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

**March 15, 2017**

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

**FLAG SALUTE** Commissioner Senft led the salute.

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

**STAFF PRESENT** Robert Dalquest, Planning Director; Janice Etter, Senior Principal Planner.

**AGENDA APPROVAL**

The agenda was approved by a unanimous vote.

**PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS**

Planning Director Robert Dalquest announced that there will be a meeting on April 5, 2017.

**PUBLIC FORUM**

None

**1. CONSENT CALENDAR**

1.1 Approval of the minutes of the Planning Commission meeting of February 15, 2017. Minutes were approved. Acting Chairman Bush abstained from the vote due to absence at that meeting.

**2. PUBLIC HEARING ITEMS - NONE**

**3. DISCUSION ACTION ITEM**

3.1 Minor Modification 2017-005/MM

Planner: Janice Etter

Location: 40671 Village Drive,  
Lots 7, 9 & the westerly portion of Lot 11, Tract 16126  
APN: 0308-121-78  
Applicant: Bluegreen Vacations Unlimited, Inc.  
Representative: Michael Ochoa, Ochoa Corporation

Request for a Minor Modification to construct a 44,232 square foot building containing 22-units located on a building pad within The Club Big Bear Village an approved timeshare resort on 7-acres in the Commercial Lodging district of the Village Specific Plan.

Ms. Etter gave the staff report and presentation.

Commissioner Senft inquired whether the retaining wall would have to be extended. Ms. Etter stated that there are going to be several small retaining walls built.

The Commission and staff discussed parcels that are now proposed to be left vacant due to the number of units being built-out. The concern is about landscaping the vacant parcels that border Village Drive and the condition of the existing building on the parcel on Paine Road.

Lou Ochoa and Yihang Liu were in attendance representing the developer. Mr. Ochoa indicated that they were willing to work with the City to ensure the site is upgraded and attractive. Mr. Liu indicated that the vacant parcels are the next phase of development. After further discussion with the Commission, Mr. Ochoa and Mr. Liu agreed that they would work with staff and submit revised landscape plans for the undeveloped lots on Village Drive, and the lots on 695 Paine Road. The landscaping on the Village Drive lots will be installed prior to the peak tourist season, which begins on July 1<sup>st</sup>. The landscaping on the Paine Road lots will be installed prior to the issuance of a certificate of occupancy of the proposed 22-unit building. The applicant is also required to either obtain a permit for the rehabilitation of the exterior of the buildings at 695 Paine Road or submit plans and obtain a demolition permit for the removal of these structures prior to the issuance of a certificate of occupancy for the 22-unit building.

Commissioner Senft moved to adopt a resolution finding the action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15162 of the CEQA Guidelines, and approving the proposed modifications to the approved project with the additional conditions regarding the vacant parcels and the parcel on Paine Road. Commissioner Breunig seconded the motion. The motion carried with the following vote.

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

4. **PLANNING DIRECTOR'S REPORT** - NONE
5. **SUMMARY COMMENTS** – Commissioner Senft commended staff on preparations for the February storm that was predicted but didn't materialize.
6. **ADJOURNMENT** At the hour of 1:59 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF APRIL 5, 2017.

  
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 Becky Romine, Commission Secretary