
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING
July 2, 2003

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

FLAG SALUTE: Commissioner Day

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

STAFF: Molly Bogh, Deputy City Manager
Neil Braunstein, Associate Planner
Phil Mosley, Chief Building Official
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the July 2, 2003 meeting held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

AGENDA APPROVAL

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

PRESENTATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Deputy City Manager Molly Bogh announced that a public hearing has been scheduled for the Development Code and Zoning Map update on July 23, 2003, at 6:30 p.m. in Hofert Hall.

At the hour of 1:22 p.m., Commissioner Jahn presented and read into the record a Proclamation of Appreciation to Commissioner Robert Day and extended his appreciation on behalf of staff and the Planning Commission for Mr. Day's efforts and time served on the Planning Commission.

PUBLIC FORUM

Dennis Largé, resident of Big Bear Lake, thanked Robert Day for his contributions to the community as Planning Commissioner. He also asked staff if plans for a multi-million dollar recreational complex were in discussion stages with the City for construction to begin in 2004. Ms. Bogh stated that staff was not aware of any project of that scope.

Carolyn Knudsen, resident of Big Bear Lake, thanked Commission Day for his dedication and hard work during his term as Planning Commissioner.

1. CONSENT CALENDAR

1.1 Approval of the Minutes of the Planning Commission meeting of June 18, 2003

Moved by Commissioner Day, seconded by Commissioner Boll, to approve the minutes of June 18, 2003. The minutes were approved unanimously by a vote of 4 in favor and 0 opposed. Commissioner Brewster abstained from the vote, as he was absent from the meeting of June 18, 2003.

2. PUBLIC HEARING ITEM

2.1 Conditional Use Permit 2003-074

Applicant: Telluris, Inc.

Representative F. Scott Small

Location: 42081 Big Bear Boulevard & 42040 Garstin Drive

APN: 2328-203-01 & 2328-121-02

Staff requested that this item be continued to the July 16, 2003 Planning Commission meeting, due to insufficient time to prepare and distribute the staff report after resolving several outstanding design items at the Garstin yard portion of the project.

Moved by Vice-Chairman Beede, seconded by Commissioner Brewster, to continue Conditional Use Permit 2003-074 to the meeting of July 16, 2003. The motion was approved unanimously by a vote of 5 in favor and 0 opposed.

3. DISCUSSION ITEMS

3.1 Review of Planning Division Procedures for
Department of Alcoholic Beverage Control
License Applications within the City

Neil Braunstein presented the staff report giving a brief background of current application procedures. He stated that under current procedures, when the Planning Division receives notification of a pending ABC application, a case planner is assigned to the application. The planner reviews the application to verify that the

proposed use is permitted by the applicable zoning district and general plan land use designation and is compatible with Development Code regulations. Staff has typically made determinations on ABC license applications, with input from the Sheriff's Department. However, at the discretion of the City Planner any application review can be forwarded to the Planning Commission. No land use review is conducted with respect to parking, because during establishment of the primary use, parking has already been addressed. The number of parking spaces required for restaurants, bars, and coffee houses where food or beverages are sold for on-site consumption are the same.

The Planning Commission and members of staff discussed the City's current procedures and possible alternatives in the future, and staff answered the Commission's questions regarding the differences between a coffee shop and a bar, and whether or not an application should come before the Commission for a change of use.

The Planning Commission considered the information provided by staff and determined that in the future, for on-site consumption only, the Certificate of Necessity and Convenience for any new applications or any change in use applications be forwarded to the Commission as an action item for review.

3.2 Development Code and Zoning Map Update

At the request of Chairman Jahn, this item was agendaized for reconsideration of Section 17.35.210 of the Development Code update. The Planning Commission discussed the issue of portable storage containers, indicating concurrence or requesting revisions to the language of the draft Development Code. Staff responded to questions from the Planning Commission regarding storage containers in the C2 zone, the number and size of containers, possible screening and/or painting of storage containers, and distance between containers if multiple containers are allowed.

The following members of the public provided input:

Joe Sanders, resident of Big Bear Lake

Barbara Willey, resident of Big Bear Lake

The Planning Commission indicated concurrence with Chapter 17.35.210 as drafted, with the following revisions:

- C. Within the C-2 (Commercial - General), C-4 (Commercial - Recreation), C-5 (Commercial - Industrial), and P (Public) zones, portable storage containers may be used for storage purposes only, as an accessory use to a primary use already legally established on the property, provided that the following requirements are met:

2. A maximum of two ~~Only one~~ portable storage containers shall be allowed per business or use.
3. The maximum cumulative size of all a portable storage container(s) approved for any use or site shall be 400 ~~200~~ square feet. The maximum height of any container shall be 10 feet. The minimum distance between any two containers shall be 20 feet.

Ms. Bogh stated that staff will make the revisions to the Development Code as directed. The Development Code and Zoning map will be brought back to the Planning Commission for a public hearing on July 23, 2003 at 6:30 p.m. in Hofert Hall.

4. PLANNING OFFICIAL'S REPORT

Ms. Bogh had nothing to report.

5. SUMMARY COMMENTS

Commissioner Boll announced that he had attended the Mountain Summit Vision Conference July 27-29, 2003 at the University of Redlands, along with Chairman Jahn and City Manager Michael Perry. Nine teams will be working to publish a united vision in the next few weeks, and a follow-up meeting will be held on August 17, 2003 from 10:00 a.m. until 4:00 p.m. at University of Redlands Orton Center for anyone interested in attending. He also thanked Commissioner Day for all his assistance on the Planning Commission and said he will be missed.

Commissioner Brewster thanked Commissioner Day for always conducting himself professionally during his years as a Planning Commissioner.

Commissioner Day expressed his thanks to everyone, saying that he has enjoyed his term and appreciated everyone's support. He also wished the Planning Commissioners good luck in the future.

Vice-Chairman Beede also expressed his thanks to Commissioner Day, stating that although they were on opposite sides of issues many times, it has brought out the very best in both of them.

Chairman Jahn commended Commissioner Day for a great job during his term, and thought that he brought a lot of spirit to the Planning Commission. He also thanked Commissioner Boll for his work on the Mountain Summit Conference, and was disappointed that the Grizzly was not in attendance at the conference.

6. ADJOURNMENT

There being no further comments, Chairman Jahn adjourned the meeting at 2:30 p.m. to the next regular Planning Commission meeting of July 16, 2003.

MINUTES APPROVED AT THE MEETING OF JULY 16, 2003

Lynne Rayner, Planning Commission Secretary