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

November 2, 2005

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

FLAG SALUTE: Chairman Beede

PRESENT: Chairman Thomas Beede
Vice-Chairman Garry Dokter
Commissioner Tim Brigham
Commissioner Craig Smith

EXCUSED: Commissioner Rick Hackney

STAFF: Sandra Molina, City Planner
David Martinez, Deputy City Manager
Janice Etter, Associate Planner
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 November 2, 2005 meeting held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

AGENDA APPROVAL

Moved by Commissioner Smith, seconded by Chairman Beede, to approve the agenda as presented. The agenda was approved unanimously.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

City Planner Molina announced that there will be a joint workshop with the Council, Planning Commission and the DWP Board at 1:30 p.m. on November 16, 2005 in Hofert Hall to hear a presentation by DWP regarding future water demands, and that no Planning Commission meeting will be held on that day.

PUBLIC FORUM

No one wished to speak.

1. CONSENT CALENDAR

1.1 Approval of the Minutes of the Planning Commission meeting of October 5, 2005.

1.2 Approval of the minutes of the Planning Commission meeting of October 19, 2005.

Moved by Commissioner Smith, seconded by Commissioner Dokter, to approve the minutes of October 5 and October 19, 2005.

The minutes were unanimously approved by a vote of 4 in favor and 0 opposed, noting for the record that Chairman Beede abstained from Item 1.2.

2. PUBLIC HEARING ITEMS

2.1 Conditional Use Permit 2004-224 and Variance 2005-196

Applicant: The Dock Club at Pine Knot Landing and Pine Knot Landing LLC
Representative: Mr. Larry Cooke
Location: 400 Pine Knot Avenue
APN: 0308-231-33, 45 and 0308-151-35, 38

Associate Planner Etter stated that staff recommends that the Planning Commission continue this item to the meeting of December 7, 2005, without the presentation of a staff report.

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

Moved by Commissioner Brigham, seconded by Vice-Chairman Dokter, to continue Conditional Use Permit 2004-224 and Variance 2005-196 to the meeting of December 7, 2005.

The motion was approved by the following vote:

AYES: SMITH, BRIGHAM, DOKTER, BEEDE
NOES: NONE
ABSENT: HACKNEY
ABSTAIN: NONE

3. DISCUSSION ITEM

3.1 Portable Storage Containers

City Planner Molina presented the staff report, stating that at the October 5, 2005 Planning Commission meeting, the Commission directed staff to provide information on the use and permitting of portable storage containers, for both temporary and permanent use. She began by stating that portable storage containers, both for permanent and temporary use, are addressed in the Residential and Commercial Chapters of the Development Code.

She explained that any active commercial construction site that has been issued a valid building permit may use a temporary onsite portable storage container for the purpose of storing equipment and materials related to the construction project with no permit needed, and that the use of a temporary portable storage container on an offsite construction staging area may be used when a Temporary Use Permit has been granted for the construction staging area.

She continued, stating that the permanent use of portable storage containers is permitted only in the C-2 (Commercial-General), C-4 (Commercial-Recreation), C-5 (Commercial-Industrial), and P (Public) zones. Ms. Molina informed the Commission that these containers are not considered structures, would not meet fire and building codes, so their use has been limited to storage purposes only, and their use can be folded into the initial land use approval, such as a Plot Plan Review and Conditional Use Permit; or if the land use has already been established it would be subject to a Minor Modification application. She stated that a quick view chart had been distributed on green sheet to help clarify the temporary and permanent uses permitted in each zone.

City Planner Molina stated that with reference to Residential zones, the use of portable storage containers for permanent storage is not permitted, but that a Temporary Use Permit may be obtained for temporary uses in conjunction with residential construction activities. She stated that the issue of the filing fee has been raised, and that after consultation with the Chief Building Official, it was determined that since review of residential plan checks are already being conducted by Planning staff and a review fee is already collected, it would simplify the review of the temporary use if it were done at the same time as the residential plan check, provided that it is shown on the construction plans. Planning staff would then ensure that noticing of adjacent property owners is provided and could approve the use of the container at the same time the residential plan check is approved. She stated that this is the interim policy developed by staff and staff recommends continuing its use until such time the Residential Chapter of the Development Code is amended to include language similar to the Commercial zones.

Chairman Beede asked what the procedure would be if a temporary storage container was added after the building plans had been submitted. City Planner Molina replied that amended residential construction plans would be submitted indicating the placement of the container and it would be processed as any amended construction plans, with a zoning clearance fee of \$60.00.

Chief Building official Phil Mosley stated that prior to a final occupancy certificate being issued, building inspectors would make certain that the temporary storage container was removed from the construction site.

Chairman Beede asked if additional storage could be supplied for a larger construction site. City Planner Molina informed the Commission that size limitation and the number of containers is only regulated when used for permanent storage and that it is very broad regarding construction sites and does not limit the size of the container. Chairman Beede asked if truck trailers are prohibited to be used as storage. City Planner Molina stated that they are not permitted to be used as storage, as stated in Paragraph A of Section 17.35.210, Portable Storage Containers.

Commissioner Brigham pointed out that in Section 17.25.040 the Development Code, Accessory Uses Permitted in Residential Zones, truck trailers are allowed on construction sites with a Temporary Use Permit.

City Planner Molina replied that the inconsistency would be corrected when the Residential chapter is revised to amend the language similar to that in the Commercial chapter.

Vice-Chair Dokter stated that he was not so concerned with temporary storage, but truck trailers were certainly not appropriate for permanent storage.

Chairman Beede asked what the procedure is for containers currently on construction sites throughout the City. Chief Building Official Mosley replied that if staff is directed to continue with the interim policy, a notice would be sent to the Contractors Advisory Board and the Bear Valley Contractors Association to notify designers and contractors of this interim policy. City Planner Molina stated if containers were identified by the building inspectors on job sites, they would be given notice to come in and amend their residential construction plans.

Commissioner Smith asked what the procedure is for storage containers that are on residential properties that do not have open building permits. City Planner Molina replied that the Code Enforcement Division would handle these situations.

Chairman Beede stated that in summary, for residential construction sites temporary portable storage containers will be permitted if shown on the building plans submitted during the normal plan check process, and the issuance of the building permit would approve the use of the storage container included in the standard fees collected. He continued, stating that if a container were to be added later, a revised site plan could be submitted showing the location of the storage container, and would be processed as a zoning clearance.

It was the consensus of the Commission to direct staff to continue to implement the interim policy of reviewing the temporary use of onsite portable storage containers when they are shown on residential construction plans, until such time as a comprehensive amendment to Chapter 17.25 can be conducted.

4. PLANNING OFFICIAL'S REPORT

City Planner Molina announced that the draft Environmental Impact Report for the Hilton Garden Hotel project had been distributed and that the public review period commences today for 45 days. She asked the Commission to please read the document and retain for future reference. She also announced that City Attorney Marco Martinez would be assigned to other projects for a four-month period starting in December and that Jeff Ballinger would assume his City responsibilities during his absence.

5. SUMMARY COMMENTS

None.

6. ADJOURNMENT

There being no further comments, Chairman Beede adjourned the meeting at 1:47 p.m.

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MINUTES APPROVED AT THE MEETING OF DECEMBER 7, 2005.

Lynne Rayner

Lynne Rayner, Administrative Secretary