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

November 20, 2013

CALL TO ORDER 1:16 p.m.

FLAG SALUTE Commissioner Breunig.

ROLL CALL Commissioners Breunig, Pacelli, Senft, Vice-Chairman Bush, and Chairman Smith present.

STAFF PRESENT James J. Miller, Community Development Director; Siri Eggebraten, Associate Planner; and Becky Romine, Commission Secretary.

AGENDA APPROVAL Approved as presented.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

Director Miller advised the Commission that there will be a Commission meeting held on December 4, 2013. He also reminded them about the Holiday Party on December 13, 2013.

PUBLIC FORUM No one wished to speak.

1. CONSENT CALENDAR

1.1 Approval of the minutes of the Planning Commission meeting of September 4, 2013, and November 6, 2013. Approved as presented. Commissioner Breunig abstained from the vote for November 6, 2013 as he was not at that meeting.

2. PUBLIC HEARING ITEMS

2.1 Plot Plan Review 2013-118

Applicant: Zarui and Gevork Khachatryan
Representative: John Acosta, Mountain Architecture
Location: 441 Vista Lane
APN: 308-023-15

Associate Planner Eggebraten presented the staff report for Plot Plan Review 2013-118, an application to alter a nonconforming structure with construction of a 521 square foot basement conversion and a 405 square foot addition consisting of 120 square feet of new floor area on the first floor and 285 square feet of new floor area on the second floor.

At the hour of 1:41 p.m., Chairman Smith opened the public hearing.

Hearing no comment, at the hour of 1:41 p.m., Chairman Smith closed the public hearing.

Staff responded to questions pertaining to condition of approval #16 regarding the scope and valuation of structural improvements. Discussion ensued about the nonconforming structures provisions of the Development Code and California Building Code. The Planning Commission expressed their understanding of these provisions and concurred that condition of approval #16 was applicable to this project.


Motion by Commissioner Pacelli, seconded by Commissioner Senft, to adopt Resolution PC2013-23 approving Plot Plan Review 2013-118, based on the findings and subject to the recommended conditions of approval contained in the resolution.

Motion to adopt Resolution No. PC2013-23 was passed by the following vote:

AYES: BREUNIG, BUSH, PACELLI, SENFT, SMITH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

3. **PLANNING DIRECTOR'S REPORT** None
4. **SUMMARY COMMENTS** None
5. **ADJOURNMENT** At the hour of 1:42 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF 12/4/13.



Becky Romine, Commission Secretary