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

February 15, 2017

CALL TO ORDER 1:15 p.m.

FLAG SALUTE Commissioner Breunig led the salute.

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

STAFF PRESENT James J. Miller, Community Development Director; 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 not be a meeting on March 1, 2017. The next regularly scheduled meeting for the Planning Commission will be held on March 15, 2017.

PUBLIC FORUM

None

1. CONSENT CALENDAR

- 1.1 Approval of the minutes of the Planning Commission meeting of January 18, 2017.
- 1.2 Authorize Use and Closure of City-owned Facilities, Major Special Event 2017-012/MSE – 630 Bartlett (Bartlett parking Lot) and Village Streets – Big Bear Lake Antique Car Club – “Fun Run”.

Commissioner Breunig abstained from the vote on Item 1.1 due to recusing himself from the discussion at the meeting on Item 2.1. Commissioner Tholen recused himself from the vote on Item 1.2 due to a conflict of interest as he is an officer of the Antique Car Club. The consent calendar was approved unanimously.

2. PUBLIC HEARING ITEMS

2.1 Development Code Amendment 2016-138/DCA Planner: James J. Miller

Location: Citywide
APN: N/A
Applicant: City of Big Bear Lake

Request for an amendment to the Development Code pertaining to wireless communication facilities by adding Chapter 17.14 to establish comprehensive regulations for the location

and installation of wireless communication facilities, adding Subsection 17.03.340 to establish a procedural process, and modifying existing Subsections 17.02.030 (Definitions), 17.25.030(A) (Principal Uses Permitted in Residential Zones), 17.35.030(A) (Principal Uses Permitted in Commercial and Public Zones), 17.35.040(A) (Accessory Uses and Structures Permitted in Commercial and Public Zones), and deleting in its entirety Subsection 17.35.170 (Major Communication Facilities).

James Miller, Community Development Director, gave the report and presentation, along with Gail Kasich, City Attorney, who was available on the phone.

The Commission discussed some of the wording in the Ordinance including discontinued, abandoned, and inoperable situations in Section 17.14.040, specifically, whether the receipt of the application or the approval of the application has to be met within the given 180 days. Planning Director Robert Dalquest and Gina Kasich responded, saying that the application must be received within 180 days, but not necessarily decided on. Commissioner Tholen asked how abandonment would be enforced. Mr. Miller stated that, if it becomes a public safety issue, then Code Compliance would become involved.

The Commission continued to discuss the issues, including height restraints for co-locations of 80' with a variance for towers over 60', prevention of vandalism, and requirement for aesthetically "hiding" towers in residential areas of the Village, i.e. tree or clock tower design.

Public Hearing opened at 1:47 p.m.

Rick Herrick supported the changes proposed.

Public hearing closed at 1:47 p.m.

Commissioner Senft moved to adopt a Resolution finding the action exempt from the California Environmental Quality Act (CEQA) and recommending approval of Development Code Amendment 2016-138/DCA, based on the findings contained in the resolution with the stated text changes recommended by Counsel. Commissioner Tholen seconded the motion, which carried with the following vote:


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

3. **PLANNING DIRECTOR'S REPORT** - NONE

4. **SUMMARY COMMENTS** - NONE

5. **ADJOURNMENT** At the hour of 1:50 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF MARCH 15, 2017.


Becky Romine, Commission Secretary