



**PLANNING COMMISSION
MEETING AGENDA
January 21, 2015**

PLANNING COMMISSION

**Chairman Craig Smith
Vice-Chairman Anne Bush
Commissioner Paul Senft
Commissioner Joseph Pacelli
Commissioner Tim Breunig**

CITY STAFF

**Community Development Director James J. Miller
City Planner Janice Etter
Principal Planner Ruth Lorentz
Associate Planner Andrew Mellon
City Attorney Jeff Ballinger**

39707 Big Bear Boulevard, Big Bear Lake, California 92315



INFORMATION FOR THE PUBLIC

The Planning Commission meets regularly on the first and third Wednesdays of the month at 1:15 p.m. in Hofert Hall at the Civic Center located at 39707 Big Bear Boulevard.

Procedure to Address the Planning Commission

The Planning Commission encourages free expression of all points of view. To allow all persons to speak, given the length of the agenda, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. To encourage all views and promote courtesy to others, the audience should refrain from clapping, booing or shouts of approval or disagreement.

Public Forum

The public may address the Planning Commission by completing a speaker card and submitting it to the Commission Secretary. The speaker cards are located on the table at the back of the Commission Chambers. During the "Public Forum" your name will be called. Please step to the microphone and give your name and city of residence for the record before proceeding. All remarks shall be addressed to the Commission as a body only. No person other than a member of the Commission and the person having the floor shall enter into any discussion without the permission of the Commission Chairman. Public comment is permitted only on items not on the agenda that are within the subject matter jurisdiction of the City. There is a three minute maximum time limit when addressing a respective board.

Discussion/Action Items

Speakers shall follow the same requirements as under the Public Forum, however, cards submitted after the Commission begins to discuss an item will be subject to the Presiding Officer seeking consensus from the Commission to consider hearing from the speaker, and if permitted, the speaker will have one minute to provide his or her comments.

Public Hearings

A speaker card must be completed and speakers must follow the three minute maximum time limit. Project applicants will be given ten minutes to present their item to the Commission and/or address questions brought before the Commission from members of the public. The Presiding Officer may entertain a motion to extend the applicant's time if needed. Speaker cards submitted after the close of the public hearing are subject to the guidelines as stated above.

Any handouts for the respective Commission shall be given to the Commission Secretary for distribution.

PLEASE NOTE: Agenda related writings or documents provided to the Planning Commission are available for public inspection at www.citybigbearlake.com and at the public Planning Department counter in the City Hall lobby located at 39707 Big Bear Boulevard during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday.

The City of Big Bear Lake wishes to make all of its public meetings accessible to the public. If you need special assistance to participate in a meeting, please contact the City Clerk's office. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to public meetings.



**PLANNING COMMISSION MEETING AGENDA
January 21, 2015**

TIME: 1:15 p.m.

Next Resolution PC2015-01

PLACE: Hofert Hall
City of Big Bear Lake
39707 Big Bear Boulevard
Big Bear Lake, California

CALL TO ORDER

FLAG SALUTE

ROLL CALL BREUNIG, BUSH, PACELLI, SENFT, SMITH

INTRODUCTION OF STAFF

AGENDA APPROVAL

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

PUBLIC FORUM

1. CONSENT CALENDAR

1.1 Approval of the minutes of the Planning Commission meeting of December 17, 2014.

2. PUBLIC HEARING ITEMS

Any person may appear and be heard in support or opposition to the proposal at the time of the meeting. If you challenge the action in court, you may be limited to raising only those issues which you or someone else raised at the public meeting described in the notice, or in written correspondence delivered to the City at or before the public meeting.

2.1 Plot Plan Review 2014-071/PPR
Location: 195 Knoll Road
APN: 307-031-09
Applicant: Frederick Nafis
Representative: John Acosta, ARA

Planner: Andrew Mellon

The application requests approval to alter an existing 480 square foot non-conforming guest house by connecting it to an existing 1,330 square foot conforming single family residence. The proposed two story addition is 925 square feet in area.

