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

**January 18, 2017**

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**CALL TO ORDER**     1:15 p.m.

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

**ROLL CALL**     Commissioners Breunig, Senft, and Chairman Smith were present.

**STAFF PRESENT**     James J. Miller, Community Development Director; Robert Dalquest, Planning Director; Janice Etter, Senior Principal Planner; Andrew Mellon, Principal Planner

**AGENDA APPROVAL**

The agenda was approved by a unanimous voice vote.

**PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS**

Planning Director Robert Dalquest introduced Michael Perry, Interim Director of Big Bear Lake Tourism Bureau Improvement District (BBLTBID). Mr. Perry explained the collection of the TBID tax by the City which is then dispersed to the Visitor's Bureau. The Visitor's Bureau uses some of the funding to help new special events get started, with the intention that, once the event gets going, there will be no need for funding that event.

Commissioner Senft inquired about upcoming events. Mr. Perry noted fishing events, AMGEN of California tour support, Kansas City BBQ. Charlie Brewster, also in attendance, added high altitude training. Commissioner Senft suggested encouraging Jeep events. Mr. Perry said that there has been some discussion about off-road events and noted an upcoming event for Harley motorcycle owners.

Vice-Chairman Bush asked if the owners of transient private home rental properties were contacted for input. Mr. Perry stated that the owners have all been added as members of the BBLTBID so that they are kept up-to-date with issues. Mr. Brewster added that the City Council had had concerns about input from the owners, so the Visitor's Bureau held meetings with the owners to make sure that there was agreement amongst all interested parties. Chairman Smith stated that he wanted to make sure that communication remains open.

**PUBLIC FORUM**

None

**1. CONSENT CALENDAR**

- 1.1 Approval of the minutes of the Planning Commission meeting of November 16, 2016.
- 1.2 Approval of the minutes of the Planning Commission meeting of December 7, 2016.

Vice-Chairman Bush abstained from Item 1.2 due to absence from the meeting. Commissioner Tholen moved to approve the Consent Calendar. Commissioner Senft seconded the motion, which was approved unanimously by voice vote.

## 2. PUBLIC HEARING ITEMS

### 2.1 Major Special Event 2016-149

Planner: Janice Etter

Location: 40803 Village Drive (Christmas Tree Corner)  
APN: 308-181-19  
Applicant: Bear Valley Guild for the Arts  
Representative: Gail McCarthy

Request for approval to host three Art on the Corner events in 2017, on Memorial Day weekend, May 26 through May 29, 2017, Independence Day weekend, June 30 through July 2, 2017, and Labor Day weekend, September 1 through September 4, 2017, between the hours of 10 a.m. and 6 p.m. This event is an outdoor arts and crafts show, which also provides barbecue food, beer and wine, and live music performances.

Commissioner Breunig recused himself from the discussion and the vote due to conflict since he hosts a similar event on some of the same weekends.

Janice Etter, Senior Principal Planner, gave the report and presentation.

Commissioner Senft suggested supplying signage noting that a similar event is going on down the street. Vice-Chairman Bush said she didn't feel a condition requiring such sign is necessary.

Commissioner Tholen asked to clarify that he participates in an event on one of the weekends that does not compete with this event.

Chairman Smith noted that he believes this event would really be labeled a minor event except for the existing crowds on the proposed weekends.

Public Hearing opened at 1:48 p.m.

Gail McCarthy, representative, doesn't believe that there should be conflict or competition when talking about the arts. She noted that they provide funding for art programs in schools.

Vice-Chairman Bush asked if there are people who belong to both of the arts groups and whether the vendors pay a commission to the Guild. Ms. McCarthy answered that, unfortunately, there aren't any members who belong to both groups and explained that each display space pays about \$150.

Commissioner Senft said that he believes the two shows should be collaborative, commended the applicant on programs for schools, and asked if she was willing to help their visitors find the other art show. Commissioner Senft also noted that he would like to see a display of art from the schools. Ms. McCarthy said they were very happy to

promote the other show and they anticipate having such a display of art from the schools this year.

Public hearing closed at 2:03 p.m.

The Commission discussed the promotion of the other art show and felt it shouldn't have to be required.

Vice-Chairman Bush moved to adopt a Resolution finding the action exempt from the California Environmental Quality Act (CEQA) and approving Major Special Event 2016-149/MSE, based on the findings and subject to the recommended conditions of approval contained in the resolution. Commissioner Senft seconded the motion, which carried with the following vote:

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

2.2. Major Special Event 2016-150

Planner: Nathan Castillo

Location: 40798 Big Bear Boulevard (Veteran's Park)  
APN: 308-151-32 & 33  
Applicant: Special Olympics of Southern California Inland Empire  
Representative: Abbey Leffler

Request for approval to host the 2017 Polar Plunge fundraising event. The event is proposed to be held on Saturday, March 4, 2017, between the hours of 10:00 a.m. and 2:00 p.m.

Nathan Castillo, Assistant Planner, gave the report and presentation.

Vice-Chairman Bush asked to clarify where the participants are entering the water. Mr. Castillo said there is direct entry from Veteran's Park. Commissioner Senft inquired whether there had been any issues last year. Mr. Castillo indicated that the City did not have any information on any issues. Commissioner Breunig voiced concern about the number of pedestrians crossing Big Bear Boulevard from the public parking lots to the south. Mr. Castillo explained that Citizens on Patrol (COPs) will be directing traffic and also noted that handicapped parking will be provided on-site. Vice-Chairman Bush asked about snow removal. Mr. Castillo said that is part of the proposal. Commissioner Tholen asked whether there will be a report done for this project. Mr. Castillo said we can request that one be completed.

Public hearing opened at 2:18 p.m.

Nick Bruinsma was present to represent the event.

Commissioner Senft asked if this will become the permanent location for the event. Mr. Bruinsma said no. Commissioner Senft also asked if there would be a participation ceiling set. Mr. Bruinsma said not at this time, but they will review for future events.

Chair Smith asked where most of the participants come from, how much money is raised by the event, and voiced concern about the pedestrian crossing. Mr. Bruinsma indicated that the largest draw of participants is through the Sheriff's office and they raised \$185,000 last year. Vice-Chairman Bush asked how Big Bear Lake was picked as the location of the event. Mr. Bruinsma said it was through the Sheriff's office.

Public hearing was closed at 2:22 p.m.

The Commission agreed that a condition should be added requiring a post review survey be completed. Vice-Chairman Bush added that the Event Resource Office is supposed to complete the survey.

Vice-Chairman Bush moved to adopt a Resolution finding the action exempt from the California Environmental Quality Act (CEQA) and approving Major Special Event 2016-150/MSE, based on the findings and subject to the recommended conditions of approval contained in the resolution with the additional condition for a post review survey. Commissioner Tholen seconded the motion, which carried with the following vote:

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

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


Mr. Dalquest noted that there will not be a Planning Commission meeting on February 1, 2017, so the next meeting will be February 15, 2017. He also reminded the Commission that the Commission Academy is scheduled for March 1-3, 2017, and that the Open House for the Rathbun Sustainability Plan will be on January 23, 2017, from 3:30 to 5:30 p.m., with the joint City Council/Planning Commission meeting immediately following at 5:30 p.m.

### **4. SUMMARY COMMENTS**

- Commissioner Senft commended staff on purchase of property along Stanfield Marsh.
- Chair Smith commented that he wants to review the chart for special events.

### **4. ADJOURNMENT** At the hour of 2:30 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF FEBRUARY 15, 2017.

  
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Becky Romine, Commission Secretary