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

March 27, 2006

MEETING CALLED TO ORDER: 1:20 p.m.

FLAG SALUTE: Commissioner Hackney

PRESENT: Commissioner Tim Brigham
Commissioner Craig Smith
Commissioner Rick Hackney
One Seat Vacant

EXCUSED: Chairman Thomas Beede

STAFF: Sandra Molina, City Planner
David Martinez, Development Services Director
Jeff Ballinger, City Attorney
Janice Etter, Associate Planner
Phil Mosley, Chief Building Official
Sam Rodriguez, City Engineer
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the March 27, 2006 workshop held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

AGENDA APPROVAL

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

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None.

PUBLIC FORUM

No one wished to speak.

1. WORKSHOP ITEM

- 1.1 Conditional Use Permit 2001-043, Variance 2001-044, Tentative Parcel Map 2001-062
Applicant: Hilton Garden Inn
Representative: Tony Tamberchi
Location: 39708 – 39756 Big Bear Boulevard
APN: 0307-122-15, 16, 22, 25, 26

Associate Planner Janice Etter presented an introductory staff report on the project, stating that the applicant is proposing to construct a 91-unit, 65,460 square foot hotel, known as the

Hilton Garden Inn. She stated that the hotel is proposed to have additional uses consisting of banquet and meeting rooms, a restaurant and cocktail lounge with an outdoor patio, amenities including an indoor swimming pool, spa, sauna and exercise room and that a maintenance and storage building is also proposed to be built on the property. She continued, stating that the project will be providing 171 parking spaces on the property, that a Variance is also requested to exceed the building height standard of 40 feet for the three story portion of the building, and that a Tentative Parcel Map application has also been submitted to combine the five existing properties into one 3.87 acre parcel. She informed the Commission that the properties are all located in the Commercial Visitor (C-3) zone, and that the property currently contains several buildings, all of which are proposed to be demolished to make way for the new construction.

Associate Planner Etter stated that the building is generally located in the center of the property with the main entrance facing south and oriented toward Big Bear Boulevard, and that the building elevations show varying roof lines, a mountain architectural theme, and the use of rock and wood siding. She continued, stating that 43 of 50 trees on the property are proposed to be removed for the construction of the building and parking improvements and approximately 92 trees will be replaced within the proposed xeriscape landscaping.

She informed the Commission that as requested, information has also been provided on lake views and that the applicant has prepared a visual simulation of the project. She stated that an Initial Study and a draft Environmental Impact Report have been prepared and several potential environmental impacts have been identified in the areas of aesthetics and visual impacts, biological resources, geology and seismicity, hazards and hazardous materials, hydrology and water quality, noise, utility and service systems which includes water availability, and transportation and traffic. She stated that these impacts can be mitigated to insignificant levels except for temporary construction noise, and aesthetics and visual impacts, which will remain significant even after mitigation. In response to the circulation of the draft Environmental Impact Report, 31 comment letters were received and attached to the staff report, and responses to these letters are being prepared and will be given to the Commission in a future public hearing agenda packet.

She stated that a public notice was prepared for today's workshop and all adjacent property owners within 300 feet of the project site were notified. In response to this notification, one letter has been received and distributed to the Commission on green paper. She stated that staff recommends the Planning Commission receive this introductory information and conduct a public workshop, including a site visit of the project area. She noted that the applicant was present in the audience, as well as additional staff to answer any questions the Commission may have.

At the hour of 1:30 p.m., Vice-Chairman Brigham opened public discussion.

City Planner Molina reminded the Commission that at the conclusion of this portion of the workshop, the workshop would be adjourned and reopened at the project site, where a tape recorder would not be present. She stated that staff would do their best to take notes, but that the best opportunity to be clearly heard would be during this portion of the workshop when the recorders are working.

Norman Greene, resident of Big Bear Lake, felt the 300-foot notification radius was too small because a project of this size would affect many more residents than just those within 300 feet. He expressed his concerns about the icy road conditions in the vicinity, and the loss of lake view.

