
CITY OF BIG BEAR LAKE
PLANNING COMMISSION MEETING MINUTES

September 20, 2017

CALL TO ORDER 1:15 p.m.

FLAG SALUTE Commissioner Tholen led the salute.

OATH OF OFFICE

Sarah Siep, Deputy City Clerk, administered the oath of office to Craig Smith, as newly re-appointed Planning Commissioner.

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

STAFF PRESENT Robert Dalquest, Planning Director; Janice Etter, Senior Principal Planner; Andrew Mellon, Principal Planner, and Nathan Castillo, Associate Planner.

AGENDA APPROVAL

Commissioner Senft requested that Item 2.1 be moved down to after Item 2.3 because Commissioner Senft has to abstain from three items. The amended agenda was approved unanimously.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

Robert Dalquest noted that there will not be a meeting on October 4, 2017. The next meeting will be October 18, 2017.

PUBLIC FORUM

None

1. CONSENT CALENDAR

1.1 Approval of the minutes of the Planning Commission meeting of September 6, 2017.

Commissioner Senft moved to accept the consent calendar. Commissioner Tholen seconded the motion. The motion carried.

2. PUBLIC HEARING ITEMS

2.2 Variance – 2017-120/VAR

Planner: Andrew Mellon

Location: 43138 Moonridge Court
APN: 0310-391-09
Applicant: Lynn Bower
Representative: Bob Carlisle, Transtech Engineers, Inc.

Consideration of a variance to encroach five feet in to the required ten foot side yard setback for the construction of a 660 square foot detached garage on an existing foundation within a 21,294 square foot parcel located in the Single Family Residential (R-1) Zone.

Mr. Mellon gave the report and presentation.

Commissioner Senft asked if the Planning Commission had the authority to deny based on a request from neighbors. Chairman Bush answered no. Vice-Chairman Smith verified whether the variance remains with the property. Mr. Dalquest stated yes, the variance runs with the land. Chairman Bush inquired whether this issue would have come before the Commission if there had been a lesser amount of damage. Mr. Mellon said it is required for any amount of replacement over 50%. Commissioner Breunig clarified that this approval does not change the legal, non-conforming status of the garage.

Public Hearing opened at 1:24 p.m. There was no one wishing to speak.

Public hearing closed at 1:24 p.m.

Vice-Chairman Smith moved to adopt Resolution No. 2017-12 finding the project exempt from the California Environmental Quality Act (CEQA), and approving Variance 2017-120, based on the findings and subject to the conditions of approval contained in the Resolution. Vice-Chairman Smith seconded the motion, which carried with the following vote:

Ayes: Breunig, Bush, Senft, Smith, Tholen
Noes: None
Absent: None
Abstain: None

2.3 Major Modification – 2017-133/MM

Planner: Janice Etter

Location: 43101 Goldmine Drive (Bear Mountain Ski Resort)
APN: 0310-051-05
Applicant: Snow Summit LLC
Representative: Terry McDonald

Consideration of exterior renovations to the buildings within the base area of the Bear Mountain Resort with new modern colors and materials scheme located in the Commercial-Recreation (C-4) Zone.

Ms. Etter gave the report and presentation.

Commissioner Senft asked whether the “camouflage” pattern was going above the lockers. Ms. Etter said yes. Vice-Chairman Smith inquired whether that finish was going to be used in between the buildings. Ms. Etter said only on the east and south elevations.

Public Hearing opened at 1:50 p.m.

Terry McDonald, representative, was available for questions.

Vice-Chairman Smith verified that the finish is only proposed on the south and east sides of the building. Chairman Bush commented that an upgrade is long overdue. Mr. McDonald said that it took some time to gather ideas. Commissioner Breunig asked whether there

were plans to update the maintenance building on Club View. Mr. McDonald said they are working on Snow Summit currently.

Chris Verjaust (sp?) at 1194 Club View, voiced concern over the colors used on the building on Snow Summit.

Public hearing closed at 1:54 p.m.

Commissioner Senft suggested that they show the color scheme that had been proposed. Chairman Bush showed the palette of colors that were not approved. Vice-Chairman Smith asked if the color scheme could be changed in the course of the work. Ms. Etter said no, the approved color scheme would remain.

Commissioner Tholen moved to approve Resolution No. 2017-13, finding that the project is exempt from the California Environmental Quality Act, and approving Modification 2017-133, based on the findings and subject to the conditions of approval contained in the resolution. Vice-Chairman Smith seconded the motion, which carried by the following vote:

Ayes: Breunig, Bush, Senft, Smith, Tholen
 Noes: None
 Absent: None
 Abstain: None

2.1 Plot Plan Review – 2017-076/PPR Planner: Nathan Castillo

Location: 39904 Big Bear Boulevard
 APN: 0307-191-02, 0307-192-27 & 28
 Applicant: Maher Ismail
 Representative: Scot Kavthekar, AES Consulting Engineers

Consideration of a commercial remodel to the existing coffee/tea house, formerly Mill Creek Tea Room, into a sit-down restaurant to include the installation of a full kitchen, second story hotel rooms, an additional detached duplex hotel room structure, and the reconfiguration of the parking area on 1.09 acres in the Commercial-Visitor (C-3) Zone.

