
**CITY OF BIG BEAR LAKE
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING
April 20, 2005**

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

FLAG SALUTE: Chairman Beede

PRESENT: Commissioner Timothy Brigham
Commissioner Greg Boll
Vice-Chairman Charles Brewster
Chairman Thomas Beede

EXCUSED: Commissioner Garry Dokter

STAFF: Sandra Molina, City Planner
David Martinez, Deputy City Manager
Marco Martinez, City Attorney
Phil Mosley, Chief Building Official
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the April 20, 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

None

PUBLIC FORUM

No one wished to speak.

1. CONSENT CALENDAR

1.1 Approval of the Minutes of the Planning Commission meeting of April 6, 2005.

Moved by Vice-Chair Brewster, seconded by Commissioner Boll, to continue approval of the April 6, 2005 Minutes to the meeting of May 4, 2005 due to a lack of quorum. The motion was approved unanimously.

1.2 Planning Appeal 2005-015

Applicant: Bear Valley Paving
Representative: Jacque P. Montero
Location: 41841 Garstin Drive
APN: 2328-033-14, 16

Moved by Vice-Chair Brewster, seconded by Commissioner Boll, to approve the withdrawal of Planning Appeal 2005-015. The motion was unanimously approved by a vote of 3 in favor and 0 opposed, with Commissioner Brigham abstaining.

City Attorney Marco Martinez informed the Commission that Chairman Beede lives with 300 feet of the subject property of Item 2.1 and the other three Commissioners present have ownership interests in lodging-type businesses, thus the potential for conflict of interest would be present, under which they may not participate in a decision where there is a reasonable foreseeability of a financial effect on their economic interests.

Before considering this item, Mr. Martinez stated that there would be two options to continue. The first option would be to presume that all four Commissioners have a conflict of interest with respect to this item, and then to re-qualify three Commissioners back to conduct the public hearing and to take action on the matter. The second option would be to do an analysis on the Commissioners to determine the economic interest of each, which would require continuation of the application for at least two weeks. He stated that staff recommends the first option. Vice-Chair Brewster stated he was in favor of drawing straws to re-qualify a quorum of three Commissioners to move forward with the application today. Chairman Beede, Commissioner Boll, and Brigham concurred.

The City Attorney then requested the Commissioners each disclose for the record what their individual conflicts are. Commissioner Brigham stated that he has interest in the management of Shore Acres Lodge, a commercial lodging facility. Commissioner Boll stated his conflict was ownership of the Timberline Lodge, also a commercial lodge. Vice-Chair Brewster stated he was owner of Robinhood Resort and Nottingham's Restaurant, which are similar in type to the applicant's business, and Chairman Beede stated he lives within the 300-foot radius of the subject property and has a financial relationship with the applicant.

Commissioner Brigham drew the short straw and was disqualified from hearing Item 2.1. In order to allow Commissioner Brigham to be excused from the remainder of the meeting, a motion was made by Chairman Beede to hear Item 3.1 before Item 2.1. The amended agenda was approved unanimously.

3. DISCUSSION ITEM

3.1 Selection of Planning Commission members to review compensation for Council-appointed Boards and Commissions.

Ms. Molina clarified that the two appointees would not be part of the committee but would only confer with the two Council members, and also stated that she had spoken with Commissioner Dokter and he had indicated that he would be available to

participate if needed. Commissioner Brigham asked to be excused from participation due to the length of time remaining to serve on his term as a Planning Commissioner. Commissioner Boll stated that his schedule precluded him from participation. Vice-Chairman Brewster then stated that since his term would be ending in June, he recommended that Commissioner Dokter and Chairman Beede be the representatives from the Planning Commission. Chairman Beede accepted and asked that staff let Commissioner Dokter know that they would represent the Planning Commission.

At the hour of 1:30 p.m., Commissioner Brigham was excused and left the meeting room.

2. PUBLIC HEARING ITEMS

2.1 Conditional Use Permit 2003-138

Applicants: Knickerbocker Resorts, LLC
Representative: Stanley Miller
Location: 869 Knickerbocker Road
APN: 0309-221-05

City Planner Sandra Molina presented the staff report, stating that the applicant is requesting to convert an 864 square foot private workshop at an existing lodge into a conference meeting room, and to construct a second level deck and ancillary parking. She stated that the applicant desires to have the proposed meeting room and deck, an existing 455 square foot dining room and outdoor patio, decks and lawn area all available for use by the general public as well as overnight guests. She informed the Commission that approval of the Conditional Use Permit would not be effective until May 11, 2005, when Ordinance No. 2005-349 becomes effective, and therefore noted the following change to the resolution recommended by the City Attorney:

6. Approval of this project shall not be effective unless and until Ordinance No. 2005-349, approving Development Code 2004-330 is effective.

She continued, stating that staff recommends the Planning Commission adopt a Mitigated Negative Declaration and approve Conditional Use Permit 2003-138, based on the findings and subject to the conditions of approval and mitigation monitoring program contained in the resolution.

Ms. Molina answered the Commissions' questions regarding parking on the property and clarified that when the Ordinance was passed, Council omitted the restriction recommended by the Planning Commission that no outdoor dining be allowed by the general public.

At the hour of 1:40 p.m., Chairman Beede opened the public hearing.

Fran Victor, resident of Big Bear Lake, spoke in support of the project.

Stanley Miller, the applicant, stated that he had finally received a copy of the deed from the Forest Service for the sliver of land needed to serve as the south entrance to the property, thanked staff for their hard work in seeing his application through from

beginning to end, and stated he had read and agreed with the conditions of approval contained in the resolution.

Hearing no further comment, Chairman Beede closed public hearing at 1:47 p.m.

Moved by Vice-Chair Brewster, seconded by Commissioner Boll, to adopt Resolution No. PC2005-012 approving Conditional Use Permit 2003-138 based on the findings and subject to the amended conditions of approval as follows:

RESOLUTION NO. PC2005-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING CONDITIONAL USE PERMIT 2003-138 TO CONVERT AN 864 SQUARE FOOT PRIVATE WORKSHOP AT AN EXISTING LODGE INTO A CONFERENCE MEETING ROOM, CONSTRUCT A SECOND LEVEL DECK AND CONSTRUCT ANCILLARY PARKING; AND APPROVING THE USE OF THE CONFERENCE ROOM, AN EXISTING 455 SQUARE FOOT DINING ROOM AND EXISTING OUTDOOR PATIO, DECKS AND LAWN BY OVERNIGHT GUESTS AND THE GENERAL PUBLIC LOCATED AT ASSESOR'S PARCEL NUMBER 309-221-05 (869 KNICKERBOCKER ROAD)

The motion was approved by the following vote:

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

4. PLANNING OFFICIAL'S REPORT

None.

5. SUMMARY COMMENTS

Commissioner Boll thanked Mr. Miller for his hard work in getting his project completed and offered his congratulations. He also stated he was disappointed about the deletion of the outdoor dining restriction in the Ordinance, and stated he had attended the CRT Collection program the previous Saturday and offered his congratulations to the City for a good turnout.

Vice-Chairman Brewster also expressed his concern about the deletion of the outdoor dining restriction in the Ordinance and asked for an update on the General Plan Amendment and Zone Change applications from the March meetings. Ms. Molina stated that to date no formal applications had been submitted.

Chairman Beede offered his compliments to all City staff for their continued good work.

6. ADJOURNMENT

There being no further comments, Chairman Beede adjourned the meeting at 1:50 p.m.

MINUTES APPROVED AT THE MEETING OF MAY 4, 2005.

Lynne Rayner

Lynne Rayner, Administrative Secretary