
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING
OCTOBER 2, 2002

MEETING CALLED TO ORDER: 1:17 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
Ray Snyder, Assistant Planner
Marco Martinez, City Attorney
Rene Avila, Assistant Building Official
Kathy Smith, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the October 2, 2002 meeting held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

AGENDA APPROVAL

Moved by Chairman Beede, seconded by Commissioner Day, to approve the agenda as presented. The agenda was approved unanimously.

PRESENTATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Community Development Director Molly Bogh reminded the Planning Commission that the second Town Hall Water Meeting will be held on Saturday, October 12 at the Performing Arts Center at 7:00 p.m.

PUBLIC FORUM

Resident Joe Sanders addressed the commission regarding an “eagle perch tree” in the Eagle Point area, and the possibility that it had been removed. The commission was not familiar with the location of the “eagle perch tree” and asked Mr. Sanders to supply a staff member with a map showing its location so that the situation could be researched.

Commissioner Day requested that City Attorney Marco Martinez provide the Commission with a presentation on “daisy-chain” meetings. Because Mr. Martinez anticipates a report on the Brown Act at the beginning of the new year, and the make-up of the Commission may change due to end of terms it was decided that the report would be provided at the beginning of the year.

1. CONSENT CALENDAR

- 1.1 Approval of the minutes from the regular Planning Commission Meeting of January 16, 2002.
- 1.2 Approval of the minutes from the regular Planning Commission Meeting of February 26, 2002.
- 1.3 Approval of the minutes from the regular Planning Commission Meeting of April 3, 2002.
- 1.4 Approval of the minutes of the regular Planning Commission meeting of April 17, 2002.
- 1.5 Approval of the minutes of the regular Planning Commission meeting of May 15, 2002.
- 1.6 Approval of the minutes of the Planning Commission Workshop of May 29, 2002.
- 1.7 Approval of the minutes of the regular Planning Commission meeting of August 7, 2002.
- 1.8 Approval of the minutes of the regular Planning Commission meeting of August 21, 2002.
- 1.9 Approval of the minutes of the regular Planning Commission meeting of September 4, 2002.

Moved by Vice Chairman Beede, seconded by Commissioner Day, to approve all of the minutes presented. Commissioner Brewster abstained from voting on item 1.4, Commissioner Jahn abstained from voting on item 1.3, and Vice-Chairman Beede abstained from voting on items 1.3 and 1.9 due to their absences from those meetings. Motion was passed by a vote of 5 to 0.

2. ACTION ITEM

- 2.1 Proposed Mural
Applicant: The Stage Stop
Representative: Shawna Brandon
Location: 40731 Lakeview Drive
APN: 308-163-56

An application to create a 72 square foot mural on property zoned Village Retail (VR) and designated as Village Specific Plan (VSP) 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).

Assistant Planner Ray Snyder presented the staff report and recommended that the Planning Commission adopt the attached resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving the proposed mural, based upon the findings and subject to the conditions of approval contained within the resolution.

Chairman Conklin opened the public hearing at 1:31 p.m.

No one wished to speak.

The Commission discussed the fact that the mural would cover the rock surface and the manner in which the mural would be attached to that surface. Chairman Conklin expressed his concern that the General Plan design standards encourage the use of rock, and that this proposed mural would cover all the decorative rock on the building; therefore, he could not support the location of the proposed mural.

There being no further comments from the public, Chairman Conklin closed the public hearing at 1:35 p.m.

Moved by Commissioner Brewster, seconded by Vice-Chairman Beede, to approve the resolution:

RESOLUTION NO. PC2002-033

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING THE CREATION OF A 72 SQUARE FOOT MURAL AT 40731 LAKEVIEW DRIVE (ASSESSOR'S PARCEL NUMBER 308-163-56).

The motion was passed by the following vote:

AYES: BREWSTER, DAY, JAHN, BEEDE

NOES: CONKLIN

ABSENT: NONE

ABSTAIN: NONE

3. PUBLIC HEARING ITEM

3.1 Conditional Use Permit 2002-177

Applicant: John and Gracie Atwood, property owners and applicants

Location: 578 Edgemoor Road

APN: 307-201-07

An application to convert the use of an existing 3,850 square foot residence into a Bed and Breakfast establishment containing 4 guest rooms.

Principal Planner Sandra Molina presented 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 Conditional Use Permit 2002-177, based upon the findings and subject to the conditions of approval contained within the resolution.

Staff addressed the following concerns presented by the Commissioners: the depth of parking spaces 1 and 2, the egress of spaces 6, 5, 4, and 3 onto Glenview Road, the effect the business would have on the neighbors, the number of existing bathrooms, the traffic flow and parking on Glenview and the potential for any cars parked facing onto Glenview being in the way of snow plows.

Chairman Conklin opened the public hearing at 1:44 p.m.

Gracie Atwood, co-owner of the proposed Bed and Breakfast, addressed the Commission and answered their questions.

Joe Sanders questioned the right-of-way and set-back at the edge of the parking lot, egress from the proposed parking lot, and the change in use of the property. The staff addressed Mr. Sanders' concerns.

There being no further comments from the public, Chairman Conklin closed the public hearing at 1:54 p.m.

Moved by Commissioner Jahn, seconded by Commissioner Brewster, to approve the resolution:

RESOLUTION NO. PC2002-034

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 2002-177 TO CONVERT THE USE OF AN EXISTING 3,850 SQUARE FOOT RESIDENCE INTO A BED AND BREAKFAST ESTABLISHMENT CONTAINING FOUR GUEST ROOMS ON 0.87 ACRES LOCATED AT 578 EDGEMOOR ROAD, ASSESSOR'S PARCEL NUMBER 307-201-07.

The motion was passed by the following vote:

AYES: BREWSTER, DAY, JAHN, BEEDE, CONKLIN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

4. PLANNING OFFICIAL'S REPORT

No report given.

5. SUMMARY COMMENTS

Commissioner Beede expressed his pleasure with working with the staff and the other Commissioners, and complimented the staff on their professionalism. Commissioner Jahn requested clarification on the Negative Declaration prepared for Boulder Bay Park, and staff responded to his questions. Commissioner Brewster questioned whether the City had received any comments regarding the lighting at The Club. Community Development Director Molly Bogh stated that Building and Safety has received comments and are currently working with The Club to rectify the situation. Assistant Building Official Rene Avila stated that The Club is in the process of installing light bulbs with a lower intensity. Commissioner Day expressed appreciation regarding the Lakeview Drive and Paine Road intersection meeting with the City Council and Planning Commission. Staff indicated that they are currently waiting for the consultant's proposal and once received will schedule additional meetings. Vice-Chairman Beede stated that the newspaper article reporting on this meeting incorrectly stated that Caltrans hired the engineers, when in fact the City hired them.

6. ADJOURNMENT

There being no further comments, Chairman Conklin adjourned the meeting at 2:00 p.m. to the next regular Planning Commission meeting of October 16, 2002.

MINUTES APPROVED AT THE MEETING OF OCTOBER 16, 2002.

Kathy Smith, Planning Commission Secretary