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

March 18, 2015

CALL TO ORDER 1:15 p.m.

FLAG SALUTE Commissioner Breunig led the salute.

ROLL CALL Commissioners Breunig, Pacelli, Senft, and Chairman Smith. Vice-Chairman Bush was excused.

STAFF PRESENT James J. Miller, Community Development Director; City Planner, Janice Etter; Associate Planner, Andrew Mellon; Contract Planner, Mina Morgan.

AGENDA APPROVAL

The agenda was approved by a voice vote.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

Community Development Director Jim Miller introduced Reese Troublefield from County Parks and Recreation Department to give an update on the Zoo project. Mr. Troublefield introduced Stacy Tarpley, from the design consultants, PGAV Destinations. Ms. Tarpley gave the presentation. The Commission inquired about timelines and Ms. Tarpley indicated that the plan is to have construction complete in November 2016 for the grand opening in Spring of 2017.

Commissioner Pacelli voiced concerns about waste/feces disposal impacting the neighbors and causing vermin attraction. Mr. Troublefield said that the operation policies document would alleviate concerns.

The Commission spoke about view corridors, fencing, and landscaping.

Mr. Troublefield then introduced Jeffrey Rigney, Director of County Special Districts Projects. Mr. Rigney voiced appreciation to the partnership with the City.

Mr. Troublefield indicated that the next update will be approximately the first meeting in May.

PUBLIC FORUM

None

1. CONSENT CALENDAR

- 1.1 Approval of the minutes of the Planning Commission meeting of February 4, 2015.
- 1.2 Major Special Event 2015-008/MSE – Village Streets and Streets East of The Village – Open Air Big Bear – “Memorial Day 5K Run”
- 1.3 Major Special Event 2015-012/MSE – Bartlett Road Parking Lot and Village Streets– Big Bear Lake Antique Car Club – “Fun Run”

The consent calendar was approved with a voice vote.

2. PUBLIC HEARING ITEMS – None**3. PRESENTATION**

- 3.1 Development Code Amendment – 2015-024 - To amend Section 17.25.220 of the Development Code pertaining to Development and Performance Standards for Ancillary Uses within Commercial Lodging Facilities and Bed and Breakfast Establishments to include outdoor gatherings as ancillary uses for commercial lodges and Bed and Breakfast establishments in the Multiple Family Residential (R-3) zone and to develop regulations for these outdoor gatherings.

Jim Miller gave the report and presentation.

Commissioner Senft wanted to clarify that the total number of event attendees includes vendor staff. Commissioner Pacelli asked about the restrictions on a Transient Private Home Rental (TPHR). Chairman Smith answered that events are already restricted at TPHRs. Mr. Miller said that TPHR use is addressed in the Municipal Code. Chairman Smith questioned restricting events to 10 a.m. to 6 p.m. Mr. Miller said that was one consideration, using the construction hours cutoff.

Public Comment was opened at 1:59 p.m.

Letters which had been received from the public were noted and entered into record.

Bob Frymire
John Zieglansberger
Toni Fahnestock
Dawn Crosby
Judy Dahle
Mark Dolan
Lance Volk
Jerrie Buckner

All spoke with concerns about the impact on neighboring properties in a residential area, including traffic and noise.

Matt Lotz, owner of Edgewood Mansion, spoke, asking the neighbors to speak to him directly with complaints. He also noted that they have purchased other properties in Commercial Zones that will better suit the use as wedding venues.

Public Comment was closed at 2:18 p.m.

Mr. Miller asked the Commission for direction on some areas. Specifically:

Zoning – does the Commission want to limit ancillary uses to the R-3 Zone? Chairman Smith asked about the private homeowner that wants to have a personal wedding. Mr. Miller explained that this ordinance would only apply to Bed & Breakfast and Lodge facilities. TPHP properties are restricted and private homes would remain as they are and would allow a personal wedding. After a clarification of definitions, the Commission agreed to R-3 restriction.

Definition of Outdoor Gathering – Mr. Miller clarified that the issues of Building and Safety and Fire Codes have to apply. Chairman Smith suggested that it include that portable restrooms are not allowed. The Commission discussed amplified music, stating that it is unacceptable for residential area. Commissioner Senft added that the noise created by people leaving the venue needs to be considered, also, and to that extent, believes that ending the event at 9 p.m. to have all exiting complete by 10 p.m. is reasonable.

Amplified Music – The Commission agreed that a tent only supplies a very limited reduction in noise. Chairman Smith noted that the restriction applies to the noise at the property line, so the use of a tent, or an enclosed area, is not the relevant point, but the decibels at the property line is the issue. Mr. Miller noted that the Code sets the restriction at 55 decibels at property line for 10 minutes, which makes enforcement difficult. Commissioner Breunig stated that he doesn't believe that any amplified music should be allowed in residential zones.

Stacked Parking by Valet – no shuttling of guests allowed. The Commission agreed.

Frequency – Mr. Miller pointed out that Alpenhorn was approved for 2 events per month, but no more than 18 events per year. The Commission wanted tighter restrictions for the sake of the neighbors who come up on weekends. They discussed the expectation of "peace and quiet" of visitors. They suggested no more than 2 per month, but only 3 in a 2 month period, or a maximum of 12 per calendar year. Mr. Miller said this would make enforcement difficult. The Commission suggested some type of filing on the order of a special event permit at the beginning of the year listing all dates booked. They agreed that the ancillary use should not become the primary use.

Location of Accessory Structures/Tents – The Commission discussed issues of landscape/hardscape uses. Their suggestions included no removal of trees/landscaping unless for construction of building, valet parking of vehicles allowing three spaces in

front on paved surface, but none on the street, would still require landscaping/screening in the front of any parking spaces. No additional paving should be allowed unless it's behind the building.

Monitoring On-Site – The Commission agreed that there must be on-site staff to monitor the event, specifically noise, parking, and trash. It was pointed out that it had been required for Alpenhorn to have the owner present at all events. Janice Etter, City Planner, stated that the owner is required to live on-site in the R-1 Zone for Bed and Breakfast facilities. In the R-3 Zone, if there are more than 5 guest rooms it becomes a Commercial Lodge, and staff is present.

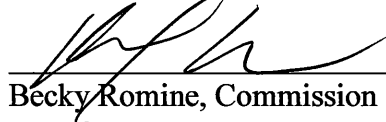
Commissioner Breunig asked about the requirement of review of parking plans, etc. by staff. Ms. Etter explained that, in the R-3 Zone, a Conditional Use Permit is required for Bed and Breakfast and Commercial Lodge facilities. She would recommend that the ordinance include language requiring a subsequent Conditional Use Permit for any proposed expansion of the use.

Commissioner Senft suggested that there be a requirement that the event must be finished at 9 p.m. and that everyone except housing staff and guests be off the premises by 10 p.m.

The presentation was ended at 3:04 p.m.

4. **PLANNING DIRECTOR'S REPORT** – Mr. Miller noted that the scheduled meeting of April 1, 2015, has been cancelled. The next meeting will be April 15, 2015.
5. **SUMMARY COMMENTS** – None
6. **ADJOURNMENT** At the hour of 3:05 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF APRIL 15, 2015.


Becky Romine, Commission Secretary