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

October 7, 2015

CALL TO ORDER 1:16 p.m.

FLAG SALUTE Commissioner Tholen led the salute.

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

STAFF PRESENT James J. Miller, Community Development Director; Janice Etter, City Planner, Ruth Lorentz, Principal Planner, and Nathan Castillo, Assistant 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 not be a meeting on October 21 and reminded them that there will be a Joint City Council/Planning Commission meeting on October 26, 2015, to receive updated information on the Rathbun Sustainability Plan at 5:30 p.m.

PUBLIC FORUM

None

1. CONSENT CALENDAR

1.1 Approval of the minutes of the Planning Commission meeting of September 16, 2015.

Commissioner Tholen moved to approve the minutes. Commissioner Breunig 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

1.2 Major Special Event 2015-139/MSE – 41220 Park Avenue (Meadow Park) – “Turkey Trot”

Vice-Chairman Bush asked if it was going to be the same as last year. Assistant Planner, Nathan Castillo, answered that it was proposed to be the same. Commissioner Senft inquired about the number of attendees anticipated. Mr. Castillo said approximately 400, including spectators.

Commissioner Senft moved to approve Major Special Event 2015-139/MSE. Commissioner Tholen seconded the motion. The motion carried by a 4-0 voice vote.

2. PUBLIC HEARING ITEMS

2.1 Plot Plan Review 2015-055/PPR Planner: Ruth Lorentz
Location: 398 Edgemoor (39698 Lake Drive)
APN: 307-081-11
Applicant: Holloways Marina
Representative: Loren Hafen and Blaine Lomen

Request to expand an office, retail store, and restrooms by construction of a two-story 600 square foot addition to an existing office building measuring 1,200 square feet at Holloways Marina.

Principal Planner, Ruth Lorentz, gave the staff report and presentation.

Commissioner Senft asked whether the existing flower garden will be moved. Ms. Lorentz suggested having the applicant address this issue.

Public hearing opened at 1:28 p.m.

Loren Hafen, applicant, was available to answer questions.

Commissioner Senft addressed the question about the flower garden to him, explaining that he had a concern about the location of the barbeque area. Mr. Hafen stated that the flower bed will be removed and replaced with flower boxes and trees in front of the windows.

Commissioner Tholen inquired about the number of showers that will be provided. Mr. Hafen said that there will be two ADA accessible showers and two existing showers.

Vice Chair Bush asked if the applicant was comfortable with the conditions. Mr. Hafen said they were comfortable.

Public hearing closed at 1:30 p.m.

Commissioner Senft requested an added condition that the deep pit barbeque be covered. Ms. Lorentz added number k to Condition number 11:

The site plan shall notate that the existing barbecue grate will be secured for safety.

Commissioner Breunig moved to adopt the attached Resolution finding the project categorically exempt from the California Environmental Quality Act (CEQA) and approving Plot Plan Review application 2015-055/PPR based on the findings and subject to the conditions of approval contained in attached Resolution, including the addition of Condition Number 11(k) as stated above. Commissioner Senft seconded the motion, which carried by the following vote:

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

2.2 Conditional Use Permit 2015-106/CUP
Sign Review 2015-138/SR

Planner: Janice Etter

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

Review of a Sign Review and Landscaping Plan in conjunction with a check-in office for Cabins 4 Less and a convenience market on the property.

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

Vice Chair Bush and Commissioner Senft discussed the use of the ore carts as the monument signage.

Public Hearing opened at 1:53 p.m.

Reneh Shahin, applicant, answered questions from the Commissioners. Commissioner Senft inquired about the font and framing used on the proposed sign on the ore carts, and also asked about the removal of items as described in the staff report. Mr. Shahin indicated that he is open to the suggestions of the Commission. He also noted that the wagon wheel will be retained as yard art. The tractor seat stools will be used as seating for the frozen yogurt stand.

Commissioner Tholen asked about the use of artificial grass. Mr. Shahin said that he is using it. He also responded to a question regarding a tree on the property, stating that the tree will be trimmed, it is not dead.

Public Hearing closed at 3:04 p.m.

Commissioner Senft suggested a monument sign with the ore carts as complimentary art for the sign.

Commissioner Senft moved to determine that the project is exempt from the California Environmental Quality Act and approve, by minute action, the landscaping plan, yard art, and Sign Review application for the wall signs only subject to the recommended conditions of approval and continue the monument sign and possible yard art of the ore carts to a later meeting. Commissioner Breunig seconded the motion. The motion carried with the following vote:

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

3. **SUMMARY COMMENTS** – None

4. **ADJOURNMENT** At the hour of 2:21 p.m., Acting Chair Bush adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF NOVEMBER 4, 2015.



Becky Romine, Commission Secretary