
**CITY OF BIG BEAR LAKE
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING**

May 4, 2005

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

FLAG SALUTE: Vice-Chairman Brewster

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

STAFF: Sandra Molina, City Planner
David Martinez, Deputy City Manager
Marco Martinez, City Attorney
Phil Mosley, Chief Building Official
Joe Cylwik, Contract Engineer
Patrick McLaughlin, Assistant Planner
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the May 4, 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 announced that the City Clerk's office would be accepting applications until May 27, 2005 to fill the upcoming vacant Planning Commission seats.

City Attorney Marco Martinez introduced Mr. Sal Salazar, a new associate attorney with Best, Best and Krieger, to the Planning Commission and staff. Mr. Salazar is a former Planner from several Southern California cities and is available to assist staff should the need arise.

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 Commissioner Dokter, seconded by Chair Beede, to approve the minutes for April 6, 2005 as presented. The minutes were unanimously approved by a vote of 3 in favor and 0 opposed, with Commissioners Boll and Brewster abstaining, as they were not present at the meeting of April 6, 2005.

1.2 Approval of the Minutes of the Planning Commission meeting of April 20, 2005.

Moved by Vice-Chair Brewster, seconded by Commissioner Boll, to approve the minutes of April 20, 2005 with the following correction:

Commissioner Brigham asked to be excused from participation due to ~~his short length of time serving~~ the length of time remaining to serve on his term as a Planning Commissioner.

The minutes were unanimously approved by a vote of 4 in favor and 0 opposed, with Commissioner Dokter abstaining, as he was absent from the meeting of April 20, 2005.

2. PUBLIC HEARING ITEMS

2.1 Major Special Event 2005-041

Applicant: Big Bear Valley Fire Safe Council
Representative: Mr. Alan Sharp
Location: 41800 Garstin Drive
APN: 2328-021-06

Commissioner Brigham informed the Commission that the property at 41800 Garstin Drive is directly across the street from a home his company manages. Due to a conflict of interest, Commissioner Brigham abstained from discussion and vote of Major Special Event 2005-041 and at the hour of 1:21 p.m., Chairman Beede excused Commissioner Brigham and he left the meeting room.

Assistant Planner Patrick McLaughlin presented the staff report, stating that the applicant is requesting to hold a "Chipper Days" event from May 21, 2005 through July 10, 2005, for the collection, chipping and distribution of green yard waste (slash). He stated that staff recommends that the Planning Commission hold a public hearing and adopt a Resolution determining that the project is exempt from CEQA and approving Major Special Event 2005-041.

Staff answered the Commission's questions regarding monitoring of the collection site during the weekdays when the site would not be open, and the storage of chipped material in forty-foot roll off containers, which will then taken off site because the chipped material is not of a quality that appealed to local residents for their landscape.

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

Mr. Alan Sharp, 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 1:27 p.m.

Moved by Vice-Chair Brewster, seconded by Commissioner Dokter, to adopt Resolution No. PC2005-013 approving Major Special Event 2005-041 based on the findings and subject to the conditions of approval as follows:

RESOLUTION NO. PC2005-013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING MAJOR SPECIAL EVENT 2005-041 TO HOLD A "CHIPPER DAYS" EVENT FOR THE COLLECTION, CHIPPING, AND DISTRIBUTION OF GREEN YARD WASTE FROM MAY 21, 2005 THROUGH JULY 10, 2005 LOCATED AT 41800 GARSTIN DRIVE (APN 2328-021-06).

The motion was approved by the following vote:

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

At the hour of 1:30 p.m. Commissioner Brigham returned to the meeting and took his seat.

2.2 Tentative Parcel Map 2003-256, Tentative Parcel Map No. 16274

Applicant: Walker and Walker Development, LLC
Representative: Mr. David Walker
Location: 41060-41082 Big Bear Boulevard
APN: 0309-021-03, 04, 05

Ms. Molina presented the staff report, stating that the applicants are requesting approval to subdivide an existing 3.8-acre property zoned Commercial-Visitor (C-3) into three (3) parcels. She continued, stating that easements are proposed to be established and recorded to provide permanent vehicle access, shared parking spaces, lake access, utilities, and drainage facilities for the proposed parcels, and that a reciprocal agreement is also proposed for the maintenance and repair of common improvements.

Ms. Molina stated that the applicant is proposing to create a 10-foot wide lake access easement on the easterly side of Parcel 1 containing the restaurant for the benefit of the motel guests of Parcel 3, which would cross over an existing sewer and drainage easement established for the benefit of the Fire Station. She informed the Commission that staff believes that it is undesirable to establish the lake access easement in the

easterly location, and recommends the western side of Parcel 1 as a more open, attractive, and safe alternative.

Ms. Molina stated that the parking spaces currently provided on the property are shared by the existing land uses, and that in order to continue sharing the parking spaces after the property is divided, staff is recommending a condition of approval that a reciprocal parking easement be established and recorded with the final Parcel Map.

At the hour of 1:42 p.m., Chairman Beede opened the public hearing.

David Walker, the applicant, answered the Commission's questions regarding trash enclosures on proposed Parcels 1 and 2. He also stated that he would prefer the lake access easement to remain on the east side of Parcel 1, that he would provide enhancements to the easement to beautify the area and make it safe for pedestrian access, and asked if staff would consider his request.

Ms. Molina stated that due to utility manholes and drainpipes present on the easterly portion of Parcel 1 staff was not in support of the eastern location because the proposed pedestrian use may interfere with required maintenance of the sewer and drainage improvements.

A discussion ensued regarding the pros and cons of the pedestrian easement on the eastern vs. western side of Parcel 1. Commissioner Boll stated that since Mr. Walker was asking for reconsideration of the easement location, that he would not vote on the application until it could be worked out.

Commissioner Dokter stated that he would like additional time to view the property before voting on the application. The Commission concurred.

Moved by Vice-Chair Brewster, seconded by Commissioner Boll, to continue Tentative Parcel Map Application 2003-256, Tentative Parcel Map No. 16274, to the Planning Commission meeting of May 18, 2005, to allow time for staff and the Commission to revisit the site to reconsider the location of the lake access easement.

The motion was approved by the following vote:

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

3. PLANNING OFFICIAL'S REPORT

Chief Building Official Phil Mosley invited the Planning Commission to the Building and Safety Annual Open House on Thursday, May 12 from 4:00 p.m. until 6:00 p.m. in Hofert Hall.

4. SUMMARY COMMENTS

None.

5. ADJOURNMENT

There being no further comments, Chairman Beede adjourned the meeting at 1:59 p.m.

MINUTES APPROVED AT THE MEETING OF MAY 18, 2005.

Lynne Rayner

Lynne Rayner, Administrative Secretary