
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING
AUGUST 7, 2002

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
Marco Martinez, City Attorney
Phil Mosley, Chief Building Official
Anne Schneider, City Engineer
Sandra Molina, Principal Planner
Janice Etter, Associate Planner
Jennifer Worth, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the August 7, 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 Vice-Chairman Beede, to approve the agenda as presented. The agenda was approved unanimously.

PRESENTATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Community Development Director Bogh reminded the Planning Commission that there would be a joint workshop between the Planning Commission and the City Council on September 23, 2002 at 1:00 p.m. in the Training Room. The meeting is being held in order to discuss the conceptual plan for Boulder Bay Park and design options for the Paine/Lakeview Road intersection.

Ms. Bogh also announced that there would be a Water Summit meeting that is jointly sponsored by the City, the DWP, the CSD and the MWD. This meeting will be held in the Performing Arts Center at 7:00 p.m. on Wednesday, August 14, 2002.

PUBLIC FORUM

No one wished to speak.

1. CONSENT CALENDAR

Approval of the minutes of the regular Planning Commission meeting of July 3, 2002, with the following correction to the Agenda Approval.

... seconded by ~~Vice-Chairman~~ Commissioner Day, . . .

Moved by Commissioner Jahn, seconded by Commissioner Day, to approve the minutes of July 3, 2002, as amended. The minutes were approved unanimously.

2. PUBLIC HEARING ITEM

2.1 Plot Plan Review 2002-139

Applicants: Mr. Roger Martin

Representative: Mr. John Acosta

Location: 42000 Big Bear Boulevard

APN: 2328-121-03

An application to construct a 1,920 square foot two-story office addition to the existing Remax office building, redesign the parking layout and install landscaping on property consisting of 35,340 square feet, and zoned Commercial (C). This project has been determined to be categorically exempt pursuant to Section 15303(c) of the California Environmental Quality Act (CEQA).

Principal Planner Molina reviewed the staff report, stating this application was filed to grant a time extension on a previous approval for the same project. Staff recommended that the Planning Commission adopt the attached resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving Plot Plan Review 2002-139, based on the findings and subject to the conditions of approval contained within the resolution. She noted that the conditions are generally the same as on the prior approval of the project.

Chairman Conklin opened the public hearing at 1:25 p.m.

Big Bear Lake resident Joseph Sanders asked if the two trees that were noted in the staff report had been replaced. Ms. Molina responded that the trees had not yet been replaced but would be when the landscaping was complete.

There being no further comments from the public, Chairman Conklin closed the public hearing at 1:27 p.m.

Moved by Commissioner Jahn, seconded by Commissioner Brewster, to approve the resolution as follows.

RESOLUTION NO. PC2002-028

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING PLOT PLAN REVIEW 2002-139 TO EXPAND AN EXISTING OFFICE BY ADDING A TWO-STORY 1,920 SQUARE FOOT ADDITION, UPGRADE THE EXTERIOR OF THE EXISTING BUILDING, RE-CONFIGURE THE PARKING LAYOUT AND INSTALL OPEN SPACE AND LANDSCAPING ON PROPERTY LOCATED AT 42000 BIG BEAR BOULEVARD, APN 2328-121-03

AYES: BREWSTER, DAY, JAHN, BEEDE, CONKLIN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.2 Conditional Use Permit (Site Approval) 2002-066
Location: 40161 Big Bear Boulevard
Applicant: Mr. Darrel Althouse
APN: 307-184-01

An application to convert the use of an existing single-family residence to a bed & breakfast use containing four guestrooms. The property consists of 0.18 acres zoned Multi-family/Commercial (C-2). This project has been determined to be exempt from environmental review pursuant to Section 15303(b), Class 3, of the California Environmental Quality Act (CEQA).

Associate Planner Janice Etter reviewed the staff report and recommended that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) and move to adopt the Resolution approving Conditional Use Permit 2002-066, based upon the findings and conditions of approval contained in the resolution.

Chairman Conklin opened the public hearing at 1:35 p.m.

Owner and applicant, Darryl Althouse, spoke in favor of the project and answered questions of the Planning Commission regarding the existing sign at the front of the property and broken up pavement around the property. He indicated the sign would remain, and the paving would be resurfaced as funding became available.

There being no further comments from the public, Chairman Conklin closed the public hearing at 1:37 p.m.

Moved by Commissioner Jahn, seconded by Vice-Chairman Beede, to approve the resolution as follows.

RESOLUTION NO. PC2002-029

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 2002-066 TO CONVERT THE USE OF AN EXISTING 2,222 SQUARE FOOT RESIDENCE INTO A BED AND BREAKFAST ESTABLISHMENT CONTAINING FOUR GUEST ROOMS ON 0.18 ACRES LOCATED AT 40161 BIG BEAR BOULEVARD, ASSESSOR'S PARCEL NUMBER 307-184-01.

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 Update on Outdoor Displays within the City limits (Discussed by Planning Commission on July 17, 2002)

Ms. Bogh reviewed what staff had interpreted as the Planning Commission's direction regarding outdoor displays and requested clarification and confirmation of the policy direction. She stated this direction will not be included in a resolution at this time, but will be included in the Development Code update.

Commissioner Brewster requested that staff keep a record of anyone who applies for the special use permit and those who are rejected.

Bill Downs, owner of Wild Wings Unlimited, requested that the term "special use" be clarified as opposed to a special event.

Chairman Conklin requested that staff notify all retail businesses that had received warning letters about outdoor displays of the new policy.

4. SUMMARY COMMENTS

Commissioner Jahn requested an update regarding 1149 Clubview Drive, which he had asked about at the July 3rd meeting. Mr. Mosley informed the Commission that the case had been taken to trial this morning in Barstow and based upon the verdict, the

appropriate action would be taken. However, he currently did not know what the verdict was.

Commissioner Day requested an update regarding the cleanliness of the outdoor trash receptacles located on the MacDonald's property, which had been discussed at the July 3rd meeting. Ms. Bogh said that she had referred the complaint to Code Enforcement and that they are working on it.

Commissioner Day also inquired as to what was being done about the Serta Sleep Mattress truck and Haus and Home delivery trucks that are parked in the Von's parking lot. Mr. Mosley said that Jack Greenberg, of Code Enforcement, was following up on this and taking the appropriate action.

Commissioner Day also inquired as to whether or not there were any provisions in the Development Code regarding the survival of existing trees left on the site of the two-lot parcel map in the Starvation Flats subdivision. Ms. Bogh said that there were no tree conditions on this parcel map as there was no development allowed by the parcel map. However, the new lots created by that parcel map will be subject to the new tree ordinance, as soon as it goes into effect, and any tree removal would be reviewed in the plan check process.

Commissioner Day added that he is running for City Council.

Chairman Conklin mentioned that two of the four trees that were standing in front of Conklin Paints had to be cut down due to bark beetles and the other two may or may not survive. Commissioner Jahn added that, also because of bark beetles, there were five more trees than anticipated, which had to be cut down at the Wolf Creek project.

5. ADJOURNMENT

There being no further comments, Chairman Conklin adjourned the meeting at 2:00 p.m. to the next regular Planning Commission meeting of August 21, 2002.

MINUTES APPROVED AT THE MEETING OF _____

Jennifer Worth, Planning Commission Secretary