Staff recommends that the Planning Commission hold a public hearing and consider the written and oral testimony presented during the hearing. Staff further recommends that the

Planning Commission adopt the attached Resolution finding the project categorically exempt from the California Environmental Quality Act (CEQA) and approving Plot Plan Review application 2014-071/PPR based on the findings and subject to the conditions of approval contained in attached Resolution.

3. **DISCUSSION ITEM** – None
4. **PLANNING DIRECTOR'S REPORT**
4. **SUMMARY COMMENTS**
5. **ADJOURNMENT**

The City of Big Bear Lake wishes to make all of its public meetings accessible to the public. If you need special assistance to participate in a meeting, please contact the City Clerk's office. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to public meetings.

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

December 17, 2014

CALL TO ORDER 1:15 p.m.

FLAG SALUTE Commissioner Pacelli.

ROLL CALL Commissioners Breunig, Pacelli, and Chairman Smith.

STAFF PRESENT James J. Miller, Community Development Director; Janice Etter, City Planner.

AGENDA APPROVAL

The agenda was approved by a voice vote.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

Community Development Director Jim Miller told the Commission that the January 7, 2015, Planning Commission meeting is cancelled. He also noted that a Community Meeting on the Rathbun Corridor Sustainability Plan has been tentatively scheduled for February 17, 2015, from 6 to 8 p.m. at City Hall. The team will meet and update the Planning Commission at their February 18, 2015, meeting with detailed plans, dimensions, trail locations and contours.

PUBLIC FORUM

None

1. CONSENT CALENDAR

1.1 Approval of the minutes of the Planning Commission meeting of November 19, 2014.

The Commission approved the minutes of November 19, 2014 by a voice vote.

2. PUBLIC HEARING ITEMS

2.1 Conditional Use Permit 2014-131/CUP and Variance 2014-132/VAR

Planner: Ruth Lorentz

Location: 42136½ Big Bear Boulevard
APN: 2328-091-17
Applicant: Verizon Wireless
Representative: James Rogers of Smartlink, LLC

The applicant is requesting approval for installation of a wireless telecommunications facility consisting of a monopine (cellular tower) and equipment cabinets on 162 square feet of lease area within a 0.80 acre site. The variance is requested to allow the monopine to exceed the

allowable maximum height of 65-feet to allow for future co-locatable antennas. The project will be located on an existing well-site owned by the Department of Water and Power (DWP).

Community Development Director Jim Miller gave the staff report and presentation.

The public hearing was opened at 1:24 p.m.

James Rogers, Representative for SmartLink for Verizon – 1840 Von Karman, Irvine, CA

The Commission discussed the design and the photo-simulations. Mr. Rogers responded that the branch count is what makes the difference in appearance. He said there would not be a “bottle-brush” style to the tower. Mr. Miller added that it would be fuller and the tower is set back in the commercial zone.

Mr. Rogers indicated that the design includes 3 branches per linear foot. He also stated that they have read and are in agreement with the conditions of approval.

The Commission asked about the co-location possibilities. Mr. Rogers indicated that the tower is designed for such use, but does not have another carrier at this time.

Public hearing closed at 1:29 p.m.

Commissioner Breunig moved to adopt the attached Resolution finding the project categorically exempt from the California Environmental Quality Act (CEQA) and approving the Conditional Use Permit 2014-131/CUP and Variance 2014-132/VAR based on the findings and subject to the conditions of approval contained in attached Resolution and amended. Commissioner Pacelli seconded the motion. The motion carried with the following vote:

AYES:	Breunig, Pacelli, Smith
NOES:	None
ABSENT:	Bush, Senft
ABSTAIN:	None

- 3. **DISCUSSION ITEM** – None
- 4. **PLANNING DIRECTOR’S REPORT** – None
- 5. **SUMMARY COMMENTS** – None
- 6. **ADJOURNMENT** At the hour of 1:31 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF JANUARY 21, 2015.

