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

September 6, 2017

CALL TO ORDER 1:15 p.m.

FLAG SALUTE Commissioner Senft led the salute.

REORGANIZATION OF THE COMMISSION

Current Chairman Smith nominated Anne Bush as Chairman. The vote was unanimous. Current Vice-Chairman Bush nominated Craig Smith as Vice-Chairman. The vote was unanimous.

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

STAFF PRESENT Robert Dalquest, Planning Director; Janice Etter, Senior Principal Planner; and Andrew Mellon, Principal Planner.

AGENDA APPROVAL

The agenda was approved by a unanimous vote.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

Robert Dalquest noted that there will be a meeting on September 20, 2017. He then advised that Jim Miller, Community Development Director, was here to introduce the new Director of Public Works and Engineering, John Harris. Mr. Harris then gave a brief comment about himself.

PUBLIC FORUM

None

1. CONSENT CALENDAR

1.1 Approval of the minutes of the Planning Commission meeting of August 2, 2017.

Chairman Smith and Vice-Chairman Bush abstained from the vote due to absence. Commissioner Tholen moved to accept the consent calendar. Commissioner Breunig seconded the motion. The motion carried.

2. PUBLIC HEARING ITEMS

2.1 Plot Plan Review – 2017-107/PPR Planner: Andrew Mellon
Variance – 2017-108/VAR

Location: 41440 Big Bear Boulevard
APN: 309-082-11
Applicant: Silver Bullet Subs, LLC – DBA Jersey Mike’s Subs
Representative: Steve Leonard

Consideration of a change in use from a retail store to specialty food restaurant (Jersey Mike's) including a variance to encroach into the required side yard setback for the placement of a trash enclosure within an existing commercial center on a 0.52 acre lot in the Commercial-General (C-2) Zone.

Mr. Mellon gave the report and presentation.

Chairman Bush asked to clarify the trash location. Mr. Mellon indicated that it has 0' setback, located on east property line. Vice-Chairman Smith questioned why it wasn't installed on Eureka Drive. Mr. Mellon said that Big Bear Disposal requests that trash enclosures are not placed on the street and staff feels it can become an eyesore along the street. Commissioner Breunig asked whether it was a covered enclosure. Mr. Mellon indicated that the plan does not include a cover.

Commissioner Senft verified if a vehicle can pull straight into a parking spot.

Commissioner Senft raised concern about snow storage location, which was previously where the trash enclosure is proposed. Mr. Mellon indicated that there were other sites around the property for snow storage.

Vice-Chairman Smith asked what types of plants were proposed. Mr. Mellon said there were several types in 5 gallon shrubs and planting of 3 trees. Vice-Chairman Smith requested that these be upgraded to 10-15 gallon shrubs. Commissioner Breunig suggested 30-36" box trees with a two-year guarantee be required. Chairman Bush asked if there was irrigation for the landscape areas. Mr. Mellon indicated that there was not.

Public Hearing opened at 1:42 p.m. Steve Leonard, from Escondido, representative. Vice-Chair Smith inquired about the type of landscaping. Mr. Leonard explained that they are paying for all upgrades, but agree that it should look appealing to those coming in to the center. The Commission suggested that Mr. Leonard speak to local nurseries, landscape architects, etc. to determine type of plants and irrigation.

Mr. Leonard noted that they can't sign the lease until they have approval from the Planning Commission, and he prefers that the Commission make it clear what they are asking for.

Public hearing closed at 1:58 p.m.

Commissioner Senft moved to adopt the attached Resolution finding the project exempt from the California Environmental Quality Act (CEQA), and approving Plot Plan Review 2017-107 and Variance 2017-108, with the additional conditions regarding landscaping, based on the findings and subject to the conditions of approval contained in the Resolution. Vice-Chairman Smith seconded the motion, which carried with the following vote:

Ayes: Breunig, Bush, Senft, Smith, Tholen
Noes: None
Absent: None
Abstain: None

2.2 Major Special Event – 2017-095/MSE

Planner: Janice Etter

Location: 880 Summit Boulevard

APN: 2328-086-27 & 28
Applicant: Spartan Race, Inc.
Representative: Lincoln Baker

Consideration to hold the first 2107 SoCal Spartan Race Beast and Sprint Weekend, on Saturday and Sunday, October 28 and 29, 2017, at Snow Summit Ski Resort.

Ms. Etter gave the report and presentation.

Commissioner Tholen commended staff on addressing the concerns from the pre-meeting and asked how the volunteers will be trained. Ms. Etter stated that training is being provided by the event sponsors.

