



**PLANNING COMMISSION  
MEETING AGENDA  
February 5, 2014**

**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  
Associate Planner Ruth Lorentz  
Associate Planner Siri Eggebraten  
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](http://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 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to public meetings.



**PLANNING COMMISSION MEETING AGENDA  
February 5, 2014**

TIME: 1:15 p.m.

Next Resolution PC2014-03

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

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**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 January 15, 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 Conditional Use Permit 2013-176 and Variance 2014-02  
Location: 42612 Moonridge Road  
Applicant: Glenn and Kimberly Corbin  
Representative: Steve Bayer  
APN: 2328-382-01

Planner: Andrew Mellon

To convert an existing office space to a barbeque restaurant; to construct a new outdoor barbeque gazebo; new outdoor seating; and a new trash enclosure. The Variance requests the continued use of multiple substandard in size parking spaces; the continued use of parking within a street side setback; and to allow the reduction of two required parking spaces.

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 Conditional Use Permit application 2013-176/CUP and Variance application 2014-02/VAR based on the findings and subject to the conditions of approval contained in attached Resolution.

- 2.2 Plot Plan Review 2013-138 and Variance 2013-139 Planner: Andrew Mellon  
Location: 40060 Lakeview Drive  
Applicant: Jeffrey and Kristin Valentyn  
Representative: Tom Owens Designs  
APN: 0307-061-25

To alter an existing nonconforming structure with the construction of a new first and second story addition and a new first and second story deck. A Variance is requested to allow portions of the first floor, new second floor, new first and second floor decks and covered entry to encroach into the street side yard setback on an existing 6,901 square foot single family residence, in the Single Family Residential (R-1) zone.

Staff recommends that the Planning Commission hold a public hearing and adopt a resolution finding the project Categorical Exempt from the California Environmental Quality Act and approving Plot Plan Review application 2013-138/PPR and Variance 2013-139/VAR, based on the findings and subject to the recommended conditions of approval contained in the resolution.

- 2.3 Major Special Event 2014-0007 Planner: Siri Eggebraten  
Location: Closure of Village Drive from Bonanza Trail to Pine Knot Avenue  
Northwoods Resort – 40650 Village Drive  
Jack-in-the-Box – 40771 Village Drive  
Christmas Tree Corner – 40803 Village Drive  
Applicant: Astronomy Outreach Network  
Representative: Penny Distasio  
APN(s): 308-135-01; 308-181-06; 308-181-19

To produce the 2014 Big Bear StarLight Festival Saturday, May 24 and Sunday, May 25, 2014.

Staff recommends that the Planning Commission adopt the attached resolution finding the project exempt from the California Environmental Quality Act (CEQA), approving Major Special Event 2014-0007, and authorizing the use and closure of the portion of Village Drive between the entrance to the Indian Village Parking Lot (APN 308-181-17) and Pine Knot Avenue based on the findings and subject to the conditions of approval contained in the resolution.

### 3. PLANNING DIRECTOR'S REPORT

- 3.1 Update on MWB Lakeside, LLC - 39832 and 39862 Big Bear Blvd

**4. SUMMARY COMMENTS****5. ADJOURNMENT**

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