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

August 19, 2015

CALL TO ORDER 1:15 p.m.

FLAG SALUTE Commissioner Breunig led the salute.

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

STAFF PRESENT James J. Miller, Community Development Director; Ruth Lorentz, 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 Joint City Council/Planning Commission meeting on August 24, 2015, to hear the updated information on the Big Bear Alpine Zoo and another one on October 26, 2015, to receive updated information on the Rathbun Sustainability Plan. Both of these meetings occur at 5:30 p.m.

PUBLIC FORUM

None

1. CONSENT CALENDAR

1.1 Approval of the minutes of the Planning Commission meeting of July 15, 2015.

Commissioner Breunig moved to approve the minutes as printed. Commissioner Senft abstained from the vote due to absence from that meeting. Chairman Smith abstained from the vote on Item 1.2 due to his abstention from the discussion of that item. Commissioner Senft seconded the motion. The motion carried with the following vote:

AYES: Breunig, Smith (without Item 1.2), Tholen
NOES: None
ABSTAIN: Bush, Senft
EXCUSED: None

2. PUBLIC HEARING ITEMS

- 2.1 Conditional Use Permit 2015-106/CUP Planner: Janice Etter
Location: 39212 Big Bear Boulevard
APN: 0306-164-01
Applicant: Reneh Shahin

The applicant is requesting to modify the existing building into a check-in office for Cabins 4 Less and a convenience market, including the sale of alcohol and frozen yogurt. The check-in office and convenience store will operate 24 hours a day. The property is located in the Commercial-Visitor (C-3) zone.

Janice Etter, City Planner, gave the report and presentation.

Vice-Chairman Bush asked whether the Commission was to review the yard art and outdoor furniture, including number of items. Ms. Etter answered yes. Chair Smith inquired whether this included the bears. Ms. Etter noted that decorative bears are part of the signage on the property.

Commissioner Breunig noted the amount of items on the property and suggested a landscape plan for clarity.

Commissioner Senft raised several questions about type of businesses proposed, including whether kayak rental would be offered. Ms. Etter said that there is a location to the west of this property that does kayak rentals.

Public Hearing opened at 1:38

John Corey, owner of adjacent store, felt that the 24 hour proposal for the convenience store could be a set-up for failure.

Kanny, owner of Big Bear Market said that he thinks that it is a bad idea to have competing businesses so close to each other.

Betsy Moeller – family has owned cabin on Brier Trail for 57 years and didn't see much change in the area until the Boulder Bay Park was constructed four years ago. Since then, they have seen an increase in traffic congestion.

Reneh Shahin, applicant – Said that the current business (Cabins 4 Less) located to the west of this property, is already a 24-hour business. Mr. Shahin stated that the majority of the sales will be attributed to the renters from there. He is a lot of the "clutter" is due to the construction of the interior of the building and that he is attempting to create an old-fashioned country storefront with uniform wood benches.

Vice-Chairman Bush asked about the small train that is currently displayed. Mr. Shahin said it would remain, but pulled inside of the property line, on the raised area of the landscape portion of the property. They will maintain excess snowfall on the train. Commissioner Senft suggested using a cover with solar panels over the train.

The Commission had several questions about outdoor display, yard art, and items for sale, including the need to be open 24 hours. Mr. Shahin said that there would be no outdoor display and the yard art would include a small windmill. He stated that, on average, there are one or two renters per night doing late check-ins and that the idea of the convenience market was really for those renters that may have forgotten small toiletries or snacks. Mr. Shahin pointed out that alcohol, which in this case is license Type 20, beer and wine only, cannot be sold after 2 a.m. and the frozen yogurt dispenser will be shut down at 9 p.m. for cleaning. Although he will sell bundled firewood, it will not be displayed or stored outside. Bike and kayak rentals will remain at their current location. Mr. Shahin also said that he understands the desire of the Commission to create some uniformity along the Boulevard and is keeping the old fashioned country look with split-rail fencing, etc.

Public Hearing closed at 2:02 p.m.

Vice-Chairman Bush does not feel that the Commission should be making decisions about yard art or hours of operation. She would like to add to the conditions a restriction on the rental of kayaks and bicycles. Ms. Etter explained that was not part of the application.

Commissioners Breunig and Senft said that they would like to see additional conditions specifying the types of goods to be sold in the convenience store. City Attorney, Andy Maiorano said that, in addition to being difficult to write such conditions, it is almost impossible to enforce.

The Commission had a discussion about the hours of operation. Jim Miller, Community Development Director, reminded the Commission that a denial would restrict the owner from opening the business and he would have to wait a year to come back and re-apply or he would have to appeal to the City Council.

Vice-Chairman Bush moved 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 2015-106/CUP based on the findings and subject to the conditions of approval contained in the attached Resolution, including an additional conditions restricting the rental of kayaks and bikes, and that the applicant will return at a later date with a landscape plan showing all items to be displayed as yard art and a signage plan. Commissioner Tholen seconded the motion.

The Commission continued the discussion about the hours of operation.

Chair Smith re-opened the Public Hearing at 2:24 p.m.

Mr. Shahin that he doesn't anticipate public traffic to use the store during the nighttime and overnight hours. Since there is someone there to facilitate guests of Cabins 4 Less, they thought that offering some things for sale would be appropriate. He is willing to close the convenience store at 10 p.m. so that only the check-in office would be open 24 hours.

Public Hearing closed 2:53 p.m.

Vice-Chair Bush withdrew her motion and made a new motion to adopt the attached Resolution finding the project categorically exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit application 2015-106/CUP based on the findings and subject to the conditions of approval contained in the attached Resolution, showing that the convenience store will close at 10 p.m. and including additional conditions restricting the rental of kayaks and bikes, and that the applicant will return at a later date with a landscape plan showing all items to be displayed as yard art and a signage plan. Commissioner Tholen seconded the motion. The motion carried with the following vote:

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

2.2 Conditional Use Permit 2015-114/CUP

Planner: Andrew Mellon

Location: 120 Business Center Drive
APN: 2328-021-08
Applicant: Tim Wood
Representative: Michael Perry

The applicant is requesting to create a new playground, student drop off and employee parking lot for the adjacent Hope Academy Charter School. The property is located in the Commercial-General (C-2) zone.

Commissioner Senft abstained from the discussion and the vote due to financial interest of his wife with the applicant.

Andrew Mellon, Associate Planner, gave the report and presentation.

The Commission discussed the uses and materials proposed for the area. Mr. Mellon suggested directing some of the questions to the applicant.

Public Hearing opened at 2:53 p.m.

Michael Perry spoke in favor of the project and explained that the current play area has had a problem with balls going over the wall. Mr. Perry said that there will not be a time that students will not be supervised by multiple adults, no students will be allowed outside of the play area to retrieve balls.

Public Hearing closed at 2:58 p.m.

Vice-Chairman Bush moved to adopt the attached Resolution finding the project categorically exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit application 2015-114/CUP based on the findings and subject to the conditions of approval contained in the attached Resolution. Commissioner Breunig seconded the motion. The motion carried with the following vote:

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

3. **PLANNING DIRECTOR'S REPORT** – None

4. **SUMMARY COMMENTS** – None

5. **ADJOURNMENT** At the hour of 2:59 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF SEPTEMBER 2, 2015.

Becky Romine, Commission Secretary