Becky Romine, Commission Secretary



STAFF REPORT

PLANNING COMMISSION MEETING OF JANUARY 21, 2015

PUBLIC HEARING

SUMMARY AND RECOMMENDATIONS

- Project:** PLOT PLAN REVIEW 2014-071/PPR
- Proposal:** To alter an existing 480 square foot non-conforming guest house by connecting it to an existing 1,330 square foot conforming single family residence. The proposed two story addition is 925 square feet in area and the property is zoned Single Family Residential (R-1).
- Location:** 195 Knoll Road (APN 0307-031-09)
- Applicant:** Frederick W. Nafis, property owner
- Representative:** John Acosta, Mountain Architecture
- Recommendation:** Staff recommends that the Planning Commission hold a public hearing and adopt a resolution finding the project Categorically Exempt from the California Environmental Quality Act and approving Plot Plan Review application 2014-071/PPR, based on the findings and subject to the recommended conditions of approval contained in the resolution.

Submitted by,

JAMES J. MILLER
Community Development Director

Prepared by,


ANDREW P. MELLON
Associate Planner

DISCUSSION

This item has been continued from the August 6, 2014, and August 20, 2014, meetings in order for the applicant to make design changes as discussed by the Planning Commission and surrounding property owners.

The Planning Commission recommended design changes are outlined as follows:

Design Changes from August 6, 2014,

- Provide additional architectural detail along both the north and south sides of the residence.
- Rotate roof pitch 90 degrees in order to complement the existing roof structure.
- Add a covered porch and concrete slab on the south side secondary entrance.
- Provide a floor plan of the existing residence.
- Add exterior sconces to both the north and south side elevations

Design changes from August 20, 2014,

- Reduced size of window on north side and moved further east to help protect the adjacent neighbors' privacy and added a new window on the eastern side.
- Construct a new six foot fence along southern property line. This is to help protect the adjacent neighbor's privacy.
- Increase in cricket roof height over the existing guest house. This is to slightly blend the guest roof into the new structure more naturally.
- Added a note to indicate a hard surface/paved driveway; this will help reduce sound of vehicles over crushed rock.

Since the last meeting, the applicant has made the requested architectural modifications and suggestions that were recommended by the Planning Commission and surrounding property owners. Staff has reviewed them and they are determined to be consistent with the findings necessary to approve a Plot Plan Review application.

Staff recommends that the Planning Commission review the revised plans and adopt the attached resolution approving Plot Plan Review 2014-071 based on the findings and subject to the recommended conditions of approval.

Attachments:

1. Planning Commission Resolution No. 2015-xx
2. Notice of Exemption
3. Revised Plans

ATTACHMENT 1

RESOLUTION NO. PC2015-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING PLOT PLAN REVIEW 2014-071/PPR TO ALTER AN EXISTING 480 SQUARE FOOT NON-CONFORMING GUEST HOUSE BY CONNECTING IT TO AN EXISTING 1,330 SQUARE FOOT CONFORMING SINGLE FAMILY RESIDENCE. THE PROPOSED TWO STORY ADDITION IS 925 SQUARE FEET IN AREA AND THE PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL (R-1) ON A LOT LOCATED AT 195 KNOLL ROAD (ASSESSORS PARCEL NUMBER 0307-031-09).

A. RECITALS

- (i) Fredrick W. Nafis, property owner, along with his representative John Acosta of Mountain Architecture, have filed an application requesting the approval of Plot Plan Review 2014-071/PPR as described herein (hereinafter referred to as “Application”).
- (ii) The Application applies to a 0.20 acre (9,000 square feet) property identified as 195 Knoll Road, referred to on the County Assessor’s parcel rolls as 0307-031-09, legally described in Exhibit 1 attached hereto, and shown on the map attached hereto as Exhibit 2. The property is developed with a 1,330 square foot single family residence and a detached 480 square foot legal nonconforming guest house encroaching into the rear yard setback.
- (iii) The Application, as contemplated, proposes to expand the conforming structure with the construction of a new first and second story addition which will connect it to the existing non-conforming guest house.
- (iv) The subject property and surrounding properties are zoned Single Family Residential (R-1) and designated Single Family Residential (SFR-4) on the General Plan Land Use Map. Surrounding properties consist of single-family residential uses.
- (v) The project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, of the CEQA Guidelines pertaining to additions to existing structures of up to 10,000 square feet. A Notice of Exemption has been prepared.
- (vi) On August 6, 2014, the City of Big Bear Lake Planning Commission conducted a duly noticed public hearing on the Application in Hofert Hall, of the Civic and Performing Arts Center located at 39707 Big Bear Boulevard, Big Bear Lake, CA 92315 and continued the item to the August 20, 2014, meeting. On August 20, 2014,

