

---

**CITY OF BIG BEAR LAKE  
PLANNING COMMISSION MEETING MINUTES  
REGULAR MEETING  
January 5, 2005**

---

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

**FLAG SALUTE:** Commissioner Dokter

**PRESENT:** Commissioner Garry Dokter  
Commissioner Greg Boll  
Commissioner Charles Brewster  
One Seat Vacant

**EXCUSED:** Vice-Chairman Beede

**STAFF:** Sandra Molina, Acting City Planner  
David Martinez, Deputy City Manager  
Marco Martinez, City Attorney  
Phil Mosley, Chief Building Official  
Sam Rodriguez, Acting City Engineer  
Neil Braunstein, Associate Planner  
Patrick McLaughlin, Assistant Planner  
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the January 5, 2005 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 Dokter, to approve the agenda as presented. The agenda was approved unanimously.

**PRESENTATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS**

Acting City Planner Sandra Molina introduced Patrick McLaughlin to the Commission. Patrick, who started on January 3<sup>rd</sup>, is the City's new Assistant Planner.

**PUBLIC FORUM**

No one wished to speak.

**1. CONSENT CALENDAR**

1.1 Approval of the Minutes of the Special Planning Commission meeting of November 23, 2004.

Moved by Commissioner Dokter, seconded by Commissioner Boll, to approve the minutes of November 23, 2004 as presented. The minutes were unanimously approved by a vote of 3 in favor and 0 opposed.

## **REORGANIZATION**

### 1.2 Selection of Chairman and Vice-Chairman

In deference to the absence of Vice-Chair Beede, Commissioner Brewster made a motion to continue selection of Chairman and Vice-Chairman to the Planning Commission meeting of January 19, 2005. The motion was seconded by Commissioner Dokter and unanimously approved by a vote of 3 in favor and 0 opposed.

## **2. PUBLIC HEARING ITEMS**

### 2.1 Tentative Tract Map 2003-217, Conditional Use Permit 2003-218, and Variance 2003-359

Applicant: Shadow Mountain Investments  
Representative: Bob Carlisle, MAPCO  
Location: 38500 Big Bear Boulevard  
APN: 0306-011-02

Mr. Braunstein presented the staff report, stating that the applicant is proposing to subdivide an existing 3.19-acre property into eight single-family custom home lots, with a new 618-foot long cul-de-sac street planned to provide access to Big Bear Boulevard via Talbot Drive. He continued, stating the project is subject to the City's Slope Density Ordinance for certain areas where natural gradients exceed 40%, and a Variance application has also been submitted to vary from standard lot dimensions for five of the eight lots and to construct walls up to eight feet in height within setback areas.

Mr. Braunstein reminded the Commission that this project was continued from the Planning Commission meeting of December 15, 2004 in order to give Commission members an opportunity to visit the project site again and to allow additional staking to be provided on-site. He continued, stating that because the public hearing has been closed, the Planning Commission is limited in their deliberations, and may take action on it, but may not take additional public testimony unless a new public hearing is advertised. He stated that staff recommends that the Planning Commission adopt a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA), and approving Tentative Tract Map 2003-217, Conditional Use Permit 2003-218, and Variance 2003-359, based on the findings and subject to the conditions of approval and Mitigation Monitoring Program contained in the resolution.

Commissioner Boll indicated his concurrence to revisit the site, but that due to poor weather did not walk the site after it was re-staked. He inquired if it would be possible to wait until Caltrans approved the encroachment permit for the highway before approving the project, thereby knowing for sure if the cut required for the intersection of Talbot and Big Bear Boulevard would be 4:1 or 2:1 slope ratio.

Acting City Engineer Sam Rodriguez answered the Caltrans issue, stating that staff had met with representatives from Caltrans District 8 who felt that the encroachment permit would be approved at a 2:1 ratio, that they were satisfied with the shoulder width and site distance and advised staff to proceed with the project.

Commissioner Brewster stated he did revisit the site and that it was his opinion that the proposed home sites would not be seen from the roadway, and that the project would not greatly impact the rock cliffs. He inquired about a landscape plan for the cut section above the highway. Mr. Braunstein informed the Commission that an erosion control plan would be submitted and approved before the final map would be recorded, along with final hydrology and water quality control plans.

Commissioner Dokter informed the Commission that he had been a proponent of this subdivision from the December 15<sup>th</sup> meeting, and was and is satisfied that the project is in order.

At the hour of 1:40 p.m., Commissioner Brewster called for public comment.

Bob Carlisle, the applicant's representative, informed the Commission that it was his opinion that they would be able to meet Caltrans requirements for a 2 to 1 slope, but that 4 to 1 was already shown on the submitted plans, and that if required by Caltrans, would necessitate removal of 20 more trees and more dirt. He added that the applicant had read and agreed with the conditions of approval contained in the resolution, and would be agreeable to add a condition regarding submittal of a landscape plan if the Commission so directed.

After further discussion, the following condition was added to the resolution, noting that subsequent conditions would be renumbered:

67. The applicant shall provide a landscaping plan, which shall show on manufactured slopes the installation of a combination of trees, shrubs, and ground cover that blends into the natural surroundings.

At the hour of 1:44 p.m., Commissioner Brewster closed public comment.

