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

**August 2, 2017**

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**CALL TO ORDER** 1:15 p.m.

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

**OATH OF OFFICE** Commissioners Tim Breunig and Paul Senft were sworn in as newly re-appointed Planning Commissioners.

**REORGANIZATION OF THE COMMISSION** Continued to the next Planning Commission meeting.

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

**STAFF PRESENT** Jim Miller, Community Development Director; Robert Dalquest, Planning Director; Janice Etter, Senior Principal Planner; and Nathan Castillo, Associate Planner.

**AGENDA APPROVAL**

Commissioner Breunig acted as Chairman. The agenda was approved by a unanimous vote.

**PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS**

**PUBLIC FORUM**

None

**1. CONSENT CALENDAR**

1.1 Approval of the minutes of the Special Planning Commission meeting of June 28, 2017.

Commissioner Breunig abstained from the vote due to absence. Commissioner Tholen moved to accept the consent calendar. Commissioner Senft seconded the motion. The motion carried.

**2. PUBLIC HEARING ITEMS**

2.1 Conditional Use Permit - 2017-067/CUP

Planner: Nathan Castillo

Location: 41412 Big Bear Boulevard  
APN: 309-063-31 & 32  
Applicant: Evan Scott, AECOM  
Representative: Jeffery Nisbet, AECOM

Consideration of a proposal to remodel the existing McDonalds fast food restaurant including a 295 square foot addition, parking lot reconfiguration, drive-thru lane addition, and exterior remodel.

Mr. Castillo gave the presentation and staff report.

Commissioner Senft asked if barriers would be placed to prevent people using the entrance from Eureka Drive. Mr. Castillo answered that the entrance would not be blocked, but it is right turn only.

Commissioner Tholen inquired whether the outdoor seating counted toward parking need. Mr. Castillo stated it does not.

Commissioner Tholen commented that two parking spaces are marked for snow storage.

Public Hearing opened at 1:40 p.m. Troy Stevenson, construction manager, commended staff on design. Commissioner Senft asked if there was some way to prevent someone from cutting into the drive-thru line from the entrance on Eureka Drive. Mr. Stevenson suggested that the order screen could be moved back. Commissioner Tholen voiced concern about the Coulter Pines that are in the parking lot due to some species producing very large pine cones. Mr. Stevenson stated that these trees seem to produce the normal sized pine cones. The Public Hearing was closed at 1:46 p.m.

Commissioner Senft moved to adopt the attached Resolution finding the project exempt from the California Environmental Quality Act (CEQA), and approving Conditional Use Permit application 2017-067, based on the findings and subject to the conditions of approval contained in the Resolution. Commissioner Tholen seconded the motion, which carried with the following vote:

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

### **3. DISCUSSION/ACTION ITEM**

- 3.1 Planning Commission Workshop to discuss a proposed Development Code Amendment to modify the Commercial-Visitor (C-3) and Commercial-Recreation (C-4) zones by expanding the permitted and conditionally permitted land uses listed in Table 17.35.030(A) [*Principal Uses Permitted in Commercial and Public Zones*], and modify specific development standards contained in Table 17.35.050(A) [*General Development Standards in Commercial Zones*].

Mr. Dalquest gave the staff report and presentation.

Mr. Miller noted that revitalization of Moonridge corridor, making it more pedestrian friendly and easier to reinvest.

Acting Chairman Breunig asked whether this would create any privilege for businesses in Moonridge Corridor over businesses in the Village. Mr. Miller said that it is going to make things more even by creating open space and zoning that more resembles the Village.

Commissioner Senft questioned how visitors would know what businesses/amenities were available in Moonridge. Mr. Miller stated that we are looking at allowing some sort of directional signage.

Commissioner Tholen noted his appreciation for the appearance of the Village and believes that the goal is to have the Moonridge area to be similar, however, he is concerned about difficulties with increased traffic. Mr. Miller explained that several agencies are working together on the Mountain Area Transportation Study.

**4. PLANNING DIRECTOR'S REPORT**

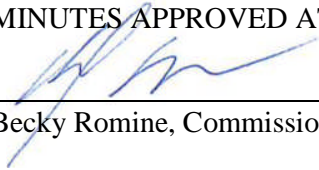
**5. SUMMARY COMMENTS**

Commissioner Tholen asked about the Spartan Race application. Ms. Etter stated that there will be a public hearing on the event on September 6, 2017. Mr. Dalquest noted that it has been moved from Bear Mountain to Snow Summit.

Commissioner Tholen inquired about the status of Cabins 4 Less. Ms. Etter said it will be coming back to the Planning Commission.

**6. ADJOURNMENT** At the hour of 2:12 p.m., Acting Chairman Breunig adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF SEPTEMBER 6, 2017.

  
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Becky Romine, Commission Secretary