the Planning Commission resumed the public hearing on the Application and continued the item to an uncertain date.

- (vii) On January 21, 2015, the Planning Commission resumed the public hearing on the Application and concluded the hearing on that date.
- (viii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Big Bear Lake, as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A of this Resolution, are true and correct.
2. The Planning Commission hereby finds that the Application is exempt from CEQA pursuant to Section 15301, Class 1 of the CEQA Guidelines.
3. Based on the evidence presented to the Planning Commission, including oral and written staff reports and public testimony during the above-referenced public hearings, the Planning Commission finds as follows with respect to application for Plot Plan Review 2014-071/PPR.
 - a. The proposal is consistent with the General Plan Policy L3.2, which addresses the desired residential living environment and long-term value for residents. The primary use of the property is and will remain residential while parking, storage, and accessory structures will remain ancillary to the primary residential use. The City of Big Bear Lake Housing Element Action Plan includes Goal H4 to conserve and improve the condition of the existing affordable housing stock. Improvements and additions to the existing housing stock are beneficial to the overall supply of housing in the community. The Community Design Element articulates a variety of goals, policies and programs related to the quality of the built environment. The proposed project is consistent with many and a few are listed here. The dwelling appropriately relates to the natural and built environment (CD 1.1). The functionality of the house will improve with the project (CD 1.4), and the building materials match the community's mountain design theme (CD 3.3).
 - b. The proposed use and design are consistent with the purpose, intent, and standards of the Development Code because the existing legal nonconforming structure is being used for residential purposes and may remain and be expanded in the R-1 zone with the approval of a Plot Plan Review application. The new construction is consistent with all development standards and the resulting improved dwelling is consistent with lot coverage, minimum roof pitch, and building height.

- c. The site for the proposed project is adequate in size and shape to accommodate the new construction in addition to all yards, open spaces, setbacks, walls and fences, parking areas, fire and building code considerations, and other features pertaining to the application. The structure is consistent with the standards contained in Development Code Section 17.25 (Residential Zones) as it complies with development standards for building height, lot coverage, roof pitch, eaves, building materials, and building setbacks. The property is inhibited because of the existing structures that were permitted by the County of San Bernardino. To the extent feasible, the applicant has tried to meet all applicable setbacks and Development Code standards.
 - d. The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, and will not generate excessive noise, vibration, traffic, or other disturbances, nuisances, or hazards, because the existing residence and proposed expansion are consistent with the intended land uses of the Development Code. Residential uses do not generate excessive noise, vibration or other nuisances or hazards. Any change in use that could trigger such nuisances or disturbances is subject to further land use approval.
 - e. The site for the proposed project has adequate access from Knoll Road. Knoll Road is a 40 foot wide City right-of-way and is mostly paved. According to the General Plan Exhibit C-1 (Circulation Plan), Knoll Road is a collector street.
 - f. Development Code Section 17.03.320 (Nonconforming Uses and Structures) allows for the continued use and expansion of nonconforming structures over 25 percent of the original floor area through the Plot Plan Review process. In addition, Section 17.03.320 allows for the expansion of nonconforming, primary residential structures if the use of the structure has not been discontinued for a continuous period of one year or more, the proposed expansion does not increase the nonconformity of the structure and the expansion conforms to all applicable codes and ordinances, and the expansion does not increase the residential density or increase the overall site area. With respect to this project, the legal nonconforming structure may be expanded because the existing single-family residential structure, existing detached guest house and use have continuously occupied the property since the structures was built in 1947 and 1973. The submitted site plan shows that the proposed building addition will meet all development standards including; building height and lot coverage standards, and the project does not propose to increase residential density or expand the site area. The nonconforming condition of the structure has not been detrimental to adjacent land uses or properties and the addition will allow the property owner to have additional living space without changing the character or integrity of surrounding properties, and without compelling the demolition of the existing residence.
4. Based on the findings set forth in paragraphs 1, 2, and 3 above, the Planning Commission hereby approves Plot Plan Review 2014-071/PPR subject to the conditions of approval as set forth in Exhibit 3 of this resolution.