Commissioner Tholen inquired about the applicant materials mentioning a second event in the spring. Ms. Etter said that is correct. Vice-Chairman Smith voiced concern about the proposed number of people attending the event, both as participants and spectators. It was suggested that there would be approximately 12,000 people over the course of the weekend. Vice-Chairman Smith believes there could be as many as 20,000 people on-site at times and wanted to know what the contingency plan was. Ms. Etter pointed out that spectators have to pay to view the races, and that may cut down on the number of people at an event at one time.

Vice-Chairman Smith inquired about the ~~parking~~ traffic circulation plan and asked if it would be based on the winter parking. Ms. Etter said only the VIP parking would use that plan.

Chairman Bush questioned whether other events that are happening at the same time are alerted to each other. Ms. Etter said not in this case because the racing will mostly take place during the day and the only other large event was Oktoberfest, which is at night, so there is no conflict.

Commissioner Senft voiced concern about closing up at 10 p.m. and would request that the event be over in time to have people off the area and on the way home by 10.

Public Hearing opened at 2:30 p.m.

Lincoln Baker, applicant from Boston, Massachusetts. Vice-Chair Smith inquired about the number of spectators. Mr. Baker said they total approximately 20% of total participants. Vice-Chair Smith voiced concern about people registering the day of. Mr. Baker said they will turn people away.

Wade Reese, representative of location. He stated that he doesn't believe that people will just hang around the venue. Mr. Reese also explained that the parking plan includes a lane of Big Bear Boulevard would be right turn only onto Summit Boulevard. He also pointed out that all participants have a parking pass.

Commissioner Tholen asked about training the volunteers. Mr. Baker answered that they would love to have 900 volunteers but 400-500 would get the job done. They are trained specifically for the area in which they are volunteering.

Commissioner Senft inquired about the pre-paid parking. Mr. Baker said that all participants are pre-paid. Overflow parking will be at Bear Mountain, per Mr. Reese.

Commissioner Senft also noted concern about residents along Summit Boulevard getting blocked in and suggested having “NO EVENT PARKING” signs. Mr. Reese agreed and said there is enough legal parking so that those spaces shouldn’t be impacted.

Commissioner Breunig suggested that there be an effort in community outreach to help residents feel involved in the process. Mr. Reese said that he believes that the community will be very happy to invite this event back again and again.

Commissioner Senft discussed his concern about the closing time of 10 p.m. Mr. Baker stated that they will have everything in place to have everyone out by that time.

Rick Bates, Event Resource Officer. He said he has been in contact with the Oktoberfest sponsors and will be producing local marketing materials. Mr. Bates noted that Spartan Race is anticipating having an event here once a year in the springtime, usually in May. This year’s event is already sold out, so they are only doing informational marketing to the local market. Chairman Bush suggested social media. Mr. Bates said they are using all forms, including local business contacts.

Public hearing closed at 3:05 p.m.

Commissioner Tholen asked if a Forest Service permit has been granted. Ms. Etter said it is required.

Public hearing reopened at 3:06 p.m.

Marc Stamer from the Forest Service said they will be issuing a permit.

Public hearing re-closed at 3:10 p.m.

Vice-Chairman Smith suggested adding a condition to require no parking signs. Commissioner Breunig asked whether the Sheriff’s Department had a contingency plan for parking. Ms. Etter said they do not, to her knowledge. Vice-Chairman Smith suggested that “NO EVENT PARKING” signs be added at the entrances to the residential neighborhoods located east and west of the event site along Thrush Drive, Crestwood Lane, Switzerland Drive, Moonridge Road and Evergreen Drive.

Vice-Chairman Smith moved to approve Resolution No. 2017-XX, finding that the project is exempt from the California Environmental Quality Act, and approving Major Special Event 2017-095, for the 2017 SoCal Spartan Beast and Sprint weekend proposed at Snow Summit Ski Resort, based on the findings and subject to the conditions of approval, including the additional condition regarding no parking signs. Commissioner Tholen seconded the motion, which carried by the following vote:

Ayes: Breunig, Bush, Senft, Smith, Tholen
Noes: None
Absent: None
Abstain: None

3. DISCUSSION/ACTION ITEM

4. PLANNING DIRECTOR’S REPORT

5. SUMMARY COMMENTS

Vice-Chairman Smith noted his previous comments on working with Big Bear Disposal in locating trash enclosures along street frontages instead of in instead of highly visible areas on properties.

6. ADJOURNMENT At the hour of 3:13 p.m., Chairman Bush adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF SEPTEMBER 20, 2017.



Becky Romine, Commission Secretary