
CITY OF BIG BEAR LAKE
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING
October 1, 2003

MEETING CALLED TO ORDER: 1:16 p.m.

FLAG SALUTE: Commissioner Brewster

PRESENT: Commissioner Greg Boll
Commissioner Charles Brewster
Vice-Chairman Thomas Beede
Chairman Bill Jahn

EXCUSED: Commissioner Dennis Hall

STAFF: Molly Bogh, Deputy City Manager
Sandra Molina, Principal Planner
Neil Braunstein, Associate Planner
Marco Martinez, City Attorney
Phil Mosley, Chief Building Official
Anne Schneider, City Engineer
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the October 1, 2003 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

Deputy City Manager Molly Bogh informed the Planning Commission that due to health reasons, Dennis Hall has informed staff that he will be unable to fulfill his duties as a Planning Commissioner and that he will submit a resignation letter. She also reminded the Planning Commission that a joint DWP, City Council and Planning Commission workshop to discuss long range growth planning and water issues is scheduled for October 27, 2003 at 2:00 p.m. in the Training Room.

PUBLIC FORUM

No one wished to speak.

1. CONSENT CALENDAR

- 1.1 Approval of the Minutes of the Planning Commission meeting of September 17, 2003

Moved by Commissioner Brewster, seconded by Vice-Chairman Beede, to approve the minutes of September 17, 2003. The minutes were unanimously approved by a vote of 4 in favor and 0 opposed.

2. PUBLIC HEARING ITEMS

- 2.1 Conditional Use Permit 2003-074-A
Property Owner: Mr. Ralph Haupt
Applicant: Telluris, Inc.
Representative: Mr. Scott Small
Location: 42081 Big Bear Boulevard
APN: 2328-203-01

Vice-Chairman Beede stated that he conducts business with the applicant and therefore must abstain from discussion and vote of Conditional Use Permit application 2003-074-A. At 1:25 p.m. Chairman Jahn excused Vice-Chairman Beede and he left the meeting room.

Ms. Bogh informed the Planning Commission that a request was received from the law office of McIntire and McIntire, representing Mr. Ralph Haupt, dated October 1, 2003 asking to continue Conditional Use Permit 2003-074-A to the November 5, 2003 Planning Commission meeting, as Mr. Haupt was ill and Mr. McIntire was out of town. Because the entitlement permitting the onsite groundwater remediation system at Moonridge Fuel has expired, and due to the extreme risk to the City's wells in the area from contamination emanating from the Moonridge Fuel site, representatives of the Regional Water Quality Control Board, the Department of Water and Power, and staff do not recommend a continuance. She recommended that the Planning Commission vote first on whether or not to continue the item, prior to presentation of the full staff report.

Moved by Commissioner Brewster, seconded by Commissioner Boll, to deny the request for continuance submitted by the applicant. The motion was passed by the following vote:

AYES:	BOLL, BREWSTER, JAHN
NOES:	NONE
ABSENT:	HALL
ABSTAIN:	BEEDE

Principal Planner Sandra Molina presented the staff report stating that the applicant is submitting a proposal to permit the continued operation and expansion of an existing groundwater remediation system at the Moonridge Fuel gas station, and that

this application was continued from the August 6, 2003 Planning Commission meeting in order to allow the land agreement for the Garstin site to be scheduled before the City Council. Due to continued negotiations on the agreement and the urgency that the groundwater remediation proceed as quickly as possible, the Moonridge Fuel site was separated from the Garstin yard portion of the application, and is before the Commission today. The Moonridge site can be approved without a lease agreement; therefore, there is no reason to delay approval of this portion of the Conditional Use Permit.

Ms. Molina stated that staff recommends that the Planning Commission hold a public hearing and adopt a resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approve Conditional Use Permit 2003-074-A based on the findings and subject to the conditions of approval in the resolution.

Chairman Jahn noted that the applicant and his representative were not present, and inquired if the Planning Commission could proceed. Ms. Molina stated that legal mandates regarding the noticing of the meeting have been met, and the Planning Commission may take action on the application even if the applicant is not present. The applicant would still have the ability to file an appeal pursuant to the City's Municipal Code, which would provide the applicant the opportunity to be present at a subsequent public hearing before the City Council.

Chairman Jahn opened the public hearing at 1:34 p.m.

Scott Heule, Principal Analyst with the Department of Water and Power, emphasized the importance of keeping the remediation process moving forward. He stated the DWP recommends approval of the Conditional Use Permit as conditioned, and opposes further delays.

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

Moved by Commissioner Brewster, seconded by Commissioner Boll, to adopt Resolution No. PC2003-019 approving Conditional Use Permit 2003-074-A, based on the findings and subject to the conditions of approval as follows:

RESOLUTION NO. PC2003-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 2003-074-A TO ALLOW THE CONTINUED OPERATION AND EXPANSION OF A GROUNDWATER REMEDIATION SYSTEM AT MOONRIDGE FUEL STATION LOCATED AT 42081 BIG BEAR BOULEVARD (ASSESSOR'S PARCEL NUMBER 2328-203-01)

The motion was passed by the following vote:

AYES: BOLL, BREWSTER, JAHN
NOES: NONE
ABSENT: HALL
ABSTAIN: BEEDE

At the hour of 1:40 p.m., Vice-Chairman Beede rejoined the meeting.