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Plot Plan Review 2014-071
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5. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 21th day of January, 2015.

AYES:
NOES:
ABSENT:
ABSTAIN:

Date

Craig Smith, Chairman

ATTEST:

Becky Romine
Commission Secretary

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF BIG BEAR LAKE)

I, Becky Romine, Commission Secretary of the City of Big Bear Lake, California, do hereby certify that the whole number of the Planning Commission of the said City is five; that the foregoing Resolution, being **Resolution No. PC2015-XX** as duly passed and adopted by the said Planning Commission and attested by the Commission Secretary of said City, all at a regular meeting of the said City held on the **21th day of January, 2015**, and that the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Witness my hand and the official seal of said City this ____ **day of January, 2015**.

Becky Romine
Commission Secretary

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Exhibit 1

**LEGAL DESCRIPTION FOR
PLOT PLAN REVIEW 2014-071/PPR
195 KNOLL ROAD
APN 0307-031-09**

TRACT 2641 LOT 14 BLOCK E

Exhibit 2

**VICINITY MAP FOR
PLOT PLAN REVIEW 2014-071/PPR
195 KNOLL ROAD
APN 0307-031-09**

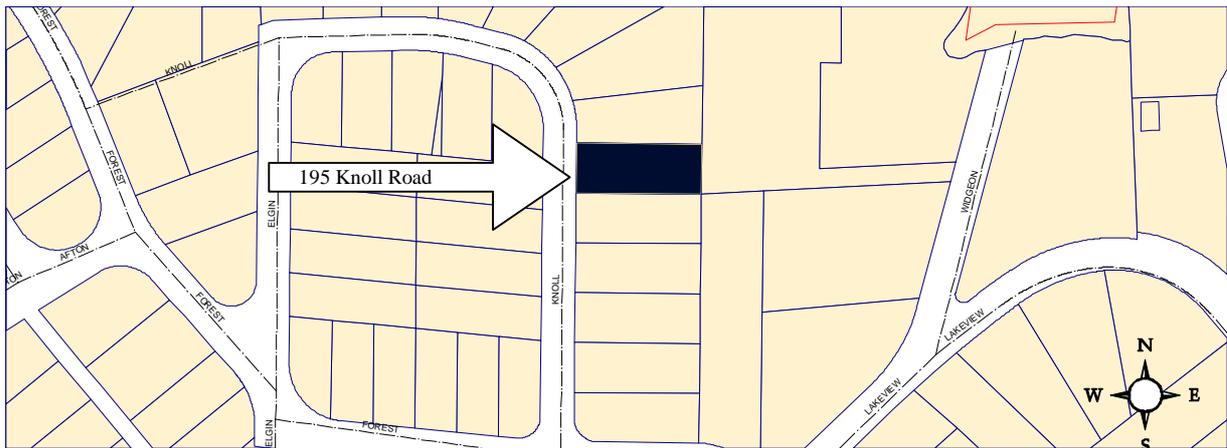


Exhibit 3

CONDITIONS OF APPROVAL FOR
PLOT PLAN REVIEW 2014-071/PPR
195 KNOLL ROAD
APN 0309-031-09

APPROVAL DATE: JANUARY 21, 2015
EFFECTIVE DATE: FEBRUARY 2, 2015
EXPIRATION DATE: FEBRUARY 2, 2017

These conditions of approval apply to Plot Plan Review Application 2014-071/PPR to alter an existing non-conforming guest house by connecting it to an existing conforming single family residence. The proposed two story addition is 925 square feet in area. Any proposed change of use or expansion of the area, or modifications to the site plan or structures shall be submitted to the Planning Division, along with the required application and fee, for review. For the purpose of these conditions, the term “applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

