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

**November 1, 2017**

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

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

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

**STAFF PRESENT** Jim Miller, Community Development Director; Janice Etter, Senior Principal Planner; Nathan Castillo, Associate Planner.

**AGENDA APPROVAL**

The Commission approved the agenda with a unanimous vote.

**PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS**

Jim Miller indicated that we were not able to confirm a meeting on November 15, 2017, and would let the Commission know later.

**PUBLIC FORUM**

Opened 1:18 p.m. No one spoke – closed 1:18 p.m.

**1. CONSENT CALENDAR**

- 1.1 The Commission discussed some suggestions for corrections to the Minutes of October 18, 2017. It was moved, seconded, and unanimously approved to continue the minutes until the next meeting on November 15, 2017, to allow the corrections to be made and the Commission could review them.

**2. PUBLIC HEARING ITEMS**

- 2.1 Plot Plan Review 2017-152/PPR Planner: Nathan Castillo

Location: 39998 Big Bear Boulevard  
APN: 0307-194-08, 12 & 14  
Applicant: Robert Scott Moffatt  
Representative: Same

Public hearing to consider the remodel and construction of a 3-Phase-Development including Phase 1: Re-use of an existing two-story 1,814 square foot building for a retail ski and snowboard rental shop on the ground floor and the re-establishment of a second floor residential unit, the reconfiguration of the parking area, and minor interior/exterior improvements; Phase 2: a 2,116 square foot addition and parking lot improvements; and Phase 3: the construction of a detached residential dwelling, all within an existing commercial property on a 0.33 acre lot in the Commercial-Visitor (C-3) Zone.

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Nathan Castillo gave the report and presentation.

Commissioner Senft asked if Lot 22 and Lot 23 were consolidated. Mr. Castillo answered that there are actually three lots that will be consolidated. Commissioner Senft inquired whether there will be access available from Deer Lane. Mr. Castillo said there will be access.

Vice-Chairman Smith questioned whether the sign review included the existing pole sign in front of the building, suggesting that there be less concrete around the base of the pole. Mr. Castillo indicated that the pole sign will remain and the applicant may be removing the entire base.

Commissioner Tholen inquired about parking spaces in front. Mr. Castillo answered that all parking is in the back. Commissioner Senft asked if some flower boxes of some sort could be built in the front area to break up the concrete look. Mr. Castillo said that would be acceptable.

Public Hearing opened at 1:42 p.m.

Betty Bingham – lives on Ohio Lane. Concerned about water flow. Chairman Bush answered that this issue is dealt with during plan review.

Helmit Stein – 39992 Deer Lane. Began by reading a letter from another neighbor – Mr. & Mrs. Mendoza, stating concerns about land use, parking demands, noise, loitering, snow play, traffic safety for pedestrians and vehicles, and damage to drainage systems. Would like to prohibit Transient Private Home Rental use. Also wanted to have environmental verification.

Mr. Stein – 39992 Deer Lane. Spoke about flooding concerns. Vice-Chairman Smith asked him where the flow of water is initiated from. Mr. Stein said it actually starts at Gold Rush Resort and flows across the subject property.

Brad MacArthur – architect

Commissioner Senft asked him if he had been aware of the drainage issue. Mr. MacArthur said he had not known about it previously, but noted that they would do everything possible during the construction plan phase to address it. Vice-Chairman Smith suggested evaluation of the water flow from Big Bear Boulevard since the property sits below the level of the street.

Commissioner Senft inquired about access to the proposed new single family residence from Deer Lane and whether there would be a fence to prevent snow play. Mr. MacArthur answered yes to both questions.

Vice-Chairman Smith had questions about the pole sign base and some sort of flower boxes in the front area. Mr. MacArthur said they are taking the base off of the sign and he is open to the idea of flower boxes in front.

Commissioner Senft asked about access from the back parking lot and being able to walk to the front door of the building. Mr. MacArthur indicated that there will be a separate walkway. Vice-Chair Smith questioned using a side door entrance instead. Mr. MacArthur

said that the requirement for an ADA compliant ramp excludes the ability to put a door on the side of the building, since that's where the ramp has to be built.

Scott Moffatt – 39998 Big Bear Boulevard – applicant. Commissioner Senft reiterated question about parking in front. Mr. Moffatt said that he shares the Commission's concerns about, not only customers, but his family, being put at risk while entering the business. In addition to the bollards, he has been considering some redwood planter boxes, especially for the off-season, to prevent people from trying to park in front of the building. These would be placed approximately 5' from the building front.

Commissioner Senft asked the applicant what type of things he would be selling during the off season. Mr. Moffatt said stand-up boards, including lessons, and inflatables, out of Boulder Bay or North Shore.

Mr. Moffatt also stated that the new single family residence is for his mother and father and they have no intention of renting it out.

Public Hearing closed at 2:05 p.m.

Chairman Bush stated that, although it seems that the history of drainage issues is not initiated from this property, the future construction could add to the problems. Mr. Miller explained that the requirement that has to be met is that the water from the first rain must be kept within the boundaries of the property. Vice-Chairman Smith clarified that the paving of the parking lot and future construction must be able to maintain the water on the property.

Commissioner Tholen moved to adopt the attached resolution finding the project Categorically Exempt from the California Environmental Quality Act and approving Plot Plan Review application 2017-152/PPR, based on the findings and subject to the recommended conditions of approval contained in the resolution. Commissioner Senft seconded the motion, which carried with the following vote:

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

### **3. DISCUSSION/ACTION ITEM**

### **4. PLANNING DIRECTOR'S REPORT**

Mr. Miller discussed the concerns previously brought to the Commission during the Public Forum at the previous meeting and warned the Commission about speaking about any issues brought forward until it was agendized. Mr. Miller also noted that Phil Mosley, Community Services Director, is working on the response and will be bringing that to the Planning Commission at their next meeting.

### **5. SUMMARY COMMENTS**

Vice-Chairman Smith complimented the City and sponsors on the Spartan Race event this previous weekend, noting that he felt everything was done on a professional level.

Commissioner Senft complimented the applicant at 39998 Big Bear Boulevard for helping to solve a problem that has been many years coming.

6. **ADJOURNMENT** At the hour of 2:14 p.m., Chairman Bush adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF NOVEMBER 15, 2017.



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Becky Romine, Commission Secretary