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**PLANNING COMMISSION MEETING MINUTES**  
***REGULAR MEETING***  
**MAY 21, 2003**

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

**FLAG SALUTE:** Commissioner Boll

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

**EXCUSED:** Commissioner Robert Day

**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 May 21, 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 announced the City would be hosting National Pollution Discharge Elimination System (NPDES) Compliance training on Friday, May 23, 2003 at 8:00 a.m. in Hofert Hall, to provide updates regarding storm water runoff elimination requirements. Breakfast would be included for a \$5.00 fee payable at the door. Local contractors, utility companies, and Public Works staff have been invited to participate.

**PUBLIC FORUM**

No one wished to speak.

## 1. CONSENT CALENDAR

### 1.1 Approval of the Minutes of the Planning Commission meeting of May 7, 2003

Moved by Commissioner Brewster, seconded by Vice-Chairman Beede, to approve the minutes of May 7, 2003. The minutes were approved unanimously by a vote of 4 in favor and 0 opposed.

## 2. PUBLIC HEARING ITEMS

### 2.1 Plot Plan Review 2003-032

Applicant: Ms. Pat Kirianoff

Location: 41421 Big Bear Boulevard

APN: 309-151-26, 309-151-40

Associate Planner Neil Braunstein presented the staff report stating that the applicant proposes to modify an existing commercial lodging establishment (Bavarian Lodge) by constructing a 1,600 square foot, two-story recreation lounge on 1.9 acres of property. 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 and approve Plot Plan Review 2003-032 based on the findings and subject to the conditions of approval in the resolution, noting that the following paragraph has been deleted due to duplication:

~~10. k Show proposed and/or required fencing. The exterior face and footings of all project perimeter walls shall be no more than two (2) inches from the property line on the subject property except where appropriate off site easements have been obtained. Fencing, at least four feet in height, shall be shown on the west property line adjacent to the proposed driveway and parking lot, to prevent traffic from the adjacent property from accessing the site directly across the property line. Note: fencing within the front yard setback area shall not exceed four feet in height.~~

Mr. Braunstein addressed the Commission's questions regarding replacement trees for the project site. Vice-Chairman Beede stated he would like to recommend a ratio of 2 to 1 for replacement trees. Ms. Bogh stated that the requirement would be noted as a recommendation only, and would be reflected in the minutes, of which the applicant would receive a copy.

Chairman Jahn opened the public hearing at 1:32 p.m.

Bob Carlisle, the applicant's representative, stated the applicant had read and agreed to the conditions of approval.

There being no further comments from the public, Chairman Jahn closed the public hearing at 1:33 p.m.

Moved by Vice-Chairman Beede, seconded by Commissioner Brewster, to adopt Resolution No. PC2003-011 approving Plot Plan Review 2003-032 based on the findings and subject to the corrected conditions of approval, as follows:

**RESOLUTION NO. PC2003-011**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING PLOT PLAN REVIEW 2003-032 TO CONSTRUCT A 1,600 SQUARE FOOT SQUARE FEET RECREATION BUILDING TO SERVE AN EXISTING LODGE LOCATED AT 41421 BIG BEAR BOULEVARD (ASSESSOR'S PARCEL NUMBER 309-151-26 AND 309-151-40).**

The motion was passed by the following vote:

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

**3. DISCUSSION ITEM**

**3.1 Development Code and Zoning Map Update**

The public workshop from the May 7, 2003 Planning Commission meeting was resumed. Staff and the Planning Commission continued their review and discussion of items within Development Code Chapter 17.35.040 through Chapter 17.35.200 in Commercial and Public Zones, discussing text, indicating concurrence or requesting revisions to the draft language. Staff responded to questions from the Planning Commission regarding parking and lighting requirements in commercial and public zones, and setback requirements for bars, nightclubs and liquor stores.

The following members of the public provided input:

Dennis Large, resident of Big Bear Lake  
Dennis Hall, resident of Big Bear Lake  
Joe Sanders, resident of Big Bear Lake  
Hillary Nutting, reporter for the Grizzly

At the hour of 2:30 p.m., Chairman Jahn called for a recess.

At the hour of 2:35 p.m., the Planning Commission reconvened.

The Planning Commission indicated concurrence with Chapter 17.35.040 through 17.35.200 as drafted with revisions as noted during the meeting, and continued the public workshop to the next regularly scheduled Planning Commission meeting for the review of the remainder of Chapter 17.35 and the zoning map.

**4. PLANNING OFFICIAL'S REPORT**

Ms. Bogh had nothing to report.

**5. SUMMARY COMMENTS**

Vice-Chairman Beede expressed concern over the sale of external fire sources in Big Bear, such as tiki torches. Phil Mosley, Chief Building Official, stated that the use of tiki torches and ceramic outdoor fireplaces were prohibited in the Uniform Fire Code, and that he would refer the matter to the Fire Department for review. Vice Chairman Beede also encouraged all residents to have the Fire Department inspect and tag dead trees on their property and have them taken care of.

Commissioner Boll mentioned that on May 20, 2003, he had attended the San Bernardino County Board of Supervisors public hearing on the tree removal tax proposal, and reported that no assessed tax had been approved.

Chairman Jahn commended the Planning Division for the efficiency of the tree removal permit process.

**6. ADJOURNMENT**

There being no further comments, Chairman Jahn adjourned the meeting at 4:15 p.m. to the next regular Planning Commission meeting of June 4, 2003.

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

\_\_\_\_\_  
Lynne Rayner, Planning Commission Secretary