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

June 19, 2013

CALL TO ORDER 1:15 p.m.

FLAG SALUTE Commissioner Breuning.

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

STAFF PRESENT James J. Miller, Community Development Director; Janice Etter, City Planner, Jeff Ballinger, City Attorney, Ruth Lorentz, Associate Planner, Siri Eggebraten, Associate Planner and Lynne Rayner, Commission Secretary.

AGENDA APPROVAL Approved as presented.

PUBLIC FORUM No one wished to speak.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS Community Development Director Miller reminded the Commission that the Special Joint City Council and Planning Commission meeting will be held June 24, 2013, at 10 am, where the draft of the Big Bear Valley Pedestrian, Bicycle, and Equestrian Master Plan will be presented. The final Master Plan will return to the Commission for a recommendation to City Council at a later date. He also reminded the Commissioners that the July 3, 2013 Planning Commission meeting has been cancelled.

REORGANIZATION

- a. Selection of Chairman and Vice-Chairman

Commissioner Pacelli nominated Commissioner Smith to serve as Chairman for the remainder of 2013. Commissioner Smith nominated Commissioner Zimmerman to serve as Vice-Chairman. These nominations were unanimously approved by the following vote:

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

1. CONSENT CALENDAR

- 1.1 Approval of the minutes of the Planning Commission meeting of April 17, 2013.

Approved as amended.

- 1.2 Approval of the minutes of the Special Planning Commission meeting of May 8, 2013.

Approved as presented.

1.3 Approval of a Freestanding Business Direction Sign

- Sign Review 2013-084, Pleasure Point Marina

Approved with recommendation that landscaping in the planter be installed and maintained.

2. PUBLIC HEARING ITEMS

2.1 Plot Plan Review 2013-048

Applicant: Adolfo & Tracy Gonzalez
Representative: Mike Finney, Curry Engineering
Location: 618 Pine Knot Avenue
APN: 308-171-40

Associate Planner Eggebraten presented the staff report for Plot Plan Review 2013-048, an application requesting approval to construct a two-story mixed use building to be used for a 2,694 square foot restaurant and bar, and two apartments totaling 1,737 square feet.

At the hour of 1:25 p.m., due to a potential conflict of interest Commissioner Breunig left the dais. Commissioner Breunig owns a business within 500 feet of the business being discussed.

At the hour of 1:54 p.m., Chairman Smith opened the public hearing.

Mike Finney, project designer, responded to questions from the Planning Commission.

Hearing no further comment, at the hour of 2:05 p.m., Chairman Smith closed the public hearing.

Moved by Commissioner Senft, seconded by Vice-Chairman Zimmerman to adopt Resolution PC2013-13 as amended, finding the project categorically exempt from the California Environmental Quality Act (CEQA) and approving Plot Plan Review 2013-048 based on the findings and subject to the conditions of approval contained in the Resolution.

Motion was passed by the following vote:

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

At the hour of 2:16 p.m., Commissioner Breunig returned to the dais.

2.2 Certification of a Final Environmental Impact Report and Tentative Tract Map Application 2005-240

Applicant: Talmadge Brothers, LP
Representative: Herb Morgan
Location: 40241 and 40271 Mill Creek Road, 806, 840, and 850 Talmadge Road, and 40231 Beverly Lane
APN: 307-172-36, 39, 40, 43

City Planner Janice Etter presented the staff report for Tentative Tract Map Application 2005-240, an application to subdivide a 6.69-acre property designated Single-Family Residential (SFR-4) in the General Plan and zoned Single-Family Residential (R-1-7200) into 23 parcels for single-family development.

At the hour of 2:45 p.m., Chairman Smith opened the Public Hearing.

Chairman Smith invited the applicant, Herb Morgan to the podium to discuss the project.

Pamela Wilson, Talmadge Road resident, requested additional information regarding the type of fencing to be used for the conservation area, maintenance of the fence and snow plow access to Talmadge Road.

Alvin Gonzalez, Talmadge Road resident, spoke regarding the snow plow issues on Talmadge Road, the proposed road design and current drainage issues.

Christopher Brown, Director of Environmental Services, Southern CA Division of MIG Hogle-Ireland, who prepared the Environmental Impact Report, offered to answer questions regarding CEQA or environmental issues.

Herb Morgan returned to the podium to answer questions regarding the project.

At the hour of 3:10 p.m., Chairman Smith closed the Public Hearing.

Moved by Commissioner Pacelli, seconded by Commissioner Senft to adopt Resolution PC2013-14 certifying the Environmental Impact Report prepared for Tentative Tract Map application 2005-240/TTM (Tract Map No. 18580) and adopting a Mitigation Measure Monitoring Program.

Motion was passed by the following vote:

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

Moved by Commissioner Senft, seconded by Commissioner Pacelli to adopt Resolution PC2013-15 approving Tentative Tract Map application 2005-204/TTM for Tract Map No. 18580 based on the findings and subject to the recommended conditions of approval.

Motion was passed by the following vote:

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

At the hour of 3:16 p.m., Chairman Smith called a recess.

At the hour of 3:20 p.m., Planning Commission reconvened.

DISCUSSION ITEM

3.1 Citywide Sign Program

Associate Planner Ruth Lorentz provided the Planning Commission with background on the development of the Citywide Sign Program for public informational signs and requested Planning Commission's direction for moving forward. Planning Commission's recommendations are as follows:

1. Provide a map to identify each location for City, DWP, and Fire public information signs
2. Identify unique architectural design and sign type consistent with sign's location
3. Limit number of public information signs at each location
4. Allow event signs to co-exist with public information sign, but limit the number of event signs to one public information sign to allow opportunities for other events.

Staff will bring this item back to the Commission for further review at a later date.

4. **PLANNING DIRECTOR'S REPORT** None.5. **SUMMARY COMMENTS**

Commissioner Senft commended staff on their hard work, especially in relation to the Talmadge project.

Vice-Chairman Zimmerman noted that the reason the Planning Commission so quickly approved the Environmental Impact Report (EIR) presented them today, was because years of work had gone into it and the Planning Commission was very familiar with it. There were few questions because staff's work was so thorough.

Chairman Smith noted that eight years of work had been done prior to approving the EIR. He also congratulated Vice-Chairman Zimmerman on her recent marriage and congratulated City Attorney Ballinger on the completion of his bicycle ride from San Francisco to Los Angeles for the second time.

6. **ADJOURNMENT** At the hour of 4:00 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF August 7, 2013.

Kathy A. Smith

Kathy A. Smith, Commission Secretary