General conditions:

1. Plot Plan Review application 2014-071/PPR is approved to alter an existing 480 square foot non-conforming guest house by connecting it to an existing 1,330 square foot conforming single family residence. The proposed two story addition is 925 square feet in area and the property is zoned Single Family Residential (R-1). The subject site is located at 195 Knoll Road (Assessor Parcel Number 0307-031-09). This approval is granted based on the application materials and plans submitted by Mountain Architecture on May 27, 2014, and revised on July 16, August 6, and most recently December 23, 2014. The application materials include a site plan, elevations, and floor plans. These plans and the proposed use of the site are approved as submitted and conditioned herein, and shall not be further altered unless reviewed and approved by the affected City departments. If not appealed, this approval shall become effective on the eleventh (11th) day after the date of the Planning Commission’s approval; or the next City business day following such eleventh (11th) day when the eleventh (11th) day is not a City business day. This approval shall expire twenty-four (24) months after the effective date of the approval unless the use or occupancy which is the subject of this action has taken place and all conditions of approval have been met, or a time extension has been granted by the City. Any application for an extension of time shall be submitted to the Planning Division, along with the required fee, at least ninety (90) days prior to the expiration date of this approval.
2. Minor modifications to this approval which are determined by the City Planner to be in substantial conformance with the approved site plan, and which do not intensify or change

the use or require any deviations from adopted standards, may be approved by the City Planner upon submittal of an application and the required fee.

3. Approval of this application does not relieve the applicant from complying with all applicable Federal, State, County or City regulations or requirements.
4. In the event that exhibits and written conditions are inconsistent, the written conditions shall prevail.
5. The applicant shall defend, indemnify, and hold harmless the City of Big Bear Lake and its officers, employees, and agents from and against any claim, action, or proceeding against the City of Big Bear Lake, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of Big Bear Lake concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.
6. The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements in the Big Bear Lake Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
7. The applicant shall pay all fees at the time fees are determined payable and comply with all requirements of the applicable Federal, State, and local agencies including, but not limited to, the following:

City of Big Bear Lake Building Department (development impact fees)
Bear Valley Unified School District (school fees)
Department of Water (water meter, connection and user fees)

The duty of inquiry as to such requirements shall be upon the applicant.

8. All plans, specifications, studies, reports, calculations, maps, notes, legal documents, and designs, shall be prepared, signed, and stamped only by those individuals legally authorized to do so.

The following conditions shall be completed prior to or in conjunction with issuance of building permits. Where a condition specifies that plans or other items shall be submitted to the City for review and approval, the approval of these items by the appropriate City departments shall be obtained prior to issuance of permits:

9. Plans for this project shall be submitted to the Building and Safety Division for review and approval, and shall comply with the latest adopted edition of the following codes as adopted by the City of Big Bear Lake and the Fire District: (B&S)
 - a. 2013 California Building Code and its appendices and standards, including those portions adopted by the State Fire Marshal;
 - b. 2013 California Plumbing Code and its appendices and standards;
 - c. 2013 California Mechanical Code and its appendices and standards;
 - d. 2013 California Electrical Code;
 - e. 2013 California Fire Code and its appendices and standards; and
 - f. California Code of Regulations, Title 19 and Title 24;

