
CITY OF BIG BEAR LAKE
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING
December 3, 2003

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

FLAG SALUTE: Vice-Chairman Beede

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

STAFF: Molly Bogh, Deputy City Manager
Sandra Molina, Principal Planner
Janice Etter, 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 December 3, 2003 meeting held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

AGENDA APPROVAL

Applicant Mike deDomenico requested that the Planning Commission hear Discussion Item 3.1, Plot Plan and Design Review 90-152 and Minor Subdivision 90-169 first on the agenda.

Moved by Commissioner Boll, seconded by Commissioner Brewster, to approve the agenda as amended. The amended agenda was approved unanimously.

PRESENTATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

None.

PUBLIC FORUM

No one wished to speak.

1. CONSENT CALENDAR

1.1 Approval of the Minutes of the Planning Commission meeting of November 19, 2003

Moved by Vice-Chairman Beede, seconded by Commissioner Brewster, to approve the minutes of November 19, 2003. The minutes were unanimously approved by a vote of 4 in favor and 0 opposed.

2. DISCUSSION ITEM

2.1 Plot Plan and Design Review 90-152 and Minor Subdivision 90-169

Applicant: Mike deDomenico
Location: 743 Summit Boulevard
APN: 2328-074-32

Associate Planner Janice Etter presented the staff report stating that on November 21, 1990 the Planning Commission approved Plot Plan and Design Review 90-152 to construct a three-unit residential building at 743 Summit Boulevard, subject to nine conditions of approval. Construction was inaugurated in 1991, but construction was not completed and the project was left unfinished until earlier this year, when new owner Mr. deDomenico approached City staff to determine what would be necessary to complete the project. Mr. deDomenico was informed by letter that the project was still subject to the original conditions of approval established on November 21, 1990. The project was completed and Mr. deDomenico requested a final inspection. Staff determined that the project was not completed according to approved plans and withheld final occupancy. Temporary occupancy was granted after completion of a Deferred Improvement Agreement, and subsequently Mr. deDomenico requested a discussion before the Planning Commission regarding the outstanding conditions of approval.

Ms. Etter continued that the project deviates from the approved conditions of approval in three areas; the walkways, the building elevations, and the landscaping. The applicant installed gravel walkways instead of concrete walkways, white lattice skirting in lieu of stone veneer, and has not submitted a landscape plan or installed any landscaping.

At the hour of 1:25 p.m., Chairman Jahn opened the public hearing.

Mike deDomenico, applicant, stated that it was his opinion that gravel walkways were safer during snow and ice conditions than concrete walkways, that there was presently no budget for the installation of landscaping, and further stated that he had received many complimentary comments regarding the completion of the building elevation with white lattice.

Annette Karnes, resident of Big Bear Lake and Mr. deDomenico's realtor, spoke to support the visual appeal of the building.

At the hour of 1:37 p.m., Chairman Jahn closed the public hearing.

Commissioners Beede, Brewster, and Boll each stated that concrete walkways would facilitate easier snow and ice removal than gravel, which is displaced when shoveled; that higher maintenance plastic lattice detracted from the building design; and that a landscape plan with drought tolerant plants should be submitted. Chairman Jahn was in agreement and stated that a final certificate of occupancy would not be granted until all original conditions of approval were completed. Deputy City Manager Molly Bogh added that a minor modification application could be submitted if the applicant wished to formally request a change to any of the original conditions of approval; however, the applicant now had a better understanding of whether such an application would be approved, based on the Planning Commission's direction.

3. PUBLIC HEARING ITEMS

3.1 Conditional Use Permit 2003-305

Applicant: Big Bear Disposal, Inc.
Representative: Bob Carlisle, MAPCO
Location: On the north side of Big Bear Boulevard between Forest Road
and Lakewood Lane
APN: 308-053-10

Principal Planner Sandra Molina presented the staff report, stating that the applicant is requesting approval to construct Clean Bear Site #2 for the collection of residential household waste, including green waste and recyclables, on a 28,357 square foot parcel zoned Commercial Visitor (CV). The proposed Clean Bear Site #2 will primarily serve the west portion of the City and will replace the facility temporarily located at Big Bear Fire Protection District Station No. 282, which is unregulated and unscreened. The deposited household solid waste will be picked up daily by trucks operated by Big Bear Disposal and disposed of at the San Bernardino County transfer station located 9 miles east of the City on State Highway 18. The proposed hours of operation are from 7:00 a.m. to 9:00 p.m. during summer months, and from 8:00 a.m. to 8:00 p.m. during winter months. The site will be graded, paved and surrounded by a decorative screen wall. Video surveillance will also be provided to reduce the potential for illegal dumping.

Staff recommends that the Planning Commission open the public hearing, receive public testimony, and because a number of adjacent home owners called in stating that notices were not received, continue Conditional Use Permit 2003-305 to allow time to re-notice the adjacent property and business owners, expanding the radius to 500 feet.

Ms. Molina answered questions presented by members of the Planning Commission regarding whether alternate locations had been considered. Ms. Bogh stated that staff has been working with the applicant for over four years to find a site that was available and also met size and location requirements.

At the hour of 2:05 p.m., Chairman Jahn opened the public hearing.

Bob Carlisle, the applicant's representative, stated that the proposed use is permitted in the Commercial Visitor zone, and that the applicant would consider 2-to-1 replacement of trees to help with noise reduction and would shorten the hours of operation from 8:00 a.m. to 8:00 p.m. in summer and 8:00 a.m. to 6:00 p.m. in winter, thereby requiring only one hour of daily site lighting at the facility.

The following members of the public provided input:

Michael Rogers, resident of Sugarloaf, spoke in opposition to the project for traffic safety reasons.

Al Catalina, property owner and part-time resident in the immediate vicinity of the project, spoke in opposition to the project for increased traffic volume and safety reasons.

Dennis Largé, resident of Big Bear Lake, spoke in opposition to the project for air quality and noise reasons.

John Stratton, property owner and resident in the immediate vicinity of the project, spoke in opposition to the project for traffic safety reasons.

Diane Ray Dean, property owner and resident in the immediate vicinity of the project, spoke in opposition to the project for traffic safety and noise reasons.

Linda Katzman, property owner and part-time resident in the immediate vicinity of the project, stated her opposition to the project in a letter read to the Planning Commission by Dennis Largé, stating she felt that the project was too close in proximity to residences.

Steven Jackson, property owner and resident in the immediate vicinity of the project, spoke in opposition to the project for increased traffic volume, traffic safety and health reasons.

Greg O'Neil, property owner and resident in the immediate vicinity of the project, spoke in opposition to the project for reasons of noise, increased traffic volume, and the potential for declining property values.

Carmen Martinez, resident in the immediate vicinity of the project, spoke in opposition to the project for noise and traffic safety reasons.

Eric Abbott, property owner and resident in the immediate vicinity of the project, spoke in opposition to the project for noise and traffic safety reasons, and the close proximity to homes in the area.

Greg Schick, business owner in the immediate vicinity of the project, spoke in opposition to the project for traffic safety and health issues, and the proximity to residences in the area.

Andrea Osborne Burton, property owner and resident in the immediate vicinity of the project, spoke in opposition to the project for traffic safety and noise reasons.

At the hour of 3:00 p.m., Chairman Jahn returned discussion of the application to the Planning Commission, leaving the public hearing open.

Commissioner Boll noted that Forest Road was very icy in winter, making travel by large commercial vehicles dangerous; inquired if the applicant had already purchased the subject property; and stated he would be in opposition to the current location chosen for the project. Ms. Bogh advised the Commission that the property was currently in escrow.

Commissioner Brewster stated that although Big Bear Disposal maintains a very clean and orderly Clean Bear Site #1, he would be opposed to this site for relocation of Clean Bear Site #2, and would like to continue the application to allow time to look for alternate locations.

Vice-Chairman Beede stated he thought the traffic and noise issues would not be easily mitigated, that perhaps the applicant could do a land swap with the Fire Station, and stated he would vote in opposition to the project.

Chairman Jahn stated he was sympathetic to the applicant, and expressed his concerns over notification issues.

Moved by Commissioner Brewster to continue this item to an unspecified date to allow the applicant time to research another location for the project.

The motion failed for lack of a second.

City Attorney Marco Martinez outlined three alternative to proceed: 1) the Commission could move for a motion to deny; 2) the Commission could move for a continuation; or 3) the Commission could limit a motion directing staff to search for an alternative site.

Ms. Bogh informed the Commission that staff and the applicant had already looked at all the other available sites that meet the locational criteria, and it will not be possible to locate a new site within a few weeks. Staff recommends taking action on this application today so that the applicant could pull out of escrow if the Commission voted in opposition to the project.

Chairman Jahn asked the applicant if he would support a continuance. Frank Forbes, owner of Big Bear Disposal, stated that he wished to continue only if in a positive direction or would cancel his escrow on the subject property. He stated that Big Bear Disposal wishes to be a good neighbor.

Moved by Commissioner Boll, seconded by Vice-Chairman Beede, to deny Conditional Use Permit 2003-305 and to continue the public hearing until the Planning Commission meeting of December 17, 2003 to vote for formal denial as stated in Resolution PC2003-024.

Motion approved by the following vote:

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

4. PLANNING OFFICIAL'S REPORT

None.

5. SUMMARY COMMENTS

Commissioner Boll requested clarification of action that could be taken on a barking dog problem. Ms. Bogh replied that Code Enforcement can send first and second notices and that citations could be issued.

Commissioner Brewster inquired about the current status of development projects for the Bavarian Lodge property. Ms. Bogh replied that although several pre-development review applications had been filed, to date no formal application had been submitted.

Vice-Chairman Beede wished everyone happy holidays.

Chairman Jahn stated that since the Healthy Forest initiative has been passed, City Council has directed that the Tree Conservation Ordinance be brought back to the Planning Commission for review. Ms. Bogh stated staff will schedule that item for a future meeting.

6. ADJOURNMENT

There being no further comments, Chairman Jahn adjourned the meeting at 3:40 p.m. to the next regular Planning Commission meeting of December 17, 2003.

MINUTES APPROVED AT THE MEETING OF DECEMBER 17, 2003.

Lynne Rayner

Lynne Rayner, Planning Commission Secretary