosalie Tracy-Downs and Bill Downs, owners of Wild Wings Unlimited; Gregg Eicholtz, owner of The Willow Woods; and Joseph Sanders, three-year resident of Big Bear Lake, expressed their concerns and made suggestions regarding outdoor display

regulations and the current sign ordinance but generally spoke in favor of creating more definitive guidelines for outdoor displays.

Ms. Bogh explained that outdoor display of merchandise by businesses is currently allowed for limited time periods through approval of a minor special event permit. She suggested that businesses have this option available to them for the rest of this year, and that in the meantime, staff will work on completing the commercial section of the Development Code update and incorporate provisions for outdoor displays. The Planning Commission expressed concurrence with this direction.

**4. SUMMARY COMMENTS**

Commissioner Day wished to thank the DWP for the timely manner in resolving the issues of watering violations on Big Bear Boulevard that had been caused by two power outages.

Commissioner Jahn thanked Ms. Bogh for the continued updates through the department's monthly reports and inquired about the status of the property at 1149 Clubview. Chief Building Official Phil Mosley said that Code Enforcement and the Sheriff were addressing the violations at the property and that he would look into the health issues.

Commissioner Day asked Mr. Mosley about the status of the Canadian Log Homes building. Mr. Mosley informed the Commission that he was waiting to start an expired permit action, which he should be able to do soon.

**5. ADJOURNMENT**

There being no further comments, Chairman Conklin adjourned the meeting at 3:25 p.m. to the next regular Planning Commission meeting of August 7, 2002.

MINUTES APPROVED AT THE MEETING OF: August 21, 2002

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Jennifer Worth, Planning Commission Secretary