10. The applicant shall submit four (4) sets of final construction plans, site plan, building elevations, and floor plans to the Building and Safety Division for review and approval by all applicable departments. Such plans shall be scaled, fully dimensioned and in substantial conformance with those plans approved by the Planning Commission. Plans shall address the following: (PLN)
 - a. The final conditions of approval shall be incorporated into the construction plans and shall be reproduced on the front page of the construction plans.
 - b. Elevation drawings shall note proposed materials, colors, height, dimensions, window, roof, and deck treatments for all sides of proposed addition. Such enhancements shall be an integral component of the building, rather than applied to the building surface.
 - c. Location of all building-mounted light fixtures shall be shown on the elevations. A detail of said fixtures shall be shown on the elevations, and fixtures shall be decorative and complementary to the building architecture.
 - d. Elevations shall note that all gutters and downspouts shall be concealed unless painted to match the surface to which it is attached.
 - e. Elevations shall show that all exposed concrete building foundations and built-up areas are treated with a decorative masonry product or are painted to match the building.

The following conditions and requirements shall be met during construction activities:

11. During construction of the project, any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with all rules and regulations adopted by the City of Big Bear Lake, including approval of a Temporary Use Permit by the Planning Division. (B&S)
12. The applicant shall comply with any and all applicable City and State guidelines and requirements for traffic control during construction activities. (ENG)
13. Construction activities shall comply with the tree conservation requirements contained in the Tree Conservation Ordinance. (PLN)
14. Noise generated from construction, maintenance, or demolition activities shall not be permitted between the hours of 7:00 p.m. and 7:00 a.m., or on Sundays and national holidays, except as approved by the Chief Building Official. (PLN)

The following conditions shall be met prior to issuance of a certificate of occupancy, final inspection, and release of utilities:

15. The project shall be constructed in accordance with all the approved plans and conditions of approval, including but not limited to site plans, grading plans, floor plans, and elevations. The Plot Plan Review plans dated December 23, 2014, are the plans that shall be used to verify compliance with the Planning Commission requirements which are as follows:
 - Reduced size of window on north side and moved further east to help protect the adjacent neighbors' privacy and added a new window on the eastern side.
 - Construct a new six foot fence along southern property line. This is to help protect the adjacent neighbor's privacy.
 - Increase in cricket roof height over the existing guest house. This is to slightly blend the guest roof into the new structure more naturally.
 - Added a note to indicate a hard surface/paved driveway; this will help reduce sound of vehicles over crushed rock. (PLN)
16. The applicant shall contact the Planning Department a minimum of one (1) week prior to final inspection by the Building and Safety Division to make arrangements for a final walk-through inspection by the Planning Division. (PLN)

The following are on-going conditions of operation:

17. The applicant shall be responsible for regular and ongoing upkeep and maintenance. (PLN)

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End of Conditions

B & S – Building and Safety Division

DWP – Department of Water

ENG – Engineering Division

FIRE – Fire Protection District

PLN – Planning Division

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ATTACHMENT 2
NOTICE OF EXEMPTION

TO: Clerk of the Board of Supervisors
County of San Bernardino
385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0130

FROM: Planning Department
City of Big Bear Lake
P. O. Box 10000
Big Bear Lake, CA 92315

Project Title:

Plot Plan Review 2014-071/PPR

Project Location - Specific: 195 Knoll Road, APN 0307-031-09, in the City of Big Bear Lake, San Bernardino County, California

Description of Project:

To alter an existing 480 square foot non-conforming guest house by connecting it to an existing 1,330 square foot conforming single family residence. The proposed two story addition is 925 square feet in area and the property is zoned Single Family Residential (R-1).

Name of Public Agency Approving Project:

City of Big Bear Lake, Planning Commission

Name of Person or Agency Carrying out Project:

Frederick W. Nafis, property owners
John Acosta, Mountain Architecture, representative

Exempt Status: (check one) (State type and section number)

XX Categorical Exemption. Section: 15301, Class 1

Reasons why project is exempt:

Section 15301, Class 1, of the CEQA Guidelines This class of exemptions pertains to additions to existing structures of up to 10,000 square feet.

Lead Agency or Contact Person:

Andrew P. Mellon, Associate Planner

Area Code/Telephone/Extension

(909) 866-5831 x194

Signature:

Date: