
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING
AUGUST 21, 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: Sandra Molina, Principal Planner
Jeff Ballinger, City Attorney
Phil Mosley, Chief Building Official
Anne Schneider, City Engineer
Bob May, Fire Chief
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 21, 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. The agenda was approved unanimously.

PRESENTATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

None

PUBLIC FORUM

None

1. CONSENT CALENDAR

1.1 Approval of the minutes of the regular Planning Commission meeting of July 17, 2002.

Moved by Commissioner Jahn, seconded by Commissioner Day, to approve the minutes of July 17, 2002. The minutes were approved unanimously.

2. PUBLIC HEARING ITEM

2.1 Plot Plan Review 2002-143

Applicants: A. Dean Sisemore and Patricia A. Doktor

Representative: A. Dean Sisemore

Location: 41948 and 41968 Fox Farm Road

APN: 2328-101-05 and 06

An application to convert the use of an existing 14,000 square foot commercial building from a car dealership to a home furnishing center including retail sales, interior design and remodeling services. The building is located on 2.15 acres zoned Commercial (C) and designated as Commercial General (CG) on the General Plan Land Use Map. This project has been determined to be exempt from environmental review pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA).

Associate Planner Janice Etter reviewed the staff report and recommended that the Planning Commission consider the project and adopt the attached resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving Plot Plan Review 2002-143, based upon the findings and subject to the conditions of approval contained within the resolution.

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

The applicants Patti Doktor and Dean Sisemore spoke in favor of the project and explained in more detail what their goals for this year were in regard to moving in, landscaping, parking lot improvements, signage, and recycling. The applicants then addressed concerns of the Planning Commission.

The public hearing was closed at 1:30 p.m.

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

RESOLUTION NO. PC2002-030

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING PLOT PLAN REVIEW 2002-143 TO REMODEL AN EXISTING 14,000 SQUARE FOOT BUILDING INTO A HOME FURNISHINGS CENTER INCLUDING RETAIL SALES, INTERIOR DESIGN, AND REMODELING

**SERVICES ON PROPERTY LOCATED AT 41946 AND
41968 FOX FARM ROAD, APN 2328-101-05 AND 06.**

AYES: BREWSTER, DAY, JAHN, BEEDE, CONKLIN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

2.2 Variance 2002-115

Applicant: Mr. Dwight Yeoman

Location: 823 Boulder Road

APN: 306-051-09

An application for a variance reducing the required front yard setback to 18 feet and side yard setback to 3 feet for the construction of a two-car garage and rebuilding of a front porch and entry alcove for an existing property on a 15,500 square foot property zoned Single-Family Residential (R-1) and designated as Single Family Residential (SFR-4) on the General Plan Land Use Map. This project has been determined to be exempt from environmental review pursuant to Section 15305, Class 5, of the California Environmental Quality Act (CEQA).

Associate Planner Janice Etter reviewed the staff report and recommended that the Planning Commission consider the project and adopt the attached resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving Variance 2002-115, based upon the findings and subject to the conditions of approval contained within the resolution.

The Planning Commission questioned the reason for widening the road in such a specific location as mentioned in item 13 of the conditions of approval. Fire Chief Bob May said that he would have to research the reason, as it did not appear to be one of the Fire Department's standard conditions of approval. The Planning Commission requested that this condition be removed subject to the approval of the Fire Department. It was then agreed that condition of approval 13 should be modified to read as follows:

13. Boulder Road shall be widened and paved to the fullest extent practical along the frontage of this property subject to review and approval by the Fire Department and the City Engineer. ~~The applicant shall prepare a precise grading and paving plan for the placement of new asphalt for this additional paving within the right of way for submittal to the City Engineer and obtain an encroachment permit for the improvement. The paving plan shall indicate the use of 3 inches of asphalt over 4 inches of base materials unless otherwise approved by the City Engineer based on soils condition and consideration of use.~~ (FIRE, ENG)

Chairman Conklin opened the public hearing at 1:55 p.m.

Applicant Dwight Yeoman spoke in favor of the project due to his desire to preserve the character of the existing cabin that is on the property. Mr. Yeoman also concurred with the Planning Commission's decision to modify item 13 within the conditions of approval. He then responded to questions of the Commission.

Chairman Conklin closed the public hearing at 2:00 p.m.

After further discussion between staff and the Planning Commission, it was moved by Commissioner Jahn, and seconded by Commissioner Brewster, to approve the resolution, subject to the abovementioned modification of item 13 in the conditions of approval as follows.

RESOLUTION NO. PC2002-031

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING VARIANCE 2002-115 TO REDUCE THE FRONT AND SIDE YARD SETBACK REQUIREMENTS WITH THE CONSTRUCTION OF AN ALCOVE ENCLOSURE AND GARAGE ON 0.35 ACRES LOCATED AT 823 BOULDER ROAD, ASSESSOR'S PARCEL NUMBER 306-051-09.

The motion was passed by the following vote:

AYES: BREWSTER, DAY, JAHN, BEEDE, CONKLIN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

3. PLANNING OFFICIAL'S REPORT

There was nothing to report.

4. SUMMARY COMMENTS

Vice-Chairman Beede said that he was glad about the conclusion regarding the subject of widening the road in condition of approval 13 within Mr. Yeoman's project. If this condition was definitely required, it could potentially grow to be a larger, and lengthier, project than anticipated.

Commissioner Jahn wished to thank the staff of Building and Safety and Code Enforcement for their efforts in bringing about the removal of the problem trailers at 1160 Clubview Drive. Mr. Jahn also wished to thank the BBARWA, the MWD and the CSD for the work that they did at the water meeting and felt that the meeting was well worth attending.

Commissioner Day wished to thank staff for following up on his concerns regarding the large trucks being parked at the forefront of the Interlaken Center. He also wished to know how staff intended on educating the public of the new tree ordinance. Mr. Day added that he had read an article in the L.A. Times, which stated that Ventura had required a tree replacement ratio of 50:1 for a property that had cleared off all their oak trees. Mr. Day also reiterated that he has still noticed violations of the watering restrictions from various commercial properties and wished to see more enforcement after normal hours of City operation. Chief Building Official said that the staff is staying diligent in their enforcement of the water restrictions.

Principal Planner Sandra Molina addressed Mr. Day's question regarding the tree ordinance by saying that training sessions for staff have been set to discuss implementation of the ordinance and that staff has discussed the possibility of publishing announcements in the Big Bear Grizzly and requesting that the film office put an article in the newsletter. Mr. Mosley added that the announcement of the new ordinance could also be included in the letter that is regularly mailed out to new homeowners by Building and Safety, Planning and Code Enforcement.

Commissioner Brewster wished to express his support for increasing the City's budget in order to hire more staff within the various departments such as Building and Safety, Planning and the Fire Department to allow even more personal service to the increasing number of builders and developers that are submitting applications to the City. The rest of the commission concurred with this support.

Ms. Molina commented that the Commission's comments have been noted and that they will be forwarded to Community Development Director Molly Bogh and she can then forward them to the City Manager and City Council. Ms. Molina added that she felt that the agencies are working together a lot better than they have in the past and that they are continually improving.

Vice-Chairman Beede also wished to add that there are few towns where builders can get such personal service so now that there is such a surge of building projects going on in the City and staff is being stretched thin, builders are getting more frustrated.

5. ADJOURNMENT

There being no further comments, Chairman Conklin adjourned the meeting at 2:20 p.m. to the next regular Planning Commission meeting of September 4, 2002.

MINUTES APPROVED AT THE MEETING OF _____

Jennifer Worth, Planning Commission Secretary