
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING
June 4, 2003

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

FLAG SALUTE: Commissioner Boll

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

STAFF: Molly Bogh, Deputy City Manager
Sandra Molina, Principal Planner
Neil Braunstein, Associate Planner
Marco Martinez, City Attorney
Phil Mosley, Chief Building Official
John Morley, Assistant Fire Chief
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the June 4, 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

None.

PUBLIC FORUM

No one wished to speak.

1. CONSENT CALENDAR

1.1 Approval of the Minutes of the Planning Commission meeting of May 21, 2003

Moved by Vice-Chairman Beede, seconded by Commissioner Brewster, to approve the minutes of May 21, 2003. The minutes were approved unanimously by a vote of 4 in favor and 0 opposed. Commissioner Day abstained, as he was absent from the meeting of May 21, 2003.

2. DISCUSSION ITEM

2.1 Development Code and Zoning Map Update

The public workshop from the May 21, 2003 Planning Commission meeting was resumed. Staff and the Planning Commission continued their review and discussion of items within Development Code Chapter 17.35.210 in Commercial and Public Zones and the zoning map, discussing text, indicating concurrence or requesting revisions to the draft language. Staff responded to questions from the Planning Commission regarding the location, size, appearance and use of portable storage containers in commercial and public zones.

The following members of the public provided input:

Dennis Large, resident of Big Bear Lake
Barbara Willey, resident of Big Bear Lake

At the hour of 2:40 p.m., Chairman Jahn called for a recess.

At the hour of 2:46 p.m., the Planning Commission reconvened.

For purposes of discussing the zoning map, the city was divided into five discussion areas, labeled Area 1 through Area 5. These five areas were created in order to ensure that any potential conflict of interest on the part of the members of the Planning Commission is avoided. Each area contains properties owned by one or more Planning Commission members, who were asked to abstain from discussion regarding the zoning of any property within that area.

Chairman Jahn began the review of the zoning map with Area 4, which is bounded on west by Knight Avenue, on the south by the southern city limit and Sunset Drive, on the north by the lake, and on the east by the eastern city limit and Clubview Drive. All Planning Commission members participated in discussion of this area.

Staff responded to questions from the Planning Commission regarding lakefront commercial standards. Commissioner Day stated that he would like to see the last available waterfront property developed as seaport village. Ms. Bogh asked the Planning Commission if lakefront commercial standards should be brought back to a future meeting as a discussion item and the Planning Commission concurred.

The Planning Commission continued review of the zoning map with Area 1, which is bounded on the west by the western city limit; on the south by the southern city

limit; on the north by the lake; and on the east by Paine Road, Modoc Road, and Outlook Lane. At the hour of 3:30 p.m., Commissioner Boll abstained from discussion of Area 1 and left the room.

Staff reviewed Area 1, indicating that there were no major changes and that the zoning map would now conform to the General Plan. The Planning Commission indicated concurrence with Area 1 and at the hour of 3:34 p.m., Commissioner Boll rejoined the meeting.

The Planning Commission continued review of the zoning map with Area 3, which is bounded on the west by Paine Road, on the south by Village Drive and Pennsylvania Avenue, on the north by the lake, and on the east by Knight Avenue. At the hour of 3:36 p.m., Commissioner Brewster abstained from discussion of this area and left the room.

Staff reviewed Area 3, indicating that there were no major changes and that the zoning map would now conform to the General Plan. The Planning Commission indicated concurrence with Area 3 and at the hour of 3:39 p.m., Commissioner Brewster rejoined the meeting.

The Planning Commission continued review of the zoning map with Area 2, which is bounded on the west by Modoc Road and Outlook Lane, on the south by the southern city limit, on the north by Village Drive and Pennsylvania Avenue, and on the east by Knight Avenue. Commissioners Jahn and Beede abstained from discussion of this area, turned the meeting over to Commissioner Brewster, and left the room at 3:41 p.m.

Staff reviewed Area 2, indicating that there were no major changes and that the zoning map would now conform to the General Plan. The Planning Commission indicated concurrence with Area 2, and at the hour of 3:43 p.m., Commissioner Beede rejoined the meeting and took over the meeting in Chairman Jahn's absence.

The Planning Commission continued review of the zoning map with Area 5, which is bounded on the west by Clubview Drive and the city limit, on the south by the southern city limit, on the north by Sunset Drive, and on the east by the eastern city limit. Commissioner Jahn abstained from discussion of this area.

Staff responded to questions from the Planning Commission regarding the Wolf Creek subdivision, which is zoned Multiple Family Residential (R-3). At the hour of 3:45 p.m., Mr. Jahn rejoined the meeting as a member of the public owning property in Area 5. By unanimous consensus, it was agreed that the lower one-third parcel should be reclassified Single Family Residential (R-1), with no objection from Mr. Jahn.

At 3:47 p.m., Chairman Jahn resumed his place as Chair.

The Planning Commission indicated concurrence with Chapter 17.35.210 and the zoning map as drafted with revisions noted during the meeting. Ms. Bogh stated that the Development Code public workshop is now complete. The Development Code and zoning map will now be brought to a Planning Commission meeting for a public hearing.

4. PLANNING OFFICIAL'S REPORT

Ms. Bogh had nothing to report.

5. SUMMARY COMMENTS

Commissioner Boll invited the Planning Commissioners to attend a three-day Mountain Vision conference hosted by the U.S. Forest Service and the Counties of San Bernardino and Riverside at Redlands University Orleans Center on June 27-29, 2003. More information is available at www.mountainsummitvision.org.

Commissioner Brewster commended staff for the Development Code draft. He also expressed a desire for a public pool in the City.

Commissioner Day also thanked Ms. Bogh and the staff for their work on the Development Code.

Vice-Chairman Beede asked if the May 23, 2003 NPDES training had been filmed. Chief Building Official Phil Mosley stated that it had and would be available shortly.

Chairman Jahn also expressed his appreciation to staff for the Development Code.

6. ADJOURNMENT

There being no further comments, Chairman Jahn adjourned the meeting at 4:05 p.m. to the next regular Planning Commission meeting of June 18, 2003.

MINUTES APPROVED AT THE MEETING OF _____

Lynne Rayner, Planning Commission Secretary