Moved by Commissioner Dokter, seconded by Commissioner Boll, to adopt Resolution No. PC2005-001 adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and approving Tentative Tract Map 2003-217, Conditional Use Permit 2003-218, and Variance 2003-359, based on the findings and subject to the Mitigation Monitoring Program and amended conditions of approval as follows:

**RESOLUTION NO. PC2005-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING TENTATIVE TRACT MAP APPLICATION 2003-217/TENTATIVE TRACT MAP NO.**

**16611, CONDITIONAL USE PERMIT 2003-218, AND VARIANCE 2003-359, AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR THE PROJECT TO SUBDIVIDE 3.19 ACRES INTO EIGHT SINGLE FAMILY LOTS; TO ALLOW CUTS AND FILLS IN EXCESS OF 10 FEET IN HEIGHT, TO INCREASE BUILDABLE AREAS, AND TO ALLOW MINOR ENCROACHMENTS INTO NATURAL GRADIENTS OF 40% OR GREATER; AND TO VARY FROM THE LOT DIMENSION REQUIREMENTS OF SECTION 17.25.050 OF THE DEVELOPMENT CODE AND TO VARY FROM THE WALL HEIGHT REQUIREMENTS OF SECTION 17.25.060 OF THE DEVELOPMENT CODE**

The motion was approved by the following vote:

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

2.2 Plot Plan Review 2004-063

Applicant: Mr. Isaac Moshe  
Representative: Mr. Robert Almeri  
Location: 41814 Brownie Lane  
APN: 2328-051-13

Mr. Braunstein informed the Commission that the project site still had not been staked. He reminded the Commission that the public hearing remained open from December 15<sup>th</sup> Planning Commission meeting, stated that it was staff's recommendation that the presentation of the staff report be continued again to the Planning Commission meeting of January 19<sup>th</sup> and asked for direction from the Commission.

Moved by Commissioner Dokter, seconded by Commissioner Boll, to continue Plot Plan Review 2004-063 to the Planning Commission meeting of January 19, 2005.

The motion was approved by the following vote:

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

2.3 Conditional Use Permit 2004-305

Applicant: Knickerbocker Ridge LLC  
Representative: Don Smith, Craig Smith  
Location: 839 Knickerbocker Road  
APN: 0309-221-06

Ms. Molina presented the staff report, stating that the applicants are requesting approval to construct a 720 square foot structure to accommodate a water booster facility on Lot B of previously approved Tentative Tract Map 2003-323, Tentative Tract Map No. 16511, and Conditional Use Permit 2004-118.

She continued, stating that the entitlement and construction of the facility is a cooperative process between the applicant and the Department of Water and Power (DWP), that the applicant is processing the CUP and will pay for the cost of constructing the facility, and the DWP is responsible for the design of the facility and overseeing the construction of the facility. Ms. Molina informed the Commission that Lot B will be deeded to the DWP and that once deeded, DWP will be responsible for compliance with conditions of approval related to this CUP. The facility will initially serve the previously approved subdivision; however, it has been designed to allow retrofitting in the future to serve surrounding properties without modifying or otherwise expanding the structure.

Ms. Molina stated that staff recommends that the Planning Commission conduct a public hearing and adopt a resolution finding that no further environmental review is required pursuant to Section 15162 of the California Environmental Quality Act (CEQA) and approving Conditional Use Permit 2004-305 based on the findings and subject to the conditions of approval and the mitigation monitoring program contained in the resolution.

At the hour of 1:59 p.m., Commissioner Brewster opened the public hearing.

Jerry Gruber, General Manager of the DWP, answered the Commission's questions regarding a permanent emergency generator within the structure, and not having immediate plans to screen the booster station from street view, stating that the design of half log siding and a pitched roof would be pleasing to the neighborhood. He indicated that enclosing the structure with a fence would hamper maintenance activities.

Don Smith, the applicant, directed a response to Commissioner Brewster regarding any comments received from Stan Miller with respect to noise levels by informing the Commission that it was Mr. Miller who set the original number at 55 decibels, and was satisfied with that number.

Hearing no further comment, at the hour of 2:09 p.m., Commissioner Brewster closed the public hearing.

Moved by Commissioner Boll, seconded by Commissioner Dokter, to adopt Resolution No. PC2005-002 approving Conditional Use Permit 2004-305, based on the findings and subject to the conditions of approval as follows:

**RESOLUTION NO. PC2005-002**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE APPROVING CONDITIONAL USE PERMIT 2004-305 TO ALLOW THE CONSTRUCTION OF A 720 SQUARE FOOT WATER BOOSTER PUMP STATION FACILITY ON LOT B OF PREVIOUSLY APPROVED TENTATIVE TRACT MAP 2003-323 (TENTATIVE TRACT MAP NO. 16511) AND CONDITIONAL USE PERMIT 2004-118 AND FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) LOCATED AT THE SOUTHWEST CORNER OF A 10-ACRE PROPERTY REFERRED TO ASSESOR'S PARCEL NUMBER 309-221-06 (839 KNICKERBOCKER ROAD)**

The motion was approved by the following vote:

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

**PLANNING OFFICIAL'S REPORT**

None.

**5. SUMMARY COMMENTS**

Commissioner Dokter wished staff and the Commission a Happy New Year and proclaimed, "Let it snow."

**6. ADJOURNMENT**

There being no further comments, Commissioner Brewster adjourned the meeting at 2:11 p.m.

MINUTES APPROVED AT THE MEETING OF FEBRUARY 2, 2005.

*Lynne Rayner*

---

Lynne Rayner, Administrative Secretary