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**PLANNING COMMISSION MEETING MINUTES**  
***REGULAR MEETING***  
**FEBRUARY 19, 2003**

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

**FLAG SALUTE:** Vice Chairman Beede

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

**STAFF:** Molly Bogh, Deputy City Manager  
Ray Snyder, Assistant Planner  
Sandra Molina, Principal Planner  
Marco Martinez, City Attorney  
Phil Mosley, City 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 February 19, 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 noted that three Planning Commissioners and herself were registered to attend the League of California Cities 2003 Planners Institute in San Diego on March 20-22<sup>nd</sup>.

**PUBLIC FORUM**

No one wished to speak.

## **REORGANIZATION**

- a. Swearing in of new Planning Commissioner

At the hour of 1:19 p.m., City Clerk Kathy Jefferies conducted the swearing-in of Greg Boll.

At the hour of 1:21 p.m. Commissioner Boll took his seat.

## **1. CONSENT CALENDAR**

- 1.1 Moved by Vice-Chairman Beede, seconded by Commissioner Brewster, to approve the minutes of February 5, 2003. The minutes were approved unanimously. Commissioner Boll abstained from the vote due to his absence from the February 5, 2003 meeting.
- 1.2 Moved by Vice-Chairman Beede, seconded by Commissioner Brewster, to approve Resolution PC2003-005 determining that a Public Sewer Easement within Parcels 1 & 2 of Parcel Map 15590 is in conformance with the City's General Plan. The motion was approved, with Commissioner Boll abstaining from the vote.

## **2. PUBLIC HEARING ITEM**

- 2.1 Plot Plan Review 2003-001  
Applicant: Gene and Vicki Artiano  
Location: 764 Summit Boulevard  
APN#: 2328-073-07

An application to build two 2-story residential units on 15,658 sq. ft. zoned Multiple Family Residential (MFR). Each 2-bedroom unit will measure 1,632 sq. ft. and will include 2 parking spaces.

Assistant Planner Ray Snyder presented the staff report recommending that the Planning Commission hold a public hearing and adopt a resolution finding the project exempt from the California Environmental Quality Act and approving Plot Plan Review 2003-001, based on the findings and subject to the conditions of approval in the resolution.

Mr. Snyder addressed the Commission's questions and concerns and the number of trees the applicant proposed removing from the building site. Commissioner Day stated for the record he did not agree with Line 2 of Paragraph 2 on Page 4 of the Staff Report stating that "the applicant has designed the project to conserve as many trees as possible," because he felt that more trees could have been saved with a different development plan.

Chairman Jahn opened the public hearing at 1:30 p.m.

Tom Owens, the applicant's representative, spoke in favor of the project, answered a question regarding a manhole cover located near the property line of the project, and stated that the applicant has agreed to the conditions of approval.

There being no further comments from the public, Chairman Jahn closed the public hearing at 1:32 p.m.

Moved by Commissioner Brewster, seconded by Commissioner Boll, to adopt Resolution No. PC2003-006 approving Plot Plan Review 2003-001, based on the findings and subject to the recommended conditions of approval, as follows:

**RESOLUTION NO. PC2003-006**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING PLOT PLAN REVIEW 2003-001 TO CONSTRUCT TWO 1,632 SQUARE FOOT DETACHED DWELLING UNITS ON A 7,700 SQUARE FOOT LOT LOCATED AT 764 SUMMIT BOULEVARD, APN 2328-073-07**

The motion was passed by the following vote:

AYES: BOLL, BREWSTER, DAY, BEEDE, JAHN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**3. DISCUSSION ITEM**

3.1 Status report on Public Street Grades

Principal Planner Sandra Molina presented a staff report addressing Chairman Jahn's concerns regarding the City's adopted street grade limitations, specifically that the 10% street grade limitation contained in the Municipal Code may be too restrictive.

Ms. Molina addressed the Commission's questions regarding the flexibility of Municipal Code Section 16.13.080, ways to educate the public in the future regarding that flexibility, and whether Municipal Code Section 16.13.080 was in direct conflict with the Tree Conservation Ordinance.

In consideration of the safety risks associated with ice and snow conditions, and because of the flexibility provided within the existing regulations, staff does not recommend any changes to the City's existing regulations relating to street grades. The Planning Commission concurred.

**4. PLANNING OFFICIAL'S REPORT**

Ms. Bogh welcomed Commissioner Boll to the Planning Commission.

**5. SUMMARY COMMENTS**

Commissioner Boll had no comments.

Commissioner Brewster commented that due to the infestation of bark beetles, it was his opinion that other types of trees besides conifers should be planted when selecting replacement trees in accordance with the Tree Conservation Ordinance. Ms. Bogh responded that according to tree specialists, a conifer tree that is under stress due to draught or over crowding is susceptible to bark beetles, but that if conifer trees get adequate water and are not damaged by construction, they should not be as susceptible to the bark beetle, and therefore still be a part of the replanting mix. Factors affecting trees today may not be as critical years from now if we have a well-managed urban forest. Chairman Jahn asked that this topic be brought back as a discussion item at a future meeting. Commissioner Brewster also asked about State funding for the replacement bridge. Anne Schneider, City Engineer, responded that all projects scheduled for this year are on hold until the State budget is passed.

Commissioner Day welcomed Commissioner Boll, inquired about signage at the coffee house at 40375 Big Bear Boulevard, and commented that with regards to affordable housing, he believed it would be a mistake for City Council to attempt to move low to middle income housing out of the area. Ms. Bogh replied that statements in the newspaper did not mention that any Council member intended to move affordable housing out of the City, and that the City wants to assure everyone that it does want to meet its affordable housing goals.

Vice Chairman Beede stated that he did not believe the 2-unit rental project approved at today's meeting was meant to serve as affordable housing.

**6. ADJOURNMENT**

There being no further comments, Chairman Jahn adjourned the meeting at 2:03 p.m. to the next regular Planning Commission meeting of March 5, 2003.

MINUTES APPROVED AT THE MEETING OF \_\_\_\_\_.

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Lynne Rayner, Planning Commission Secretary