2.2 Conditional Use Permit 2003-244

Applicant: Mr. Larbi Loucif
Representative: Mr. Eddie Etter
Location: 908 Pine Knot Avenue
APN: 308-193-41

Chairman Jahn stated that he owns property within 300 feet of the proposed location and therefore must abstain from discussion and vote on this item. Vice-Chairman Beede stated that he conducts business with the applicant and therefore must abstain from discussion and vote on this item. Due to the lack of a remaining quorum, City Attorney Marco Martinez had Chairman Jahn and Vice-Chairman Beede draw straws to requalify one Planning Commissioner to be able to act on the application. Chairman Jahn won the draw, and at the hour of 1:43 p.m., excused Vice-Chairman Beede from the meeting and he left the meeting room.

Associate Planner Neil Braunstein presented the staff report, stating that the applicant is requesting approval to expand an existing 8-unit commercial lodge on 2.2 acres by constructing a 2,500 square foot dwelling unit for occupancy by the lodge owners. Mr. Braunstein stated staff recommends that the Planning Commission hold a public hearing and adopt a resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approve Conditional Use Permit 2003-244 based on the findings and subject to the conditions of approval in the resolution.

Chairman Jahn opened the public hearing at 1:47 p.m.

Mr. Eddie Etter, representative, stated that Mr. Loucif had read and agreed with the conditions of approval in the resolution, with the following exceptions, which he requested to be amended, and the Planning Commission concurred with the following deletions (struck-out text) and additions (underlined text).

~~10. Four (4) copies of the rough grading plan and site plan shall be submitted to the Building and Safety Division for review and approval, which shall include approval by applicable City Department. Rough Grading Plans shall be in substantial conformance with the grades shown on plans approved by the Planning Commission.~~

11. a. A final soils report shall be submitted to the City for review and approval, except as otherwise waived by the City Engineer, based on identification of the limits of construction and compliance with the Slope Density Ordinance. Any recommendations included in the soil study shall be incorporated into the design of the precise grading and paving plan as appropriate.
- 24.d.i. Automatic fire sprinkler systems shall be installed in all new residential construction of three (3) or more stories in height, except as otherwise waived by the Fire Department, based on provision of alternate mitigation measures. Design and type of system shall be based upon the requirements of the National Fire Protection Association Standard 13.
- 24.d.ii. All building eave projections shall comply with Sections 503.2.1 and 705 of the ~~1998~~ 2001 California Building Code.
- ~~38. All utilities shall be placed underground.~~

There being no further comments from the public, Chairman Jahn closed the public hearing at 2:05 p.m.

Moved by Commissioner Boll, seconded by Commissioner Brewster, to adopt Resolution No. PC2003-020 approving Conditional Use Permit 2003-244, based on the findings and subject to the amended conditions of approval as follows:

RESOLUTION NO. PC2003-020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 2003-244 TO CONSTRUCT A 2,500 SQUARE FOOT DETACHED DWELLING LOCATED AT 908 PINE KNOT AVENUE (ASSESSOR'S PARCEL NUMBER 308-193-41, 308-193-43, & 308-251-08).

The motion was passed by the following vote:

AYES: BOLL, BREWSTER, JAHN
NOES: NONE
ABSENT: HALL
ABSTAIN: BEEDE

At the hour of 2:10 p.m., Vice-Chairman Beede rejoined the meeting.

3. PLANNING OFFICIAL'S REPORT

Ms. Bogh announced that a discussion item regarding the Paine Road/Highway 18 intersection is scheduled for the City Council meeting on October 27, 2003.

Representatives from Caltrans and Sanbag will attend. She also stated that a meeting of the Wayfinding Sign Committee will be held on Tuesday, October 7, 2003 at 3:00 p.m. in the Training Room.

4. SUMMARY COMMENTS

Commissioner Brewster asked staff about various antique/thrift stores displaying their wares on Big Bear Boulevard. Ms. Bogh stated that when the new Development Code becomes effective on October 8th, Code Enforcement will be contacting business owners to legalize outdoor display under the new Code provisions.

Commissioner Boll stated that public participation is being requested in an Army Corp of Engineers scoping project regarding lake dredging on October 14th at 6:00 p.m. at the Performing Arts Center.

Chairman Jahn expressed his regrets that Dennis Hall would not be able to participate as a Planning Commissioner.

5. ADJOURNMENT

There being no further comments, Chairman Jahn adjourned the meeting at 2:15 p.m. to the next regular Planning Commission meeting of October 15, 2003.

MINUTES APPROVED AT THE MEETING OF OCTOBER 15, 2003.

Lynne Rayner

Lynne Rayner, Planning Commission Secretary