
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING
NOVEMBER 20, 2002

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

FLAG SALUTE: Chairman Conklin

PRESENT: Commissioner Charlie Brewster
Commissioner Bill Jahn
Vice-Chairman Thomas Beede
Chairman Shed Conklin

EXCUSED: Commissioner Robert Day

STAFF: Molly Bogh, Community Development Director
Sandra Molina, Principal Planner
Neil Braunstein, Associate Planner
Janice Etter, Associate Planner
Marco Martinez, City Attorney
Anne Schneider, City Engineer
Rene Avila, City Building Official
Kathy Smith, Administrative Secretary
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the November 20, 2002 meeting held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

AGENDA APPROVAL

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

PRESENTATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Community Development Director Molly Bogh announced that due to public interest in the beetle infestation, staff had contacted California Department of Forestry official Doug Forrest to discuss holding a public workshop in late January. More specific details would follow at a later date.

Vice Chairman Beede asked for clarification regarding the proper procedures to follow under the new tree ordinance for trees on his property which might be dying.

Ms. Bogh stated that the tree ordinance allows exemptions from permit requirements in three cases, which are: calling the CDF and obtaining a letter from them; calling the fire department (applies to dead trees only); and consulting an arborist if the trees are in decline. These requirements are in writing, available to the public in the tree permit application and information packet at the Planning counter, along with a list of arborists in the area.

PUBLIC FORUM

No one wished to speak.

1. CONSENT CALENDAR

1.1 Moved by Vice-Chairman Beede, seconded by Commissioner Brewster, to approve the minutes of November 6, 2002, as amended to indicate the following correction:

RESOLUTION NO. PC2002-038

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

The motion was passed by unanimous vote.

2. PUBLIC HEARING ITEM

2.1 Conditional Use Permit 2002-190
Applicant: Big Bear Family Recreation
Representative: Mr. Bruce Voigt
Location: 42825 Big Bear Blvd.
APN: 311-461-08

The applicant is requesting approval to continue the operation of the office facilities for the snow play hill from a temporary building with temporary site improvements of unpaved parking and portable restrooms on the 14-acre site, zoned Multi-

family/Commercial (C-2), until December 2, 2004. This project has been determined to be exempt from environmental review pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA).

Associate Planner Janice Etter gave the staff report, recommending that the Planning Commission conduct a public hearing and adopt the resolution finding the project exempt from the California Environment Quality Act (CEQA) and approving Conditional Use Permit 2002-190, based on the findings and subject to the recommended conditions of approval.

Chairman Conklin asked for questions to the staff.

Commissioner Brewster inquired if water usage meters were the same for temporary facilities and permanent facilities.

Staff responded that the water meter equipment is identical, but that water usage might be lower with temporary facilities, such as portable restroom facilities instead of plumbed fixtures.

Chairman Conklin opened the public hearing at 1:27 p.m.

Bruce Voigt, applicant, stated that the property is currently in escrow and is due to close in late December or early January. Over two years have been spent trying to obtain clear title to the property. He stated he intends to construct permanent improvements within the two-year approval, and that he has read and agreed with the conditions of approval.

Commissioner Brewster asked Mr. Voigt if he knew the actual water gallon usage per year.

Mr. Voigt stated that he did not have a precise gallon count, but that he has agreed to work with the Department of Water and Power in any way deemed necessary to reduce water usage.

Commissioner Jahn asked the applicant if the two-year extension would be sufficient to finalize escrow on the property and finalize the site improvements.

Mr. Voigt stated that he was confident that he could comply in the requested two-year extension.

There being no further comments from the public, Chairman Conklin closed the public hearing at 1:40 p.m.

City Attorney Marco Martinez stated that a condition needed to be added to the resolution stating that the applicant would agree to the condition limiting this approval of the use to a maximum of two years.

Chairman Conklin inquired why the City should insist on this condition.

City Attorney Martinez stated that this would ensure that the time limit would be on the permanent record, and that there would be no possibility that a future owner may contend that the CUP runs with the land regardless of the specified timeframe.

Ms. Bogh asked staff how many Temporary Use Permits have been issued to the applicant. Ms. Etter stated that this is the third application to approve the use of temporary facilities. Ms. Bogh stated staff's recommendation is that adequate time be given on this CUP to complete the improvements, but that a final timeframe be specified.

Ms. Bogh suggested asking the applicant how much time he believes he would need. Perhaps a more reasonable length of time would be three years.

Commissioner Jahn asked if wording should be added to the condition that the permit could be extended at the end of the two-year period if more time was needed. Mr. Martinez stated that is not necessary, as an applicant can always re-apply.

Vice Chairman Beede inquired if it would be possible to adopt the resolution as written with the condition that if the applicant could show special circumstances, the Commission could grant a further time extension.

Ms. Bogh responded that if more time was needed the applicant would always have the option to file a new application.

Moved by Commissioner Brewster, seconded by Commissioner Jahn, to approve the resolution, subject to the addition of the following condition:

22. The applicant shall submit an affidavit acknowledging and agreeing to the condition limiting this approval of the use to maximum two (2)-year time period, until December 2, 2004.

RESOLUTION NO. PC2002-041

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2002-190 FOR THE CONTINUED OPERATION OF THE OFFICE FACILITIES FOR THE SNOW PLAY HILL FROM A TEMPORARY BUILDING AND WITH TEMPORARY SITE IMPROVEMENTS UNTIL DECEMBER 2, 2004, ON THE PROPERTY AT 42825 BIG BEAR BOULEVARD, ASSESSOR'S PARCEL NUMBER 311-461-08.

The motion was passed by the following vote:

AYES: BREWSTER, JAHN, BEEDE, CONKLIN

NOES: NONE

ABSENT: DAY

ABSTAIN: NONE

4. PLANNING OFFICIAL'S REPORT

Community Development Director Molly Bogh stated that a memo was delivered to the Planning Commission in which staff reviewed the provisions of Municipal Code Section 16.13.080 regarding public street grades, requested by Commissioner Jahn at the November 6, 2002 Planning Commission meeting.

5. SUMMARY COMMENTS

Commissioner Jahn stated that in reference to staff's memo on street grades, he did not believe that holding street grades between 10% and 12% was flexible enough for mountain roads.

Vice Chairman Beede inquired what the grade was from the Village to Ironwood.

Anne Schneider, City Engineer, stated that she did not know.

Chairman Conklin requested that a discussion item regarding public street grades be put on the agenda for a future meeting.

Commissioner Brewster commented that as a hotel owner, he was having difficulty obtaining a fire insurance policy renewal on his hotel building with shake shingle roofing due to fire safety concerns in Big Bear. He also expressed his appreciation to Building and Safety and the Fire Department for their assistance regarding final approval on his hotel expansion project.

Chairman Conklin suggested looking into other alternatives, such as applying fire retardant chemicals to the shake roof, to meet changing insurance company requirements.

6. ADJOURNMENT

There being no further comments, Chairman Conklin adjourned the meeting at 1:50 p.m. to the next regular Planning Commission meeting of December 4, 2002.

MINUTES APPROVED AT THE MEETING OF DECEMBER 4, 2002.

Lynne Rayner, Planning Commission Secretary