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

January 21, 2015

CALL TO ORDER 1:15 p.m.

FLAG SALUTE Commissioner Senft.

ROLL CALL Commissioners Pacelli, Senft, Vice-Chairman Bush and Chairman Smith.

STAFF PRESENT James J. Miller, Community Development Director; Janice Etter, City Planner; Andrew Mellon, Associate Planner.

AGENDA APPROVAL

The agenda was approved by a voice vote.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

Community Development Director Jim Miller told the Commission that the next meeting will be on February 4, 2015. The consultants for the Rathbun Corridor Sustainability Plan will host a community meeting on February 17 at 6:30 p.m. and will update the Commission at their February 18, 2015, Planning Commission meeting. Mr. Miller also noted that the March 4, 2015, Planning Commission meeting has been cancelled as it coincides with the annual Planning Commissioner Academy.

PUBLIC FORUM

None

1. CONSENT CALENDAR

1.1 Approval of the minutes of the Planning Commission meeting of December 17, 2014.

There was not a quorum for the vote on the minutes, so they are continued to the next meeting.

2. PUBLIC HEARING ITEMS

2.1 Plot Plan Review 2014-071/PPR
Location: 195 Knoll Road
APN: 307-031-09
Applicant: Frederick Nafis

Planner: Andrew Mellon

Representative: John Acosta, ARA

The application requests approval to alter an existing 480 square foot non-conforming guest house by connecting it to an existing 1,330 square foot conforming single family residence. The proposed two story addition is 925 square feet in area.

Community Development Director Jim Miller suggested that the interpreter requested by the representative, John Acosta, move to be visible to the camera to allow someone watching the video of the meeting to be able to see her and review the statements made. Associate Planner Andrew Mellon gave the staff report and presentation.

The Commission discussed the changes to the floor plan of the house and the entrances.

The public hearing was opened at 1:42 p.m.

Richard Nafis, applicant, spoke in favor of the proposal, explaining the decisions that were made to this point. He also stated that the home is not used as a rental unit and never has been. They do allow friends and family to use the property on occasion, but it is intended for the use of the owners. Mr. Nafis noted that the main entrance will remain in the front of the house and that they agreed to build the privacy fence on the south side of the house.

Public hearing closed at 1:53 p.m.

The Commission noted that the applicant and representative have addressed the issues raised at previous meetings.

Commissioner Senft moved to adopt the attached Resolution No. 2015-01 finding the project categorically exempt from the California Environmental Quality Act (CEQA) and approving the Conditional Use Permit 2014-071/PPR based on the findings and subject to the conditions of approval contained in attached Resolution. Vice-Chairman Bush seconded the motion. The motion carried with the following vote:

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

3. **DISCUSSION ITEM** – None
4. **PLANNING DIRECTOR'S REPORT** – None
5. **SUMMARY COMMENTS** – Vice-Chairman Bush commented on concerns about the availability of public restrooms along the highway coming into the Village area, especially during peak times like holidays. Community Development Director Jim Miller noted that there are public restrooms available at Boulder Bay Park and at Veterans' Park and there will

be public restrooms offered soon at the Civic Center and along the Knickerbocker Trail. Vice-Chairman Bush suggested having a handout available with the public restroom areas available to the business owners. Chair Smith added that this concern should be included in a traffic study.

6. **ADJOURNMENT** At the hour of 2:09 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF FEBRUARY 4, 2015.



Becky Romine, Commission Secretary