In response to Mr. Greene's comments, City Planner stated that State law requires the noticing to be a minimum of 300 feet if the project site is less than 5 acres in size. She stated that staff also published a notice of public workshop in the newspaper and posted the notice in three public places, but that if the Commission wished to expand the noticing area they may request staff to do so.

John Milbauer, resident of Los Angeles and owner of property on Iris Drive, had questions regarding mitigation of noise and congestion. He also expressed his concerns about the height of proposed building and loss of lake views from Iris Drive.

Vice-Chairman Brigham advised Mr. Milbauer that noise and congestion are addressed in the draft Environmental Impact Report which is available for public review at the Planning Division counter, at the public library and on the City's website.

Tony Tamberchi, the applicant, informed the Commission that he had prepared and set out for review artist renderings of several views of the proposed improvements to the property, and stated that he had marked the property outline and attempted to mark the ridgeline the best he could under current ground conditions.

3. ADJOURNMENT

Hearing no further comment, Vice-Chairman Brigham adjourned the public meeting to the project site portion of the workshop at 1:41 p.m.

4. NOTES ON FIELD VISIT

Vice Chairman Brigham reopened the public hearing on the project site at 1:50 p.m. Members present – Smith, Hackney approximately 25 members of general public and city staff.

Applicant Tamberchi directed the group to southwestern most corner of the property. Tamberchi indicated the area of the 20-foot road widening along Big Bear Boulevard for acceleration and deceleration lanes and the relocation of three power poles. Indicated that all buildings currently on the property would be demolished.

Applicant Tamberchi described that yellow tape on the site indicates building outline and pole with flags indicates highest building ridgeline of 48 feet 9 inches above grade. Mr. Tamberchi indicated that the street grade is approximately 3 to 4 feet higher than natural grade presently on property, and the grade would be raised approximately five feet from natural grade.

Applicant Tamberchi pointed out northernmost boundary of property, marked by a metal sign, and indicated that property does not have lake frontage.

Applicant Tamberchi described general site layout as building in the center of the property surrounded by perimeter parking lot. Northernmost area of site, indicated by wood fencing, will be set-aside as sensitive plant area.

A question from the general public was raised about the nightclub/lounge use within the hotel building. Applicant responded that live music and dancing were proposed and the hours of operation would be 8 pm until midnight.

Tour of site resumed at southwest corner of existing deli building. Discussion ensued about the future of the adjacent public trash site and fire station annex. The public trash site will remain at this location, and possibly screening material will be installed. The City may relocate the fire station annex to another site.

Discussion continued that the proposed building would extend eastward 70 feet from the southwesterly corner of the existing deli building. The tour continued eastward across the property frontage. The location of the driveway into the project was pointed out, lining up with the easterly driveway of the Civic and Performing Arts Center. The location of the proposed covered entry and main entrance to the building were identified in the field. The tour proceeded to the easterly property boundary where a drainage culvert was identified and discussed. Several trees along the eastern property boundary were pointed out and their removal discussed. Discussion ensued about the height, purpose, and design of a proposed wall along the easterly property line.

The tour proceeded to the northeasterly corner of the proposed building. The location of the building outline, indoor swimming pool, and outdoor patio area were identified. A second pole containing a string of flags was installed on the property indicating the building height at that point. Discussion ensued about securing the flagging to additional poles or to a tree in the vicinity.

Mr. Milbauer, a member of the general public, indicated his desire to have flagging remain installed on the property.

Planning Commission discussed needing an accurate measurement of the building height above the new property grade.

Planning Commissioner Hackney moved to require flagging to be installed on the site a minimum of ten days prior to the public hearing, and that flagging to reflect the building height in relationship to the finished grade.

Commissioner Smith seconded the motion, adding that the flagging should be installed to be as horizontal as possible.

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Commissioner Hackney amended his motion to reflect that the flagging should be installed to be as horizontal as possible.

A voice vote was taken with all Commissioners present indicating support of the motion and second.

Vice Chairman Brigham adjourned the workshop at 2:35 p.m.

MINUTES APPROVED AT THE MEETING OF APRIL 19, 2006.

Lynne Rayner

Lynne Rayner, Administrative Secretary