
**CITY OF BIG BEAR LAKE
PLANNING COMMISSION MEETING MINUTES
SPECIAL MEETING
June 23, 2004**

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

FLAG SALUTE: Commissioner Dokter

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

STAFF: Sandra Molina, Acting City Planner
Marco Martinez, City Attorney
Phil Mosley, Chief Building Official
Sam Rodriguez, Acting City Engineer
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the June 23, 2004 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 Commissioner Brewster, to approve the agenda as presented. The agenda was approved unanimously.

PRESENTATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

None.

PUBLIC FORUM

No one wished to speak.

1. PUBLIC HEARING ITEMS

1.1 General Plan Amendment 2004-083

Applicant: Kevin and Mona Alsop, Big Bear Choppers
Representative: William Yaeger
Location: 41922 Fox Farm Road
APN: 2328-101-04

Acting City Planner Sandra Molina presented the staff report stating that the applicant is requesting to amend the General Plan Land Use designation on 1.1 acres from Commercial General (CG) to Industrial (IND) and the zone district from Commercial-General (C-2) to Commercial-Industrial (C-5). She stated that staff recommends that the Planning Commission hold a public hearing and adopt a Resolution recommending that the City Council adopt a Mitigated Negative Declaration and approve General Plan Amendment 2004-083 and Zone Change 2004-084 based on the findings contained in the resolution, noting the following changes recommended by the City Attorney:

Paragraph 3a of Section B:

- a. The General Plan Amendment promotes the goals and objectives of the Big Bear Lake General Plan and each element thereof, and leaves the General Plan a compatible, integrated and internally consistent statement of goals and policies because ¶the proposed amendment conforms to Land Use Element Goal L 1 to create a long-term vision for the City which provides for orderly and functional patterns of land uses that meet the long-term economic goals of the Valley because the City is deficient in available land to accommodate light industrial and industrial uses, and the Industrial designation occurs in an area which has been previously subdivided, roadway improvements are existing and utilities are readily available. It promotes Policy L 1.7 to ensure compatibility between land uses which have different functions, requirements and impacts because the anticipated land use is compatible with the surrounding automotive repair, transit facility, home furnishing and personal mini storage and recreational vehicle storage uses.

Paragraph 4a of Section B:

- a. The Zone Change is consistent with the City of Big Bear Lake General Plan because ¶the proposed zone change to Commercial-Industrial (C-5) is consistent with the Industrial (IND) General Plan Land Use designation being requested under General Plan Amendment 2004-083, which has been filed concurrently. It is consistent with Policy L1.1 which states that industrial designated land is appropriate in areas occupied by industrial and other compatible land uses, and in areas with access along major streets and adequate infrastructure because the redesignation for the ultimate development of a motorcycle fabrication, assembly and sales use is compatible with adjacent automotive repair, transit facility, home furnishing and personal mini storage and recreational vehicle storage uses; it is served by Fox Farm Road which has access to Big Bear Boulevard; and there is adequate infrastructure to serve future land uses. It is consistent with the intent of

the General Plan Land Use Element for ongoing review and revision of the General Plan.

Paragraph 4c of Section B:

- c. The proposed change in zone is reasonably related to the public welfare and is reasonably beneficial at this time because there is a deficiency in the availability of industrially designated land which could accommodate intensive commercial and light industrial uses. Additionally, adequate infrastructure, including roads and utilities, exists across the property frontage.

Add a new paragraph 6 to Section B:

~~6. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.~~

6. The Planning Commission hereby recommends that the City Council amend the General Plan Land Use designation on property shown and described on the attached Exhibit 1 and Exhibit 2 from Commercial General (CG) to Industrial (IND). In addition, the Planning Commission hereby recommends that the City Council amend the zoning designation of property shown and described on the attached Exhibit 1 and Exhibit 2 from Commercial-General (C-2) to Commercial-Industrial (C-5).

Renumbering of paragraph 6 to paragraph 7 in Section B:

7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

At the hour of 1:26 p.m., Chairman Jahn opened the public hearing.

Larry Cooke, resident of Big Bear Lake, expressed his concern that rezoning the property might lead to a misuse of heavier industrial uses in the future, and also stated he would like to see a development agreement for the project.

Kevin Alsop, the applicant, stated he had read and agreed with the findings in the resolution and the changes recommended by the City Attorney on green sheet.

There being no further comments from the public, Chairman Jahn closed the public hearing at the hour of 1:40 p.m.

Ms. Molina answered the Commission's questions regarding what the Commission could do regarding future land uses. She stated that a future proposed use not permitted by right would come before the Planning Commission to impose further conditions at that time.

