

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

**September 2, 2015**

**CALL TO ORDER**      1:15 p.m.

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

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

**STAFF PRESENT**      James J. Miller, Community Development Director; Thomas Rice, City  
Attorney, 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 meeting on September 16 and 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 August 19, 2015.

Commissioner Senft moved to approve the minutes as corrected. Commissioner Breunig seconded the motion. The motion carried with the following vote:

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

**2. PUBLIC HEARING ITEMS**

2.1 General Plan Amendment 2015-084/GPA  
Zone Change 2015-087/ZC

Planner: Jim Miller

Locations:

Area A:            833 Brier Trail; 836 Lark Trail; 39209 & 39217 Big Bear Boulevard  
APNs:            0306-165-18, 19, 33 and 35

Request to change the General Plan Land Use designation of the properties from Commercial-Visitor (CV) to Single Family Residential (SFR). The Zone Change application proposes to change the Zoning of the properties from Commercial-Visitor (C-3) to Single Family Residential (R-1).

Area B: Vacant Parcel and 440 Catalina Road  
APNs: 2328-202-08 and 15  
Applicant: City of Big Bear Lake

Request to change the General Plan Land Use designation of the unimproved property from Single Family Residential (SFR-4) to Open Space (OS) and the accompanying Zone Change proposes to change the Zoning of the property from Single Family Residential (R-1) to Public/Opens Space (P-OS). The property contains 1,981 square feet in area (0.73 acres).

The General Plan Amendment also proposes to change the land use designation of a 45,004 square foot 1.03 acre) portion of 440 Catalina Road from Commercial-Recreation (CR) to Single Family Residential (SFR-4) and the accompanying Zone Change proposes to change the Zoning of this property from Commercial-Recreation (C-4) to Single Family Residential (R-1). This property contains a 1,646 square foot single family residence.

Lastly, the General Plan Amendment proposes to change the land use designation of the remaining approximate two (2) acre portion of APN 2328-202-15 from Commercial-Recreation (CR) to Open Space (OS) and the Zoning of this property from Commercial-Recreation (C-4) to Public/Open Space (P-OS). This remaining portion of the property is unimproved.

Community Development Director, Jim Miller, gave the staff report and presentation.

Vice-Chairman Bush inquired about the required tribal review timelines. Ruth Lorentz, Principal Planner, answered that SB-18 requires 90 day review and AB52 states that tribes that have requested review have 30 days and must respond within that timeframe.

Commissioner Senft asked about the omission of the property, per that owner's request, on Big Bear Boulevard, specifically, if there was anything detrimental about omitting it. Mr. Miller said there was no detrimental effect of the omission. Ms. Lorentz added that it would remain non-conforming due to having two units on the property.

Public hearing opened and closed at 1:35 p.m. as there was no one present to speak.

Commissioner Senft moved to adopt the resolution recommending that the City Council adopt a Negative Declaration and approve General Plan Amendment 2015-084/GPA and Zone Change 2015-087/ZC to change the designations of Area A from Commercial-Visitor (CV) to Single Family Residential (SFR). The Zone Change application proposes to change the Zoning of the properties from Commercial-Visitor (C-3) to Single Family Residential (R-1), and Area B for the unimproved parcel from Single Family Residential (R-1) to Public/Opens Space (P-OS) at 440 Catalina Road from Commercial-Recreation (C-4) to Single Family Residential (R-1). Additionally,

the remaining approximately 2 acres of the portion of 440 Catalina Road from Commercial-Recreation (C-4) to Public/Open Space (P-OS), based on the findings contained in the Resolution. Commissioner Breunig seconded the motion, which carried by the following vote:

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

### **3. PLANNING DIRECTOR'S REPORT**


#### **3.1 Ethics Update – Members of Public Agency Governing Boards Participating in Non-Profit and Other Community Organizations**

The Commissioners voiced concerns about being the representative of a non-profit organization that brings an event before the Commission. Mr. Rice, City Attorney, advised them that they can still speak as the representative as long as there is no financial gain. He went on to say that the Commissioner needs to recuse themselves from the discussion and vote and then take a seat in the audience, where they will be called upon to speak during the Public Hearing portion of the meeting. At that time, they need to state clearly that they are speaking as a representative of the organization, not as a Commissioner.

#### **4. SUMMARY COMMENTS – None**

#### **5. ADJOURNMENT At the hour of 1:43 p.m., Chairman Smith adjourned the meeting.**

MINUTES APPROVED AT THE MEETING OF SEPTEMBER 16, 2015.

  
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Becky Romine, Commission Secretary