

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

**September 16, 2015**

**CALL TO ORDER** 1:15 p.m.

**FLAG SALUTE** Vice-Chairman Bush led the salute.

**ROLL CALL** Commissioners Breunig, Tholen, and Vice-Chairman Bush. Commissioner Senft and Chairman Smith were excused.

**STAFF PRESENT** James J. Miller, Community Development Director; Andrew Mellon, Principal Planner.

**AGENDA APPROVAL**

The agenda was approved by a unanimous voice vote.

**PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS**

Community Development Director James Miller advised the Commission that there will be a meeting on October 7 and a Joint City Council/Planning Commission meeting on October 26, 2015, to receive updated information on the Rathbun Sustainability Plan at 5:30 p.m. Mr. Miller indicated that he is attempting to have a copy of the draft Plan available for the Planning Commission at their meeting on October 21, 2015.

**PUBLIC FORUM**

None

**1. CONSENT CALENDAR**

1.1 Approval of the minutes of the Planning Commission meeting of September 2, 2015.

Commissioner Breunig moved to approve the minutes as corrected. Commissioner Tholen seconded the motion. The motion carried with the following vote:

AYES: Breunig, Bush, Tholen  
NOES: None  
ABSTAIN: None  
EXCUSED: Senft, Smith

**2. PUBLIC HEARING ITEMS**

2.1 Plot Plan Review 2015-125/PPR Planner: Andrew Mellon  
Location: 41922 Fox Farm Road  
APN: 2328-101-04  
Applicant: Tim Wood  
Representative: Michael Perry

Request to construct a 1,360 square foot covered hallway on the east side of the existing Hope Academy Charter School building.

Principal Planner, Andrew Mellon, gave the staff report and presentation.

Acting Chairman Bush asked about windows for light and whether the hallway was heated. Mr. Mellon said there are 2' windows which allow light into the interior and he said that the hallway was heated.

Public hearing opened at 1:26 p.m.

Michael Perry, representative, was available for questions. Acting Chairman Bush voiced concerns about access to the students by the other use in the building, currently a gym. Mr. Perry explained the location of the doors and agreed to placing alarms on those doors that would alert staff. Mr. Perry also advised the Commission that, at this time, the two uses are not on site at the same time. Commissioner Breunig requested that door alarms be added as a condition of approval. Mr. Mellon suggested that Condition Number 23 would read: All forms of ingress or egress that have the potential to mix between uses shall be fitted with alarms.

Public hearing closed at 1:34 p.m.

Commissioner Tholen moved to adopt the attached Resolution finding the project categorically exempt from the California Environmental Quality Act (CEQA) and approving Plot Plan Review application 2015-125/PPR based on the findings and subject to the conditions of approval contained in attached Resolution, including the addition of Condition Number 23 as stated above. Commissioner Breunig seconded the motion, which carried by the following vote:

AYES:	Breunig, Bush, Tholen
NOES:	None
ABSTAIN:	None
EXCUSED:	Senft, Smith

3. **SUMMARY COMMENTS** – None

4. **ADJOURNMENT** At the hour of 1:35 p.m., Acting Chair Bush adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF OCTOBER 7, 2015.

  
 \_\_\_\_\_  
 Becky Romine, Commission Secretary