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

December 2, 2015

CALL TO ORDER 1:17 p.m.

FLAG SALUTE Vice-Chairman Bush led the salute.

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

STAFF PRESENT James J. Miller, Community Development Director; Janice Etter, City 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 December 16, 2015, to meet deadline requirements for a new Ordinance or Medical Marijuana Dispensary regulations.

PUBLIC FORUM

None

1. CONSENT CALENDAR

1.1 Approval of the minutes of the Planning Commission meeting of November 4, 2015.

Commissioner Breunig moved to approve the minutes. Commissioner Tholen seconded the motion. Commissioner Senft abstained due to absence at the meeting. The motion carried with the following vote:

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

2. PUBLIC HEARING ITEMS

2.1 Conditional Use Permit 2015-106/Sign Review 2015-138

Planner: Janice Etter

Location: 39212 Big Bear Boulevard
APN: 306-164-01
Applicant: Reneh Shahin

Review of a freestanding/monument sign in conjunction with a check-in office for Cabins 4 Less and a convenience market on the property located at 39212 Big Bear Boulevard. The applicant is also requesting reconsideration of Planning Commission Condition of Approval #35, which disallowed kayak and bicycle rentals from the location. The applicant is requesting that the Planning Commission allow kayak and bicycle rentals from this location on a seasonal basis.

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

Commissioner Senft asked about the advertising signs noted in the opposition letter from John Corey. Ms. Etter said that issue is addressed in Condition #39, requiring that all temporary signage be removed upon installation of a permanent sign.

Commissioner Senft inquired about the length of time for a Development Code Amendment to take effect. Ms. Etter said approximately 4-6 months, and noted that staff needs direction from the Commission prior to starting the process. James Miller, Community Development Director, suggested that meeting with the Municipal Water District would be a good place to start the discussions.

Public hearing opened at 1:35 p.m.

Reneh Shahin, the applicant, was available to answer questions.

Mr. Shahin noted that the building is still under construction, so there are more items outside that there will be once everything is done. Acting Chairman Bush asked him for specifics on what construction is being worked on. Mr. Shahin said the Health Department is requiring different flooring, so they are tearing out the flooring that had been installed to meet the requirements.

Acting Chairman Bush inquired about where people will park when they come to rent a bicycle. Ms. Etter explained that staff felt that the bicycle rental did not necessitate a parking plan but do not feel that a renter could leave their car and ride off. Mr. Shahin explained that they park the bikes with bike racks on the cars to send renters to use existing bicycle trails.

Mr. Shahin stated that they have been renting kayaks at their current location and noted that other businesses in the area have begun to do so, also. He believes that the verbiage should be changed to read "motorized" watercraft would not be allowed in this zone, instead of "personal" watercraft.

Acting Chairman Bush asked the applicant if he agrees to the conditions as stated in the report. Mr. Shahin said yes and noted that they should be ready to open by December 15th.

Commissioner Senft clarified the process for bicycle rental and noted that a kayak does require a permit for use on the water.

Ms. Etter explained that the business license for their current location does say "activities rentals" but does not specify what.

Commissioner Breunig asked why some of the items that were listed as being required to be removed from the yard of the property are still there. Mr. Shahin stated that once

everything is approved, the items will be removed. Commissioner Tholen commented that he would be more comfortable with an approval if the property were completely cleaned up.

The Commission discussed the conditions of approval.

Public hearing closed at 1:58 p.m.

Commissioners Senft and Tholen stated that they were in favor of allowing bicycle rentals, since a bicycle rack is included and renters are directed to trails. Acting Chairman Bush noted concern about allowing kayak rentals in regards to regulations of the Municipal Water District. James Miller pointed out that the applicant will have to return to the Planning Commission if a Development Code Amendment allows kayak rental to amend the condition for this Conditional Use Permit.

Commissioner Breunig requested that Condition #39 be amended to say that all temporary and unapproved signs must be removed within 30 days of the effective date of this application. The Commission agreed.

Commissioner Senft moved to adopt the attached Resolution, determining that the project is exempt from the California Environmental Quality Act, and the Sign Review application subject to the amended conditions of approval. Commissioner Tholen seconded the motion, which carried by the following vote:

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

- SUMMARY COMMENTS** – Community Development Director James Miller discussed the necessity of a meeting on December 16, 2015, to address regulations regarding Medical Marijuana Dispensaries. He explained that the State legislation deals with the commercial use and, if the local jurisdiction doesn't have an ordinance in place, the State standards are applied to that local jurisdiction. Although we do have an ordinance, it is necessary to tighten up some of the verbiage, per our City Attorney.
- ADJOURNMENT** At the hour of 2:14 p.m., Acting-Chairman Bush adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF DECEMBER 16, 2015.


Becky Romine, Commission Secretary