
**CITY OF BIG BEAR LAKE
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING
March 16, 2005**

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

FLAG SALUTE: Commissioner Boll

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

EXCUSED: Commissioner Timothy Brigham

STAFF: Sandra Molina, City Planner
Phil Mosley, Chief Building Official
Neil Braunstein, Associate Planner
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the March 16, 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 Vice-Chair Brewster, to approve the agenda as presented. The agenda was approved unanimously.

PRESENTATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

City Planner Sandra Molina reminded the Commission that the League of California Cities 2005 Planners Institute will be held April 13-15, 2005 and that the deadline for registration is approaching. She stated that Commissioner Brigham has expressed his interest in attending, and if any other Commissioner is interested please contact the Administrative Secretary by the end of the week.

PUBLIC FORUM

No one wished to speak.

1. CONSENT CALENDAR

1.1 Approval of the Minutes of the Planning Commission meeting of March 2, 2005.

Moved by Commissioner Boll, seconded by Vice-Chair Brewster, to approve the minutes for March 2, 2005 as presented. The minutes were unanimously approved by a vote of 4 in favor and 0 opposed.

2. PUBLIC HEARING ITEMS

2.1 Plot Plan Review 2004-306

Applicants: Eddie and Carrie Booth
Representative: Tom Owens Designs
Location: 620 Summit Boulevard
APN: 2328-064-03

Associate Planner Neil Braunstein presented the staff report, stating that the applicant is requesting to construct a 3,337 square foot residential duplex on 7,704 square feet of property. Mr. Braunstein informed the Commission that one letter was received in response to public notification in which the adjacent property owner listed concerns regarding the proposed project. Mr. Braunstein continued, stating that all aspects of the project fall within the requirements of the Development Code and staff therefore recommends that the Planning Commission hold a public hearing and adopt a resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approve Plot Plan Review 2004-306, based on the findings and subject to the conditions of approval in the resolution.

Vice-Chair Brewster asked staff what the zoning was on Golden West Drive. Mr. Braunstein informed the Commission that Golden West Drive was zoned Single-Family Residential (R-1).

At the hour of 1:25 p.m., Chairman Beede opened the public hearing.

Eddie Booth, the applicant, stated that he had read and agreed with the conditions of approval contained in the resolution.

Hearing no further comment, Chairman Beede closed public hearing at 1:25 p.m.

Moved by Commissioner Boll, seconded by Commissioner Dokter, to adopt Resolution No. PC2005-010 approving Plot Plan Review 2004-306 based on the findings and subject to the conditions of approval as follows:

RESOLUTION NO. PC2005-010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING PLOT PLAN REVIEW 2004-306 TO CONSTRUCT A 3,337 SQUARE FOOT RESIDENTIAL DUPLEX ON A 7,704 SQUARE FOOT PROPERTY LOCATED AT 620 SUMMIT BOULEVARD (ASSESSOR'S PARCEL NUMBER 2328-064-03).

The motion was approved by the following vote:

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

3. PLANNING OFFICIAL'S REPORT

None.

4. SUMMARY COMMENTS

None.

5. ADJOURNMENT

There being no further comments, Chairman Beede adjourned the meeting at 1:27 p.m.

MINUTES APPROVED AT THE MEETING OF APRIL 6, 2005.

Lynne Rayner

Lynne Rayner, Administrative Secretary