Nathan Castillo gave the report and presentation.

Commissioner Senft recused himself from the conversation and the vote due to proximity to his property.

Commission Breunig inquired about the detached unit on Parcel B. Mr. Castillo suggested speaking to the applicant. Commissioner Tholen stated that the detached unit on the same parcel seemed to be substandard. He asked if it was protected. Mr. Castillo indicated that this should be discussed with the applicant.

Vice-Chair Smith asked about the hours for check-in. Mr. Castillo deferred to the applicant.

Chairman Bush requested an explanation of why this request is a “Plot Plan Review”. Ms. Etter said this is a conversion of an existing restaurant business into a restaurant/hotel use, along with two detached units. Chairman Bush asked why the unit on the same parcel is shown as not a part of this project, and can this be reviewed by the Planning Commission.

Mr. Dalquest stated that it can be reviewed for aesthetics, use, and parking. Vice-Chairman Smith noted that the building seems to be substandard. Ms. Etter stated that the unit appeared to be built in the early 1900's.

Commissioner Tholen voiced concern about the doorway from the kitchen going out into the driveway and also the exiting onto Big Bear Boulevard, specifically a left hand turn. Chairman Bush suggested that, since it was previously a restaurant, there was already a solution. Ms. Etter noted that it is able to be conditioned as a "Plot Plan Review". Vice-Chairman Smith clarified that the door out of the kitchen leads to a walk-way in the driveway.

Public Hearing opened at 2:18

Scott Kavthekar, engineer, and Mr. Ismail, owner, were available to answer questions.

Commissioner Breunig asked about the detached residential unit. Mr. Kavthekar said the owner plans on living in it and indicated there is a specific parking space for that unit. Commissioner Breunig noted that he would like to see a parking agreement, stipulating separation from the business. Mr. Kavthekar stated that the owner is willing to work with the City.

Commissioner Tholen commented that he felt that this detached unit is in the perfect place to allow access to an adjoining street for an alternate exit from the restaurant/hotel. He also noted that there is a container on the property. The owner stated that the container was for storage during construction only. Commissioner Tholen asked about any upgrades to Deer Lane. Mr. Ismail said he doesn't have any plans to incorporate Deer Lane. Commissioner Tholen inquired about the Tack Room. Mr. Ismail said he would like to demolish it, but would be open to renovating it. Commissioner Tholen stated that he would like to have whatever is decided done prior to opening of new business. Chairman Bush added whatever the owner decides to do, it must be something that protects visitors/patrons from getting hurt.

Commissioner Tholen suggested making the parking lot a one-way circulation configuration. Mr. Ismail said he will have signs very close to the Boulevard if the suggestion includes a right-turn only onto the Boulevard. Commissioner Tholen again mentioned using Deer Lane. Mr. Ismail said he is not sure of the impact since it is a completely new business use. Chairman Bush noted issue that the previous owner had with Deer Lane.

Mr. Ismail explained that he has been working with staff on this project since April and would like to get his business up and running, so he asked if he could put up a fence around the building to secure it. The Commission agreed that the structure can be secured, but the structure should be demolished and additional parking be put in its place, or the structure could be repaired and brought up to Code Compliance, but either of these solutions must be decided upon and completed prior to final inspection of the remainder of the project. Mr. Dalquest added that the final parking lot configuration can be approved by staff.

Mr. Ismail stated that he might want to add additional lodging units at a later date if he finds that that portion of the business is successful. Chairman Bush said that he would come back for approval of any type of request like that and it would be reviewed at that time.

Vice-Chairman Smith said he would like to see space #25 of the parking lot deleted, due to the “pinch” point between the tree and the building. Mr. Ismail agreed with the suggestion.

Vice-Chairman Smith asked what the hours of operation would be. Mr. Ismail said the restaurant would be open from 6 a.m. to 10 p.m., although he may change to 11 p.m. at a later date. There will be someone available to book people into the hotel, even after hours.

Vice-Chairman Smith inquired about the minor renovation to the exterior. Mr. Kavthekar said patching/repairing of roof, siding, and paint. Vice-Chairman Smith asked about the landscape plan. Mr. Castillo said that there was not a landscape plan, but that no trees over 12” in diameter were going to be cut down. Mr. Ismail stated that there will be landscaping that he will work with staff on.

Rusty Barnes, the selling agent on the property, pointed out that this had been a restaurant for some time and he believes that Mr. Ismail will bring a needed improvement to the property.

Public Hearing closed at 2:42 p.m.

Vice-Chairman Smith said that, although he is excited about the improvements, he would like to see the substandard units demolished and agrees with deletion of parking space #25.

Commissioner Breunig suggested that there be a condition regarding the house on the separate parcel deeming it as single family residence with a mutual access agreement.

Commissioner Breunig also voiced concern about the hotel hours impacting the restaurant business.