Moved by Commissioner Brewster, seconded by Vice-Chairman Beede, to adopt Resolution No. PC2004-019 recommending to the City Council to adopt a Mitigated Negative Declaration and approving General Plan Amendment 2004-083 and Zone Change 2004-084, based on the findings contained in the resolution as follows:

RESOLUTION NO. PC2004-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE PROJECT AND APPROVE GENERAL PLAN AMENDMENT 2004-083 TO CHANGE THE GENERAL PLAN DESIGNATION FROM COMMERCIAL GENERAL (CG) TO INDUSTRIAL (IND) AND APPROVE ZONE CHANGE 2004-084, TO CHANGE THE ZONE DISTRICT FROM COMMERCIAL-GENERAL (C-2) TO COMMERCIAL-INDUSTRIAL (C-5) FOR A 1.1-ACRE PROPERTY LOCATED AT 41922 FOX FARM ROAD, ASSESSOR'S PARCEL NUMBER 2328-101-04.

The motion was approved by the following vote:

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

1.2 Tentative Tract Application 2003-323, Tentative Map No. 16511, and Conditional Use Permit 2004-118

Applicant: Seacall Development
Representative: Don and Craig Smith
Location: 839 Knickerbocker Road
APN: 309-221-06

Vice-Chairman Beede stated that he lives within 300 feet of the subject property and therefore must abstain from discussion and vote of Tentative Tract Application 2003-323 and Conditional Use Permit 2004-118. At the hour of 1:45 p.m. Chairman Jahn excused Vice-Chairman Beede and he left the meeting room.

Ms. Molina presented the staff report stating that the applicant is requesting approval to subdivide 9.9 acres into 26 single-family custom home lots and two lettered lots: Lot A to serve as a drainage detention basin, and Lot B to be developed with a water booster facility. The Conditional Use Permit component of the project has been filed in accordance with the provisions contained in the Slope Density Ordinance to allow cuts and fills that exceed ten feet in height and to allow encroachments into areas with natural gradients of 40%. Comments received during the review period of the environmental Initial Study identified new potentially significant impacts, which require mitigation in order to reduce those impacts to a level of insignificance. Therefore, pursuant to Section 15073.5(a) of the California Environmental Quality Act, the environmental study has been revised and re-circulated for a new 30-day review period, in accordance with required noticing mandates. She stated that staff recommends that the Planning Commission conduct a public hearing, receive public

testimony, provide direction as appropriate and continue the public hearing to the meeting of July 21, 2004.

Ms. Molina answered the Commission's questions regarding rezoning, deed restrictions, and the significance of Assembly Bill AB 2292, which prohibits cities from reducing, requiring or permitting the reduction of the residential density for any parcel to a lower residential density that is below the density that was utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless the city makes written findings supported by substantial evidence that the reduction is consistent with the adopted general plan, including the housing element, and the jurisdiction's share of the regional housing needs.

At the hour of 2:15 p.m., Chairman Jahn opened the public hearing.

Georganne Baker, resident of Big Bear Lake, spoke in support of the project but expressed her concern for water, saving the trees, and increased traffic in the area of the elementary school.

Richard Houston, resident of Big Bear Lake, stated his support for the project and low-density housing.

Don Smith, the applicant, stated that the original vision for the property was to downzone to Single-Family Residential.

Commissioner Boll stated he did not think the booster pump station should be located on Knickerbocker Road, asked about dirt management, and inquired if the applicants were aware of the R-3 zoning before purchasing the property. Mr. Smith informed the Commission that technically they have not yet purchased the property but were aware of the R-3 zoning, and that the design for the booster pump station would be a log sided building similar in style to the cabins already on Knickerbocker Road. Bernie Mayor, Engineer for Sitetech, stated that they do not anticipate any import or export of dirt for the project.

Commissioner Brewster stated that he was in support of down zoning, and would support the project if they had a strong homeowners association in place. He also agreed with Commissioner Boll regarding the pump station location on Knickerbocker Road.

Chairman Jahn requested a copy of the homeowner association bylaws before the July 21, 2004 Planning Commission meeting, and stated that he was in support of deed restrictions, down zoning, and would support the project with clarifications.

Moved by Commissioner Boll, seconded by Commissioner Brewster, to continue the public hearing for Tentative Tract Map application 2003-323 and Conditional Use Permit 2004-118 to the regular Planning Commission meeting of July 21, 2004.

4. PLANNING OFFICIAL'S REPORT

No report given.

5. SUMMARY COMMENTS

None.

6. ADJOURNMENT

There being no further comments, Chairman Jahn adjourned the meeting at 2:50 p.m. to the Planning Commission meeting of July 7, 2004.

MINUTES APPROVED AT THE MEETING OF JULY 7, 2004.

Lynne Rayner

Lynne Rayner, Administrative Secretary