Ms. Etter noted that Mr. Castillo has completed the draft conditions on the items discussed. Mr. Dalquest asked to clarify if signage was needed for entering and exiting. Commissioner Tholen stated that it is only necessary for someone who is making a left turn out of the driveway. Mr. Castillo read the draft conditions.

Vice-Chairman Smith requested that the large tree in the parking lot be retained. Mr. Castillo added that request to Condition #32.

Commissioner Tholen moved to adopt Resolution No. 2017-14, finding the project Categorically Exempt from the California Environmental Quality Act and approving Plot Plan Review application 2017-076/PPR, based on the findings and subject to the recommended conditions of approval contained in the resolution. Commissioner Breunig seconded the motion, which carried by the following vote:

Ayes: Breunig, Bush, Smith, Tholen
 Noes: None
 Absent: None
 Abstain: Senft

(Short Break – 2:51 p.m. – meeting resumed at 2:56 p.m.)

2.4 Conditional Use Permit – 2017-136/CUP

Planner: Ruth Lorentz

Location: 39707 Big Bear Boulevard

APN: 0311-111-41
 Applicant: City of Big Bear Lake
 Representative: Ruth Lorentz

Consideration of the replacement of an existing freestanding marquee sign with a static electronic changeable copy sign and reconstruct the base structure similar in design and dimension to the existing freestanding sign which is forty (40) square feet in area and ten (10) feet in height for the Civic and Performing Arts Center located in the Public/Open Space (P-OS) Zone.

Janice Etter gave the report and presentation.

Commissioner Senft recused himself from the conversation and vote due to proximity to his property.

Vice-Chairman Smith asked if the entire sign was going to be rebuilt. Ms. Etter said yes. Vice-Chairman Smith asked if the “eaves” of the sign could be more in proportion with the City Hall building. Ms. Etter said she believes that would be possible.

Chairman Bush inquired whether there were any other signs larger than 6’ in town. Ms. Etter said this is the first one that requires a Conditional Use Permit. Chairman Bush asked if it had different colors on the face. Ms. Etters said that, since it activated through a computer and is a computer monitor, anything would be possible, but staff wants to ensure conformity.

Commissioner Tholen stated he believes it will be a good addition for people coming into town.

Public hearing opened at 3:06 p.m. Seeing no one, the public hearing was closed at 3:06 p.m.

Ms. Etter read revised condition to add more substantial “eave”.

Commissioner Breunig moved to adopt Resolution No. 2017-15 finding the project Categorically Exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit 2017-136/CUP, based on the findings and subject to the conditions of approval contained in the resolution, including the revised and added conditions. Commissioner Tholen seconded the motion, which carried by the following vote:

Ayes: Breunig, Bush, Smith, Tholen
 Noes: None
 Absent: None
 Abstain: Senft

2.5 Minor Subdivision 2017-138/MS Tentative Parcel Map No. 19885 Planner: Janice Etter

Location: 39708 to 39756 Big Bear Boulevard
 APN: 0307-122-15, 16, 22, 25 & 26
 Applicant: TMI Properties, LLC
 Representative: Tony Tamberchi

Consideration to reconfigure the property lines of five commercially-zoned parcels, containing 3.8 acres, into three parcels: Parcel 1 containing 1.4 acres and presently vacant; Parcel 2 containing 1.4 acres and containing the existing Bay Meadows Resort, and Parcel A containing 1.0 acres to be established as a conservation parcel for open space purposes, located in the Commercial-Visitor (C-3) Zone.

Janice Etter gave the report and presentation.

Commissioner Senft recused himself from the conversation and vote due to the proximity of his property.

Chairman Bush asked whether open space can be fenced. Ms. Etter said it is required to allow light and air through and not change the hydrology of the area.

Vice-Chair Smith verified that all endangered plants are located on Parcel A. Ms. Etter agreed.

Vice-Chair Smith clarified that Bay Meadows Resort is now split between two parcels. Ms. Etter said yes.

Chairman Bush questioned whether Parcel A could be sold. Ms. Etter said it could be sold, but that is the point of having the conservation easement over the property.

Public hearing was opened at 3:23 p.m. Seeing no one wishing to speak, the public hearing was closed at 3:23 p.m.

Vice-Chair Smith moved to adopt Resolution No. 2017-16, finding the project Categorical Exempt from the California Environmental Quality Act (CEQA) and approving Minor Subdivision 2017-138/MS Tentative Tract Map No. 19885, based on the findings and subject to the conditions of approval contained in the resolution. Commissioner Tholen seconded the motion, which carried by the following vote:

Ayes:	Breunig, Bush, Smith, Tholen
Noes:	None
Absent:	None
Abstain:	Senft

3. DISCUSSION/ACTION ITEM

4. PLANNING DIRECTOR'S REPORT

Mr. Dalquest reported that there were two appeals received on the Jersey Mike's proposal – one from the 7-11 Franchisee to the east, regarding parking spaces and deliveries, and the other one from the property owner to the east regarding the trash enclosure location.

5. SUMMARY COMMENTS

6. ADJOURNMENT At the hour of 3:26 p.m., Chairman Bush adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF OCTOBER 18, 2017.



Becky Romine, Commission Secretary