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

November 4, 2015

CALL TO ORDER 1:16 p.m.

FLAG SALUTE Commissioner Tholen led the salute.

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

STAFF PRESENT James J. Miller, Community Development Director; Janice Etter, City Planner; and Ruth Lorentz, Principal Planner.

AGENDA APPROVAL

The agenda was approved by a unanimous voice vote.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

Community Development Director James Miller advised the Commission that there will not be a meeting on November 18, 2015. He stated that there will be a meeting on December 2, 2015, but staff is attempting to cancel the meeting scheduled for December 16, 2015.

PUBLIC FORUM

None

1. CONSENT CALENDAR

1.1 Approval of the minutes of the Planning Commission meeting of September 16, 2015.

Commissioner Tholen moved to approve the minutes. Vice-Chair Bush seconded the motion. Chairman Smith abstained due to absence at the meeting. The motion carried with the following vote:

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

2. PUBLIC HEARING ITEMS

2.1 Zone Change 2009-177
Location: 560 Bartlett Road
APN: 308-163-53
Applicant: Verizon, Inc.

Planner: Ruth Lorentz

Representative: Michael Morgan of Blue Croix, Ltd.

The property contains two land use designations. The northern portion is designated as Village Retail (VR) and the southern portion is designated Public-Quasi Public (P-QP). Request to rezone the southern portion of the property to Village Retail (VR), so that the dual zoning on the property is eliminated and the whole property is designated with one zone, Village Retail (VR).

Principal Planner, Ruth Lorentz, gave the staff report and presentation.

Chairman Smith inquired about installation of a sidewalk. Ms. Lorentz explained that there are no conditions imposed due to the Zone Change, but the final map process which is currently with the Engineering Division, does have a requirement for sidewalk.

Public hearing opened at 1:29 p.m.

Michael Morgan, representative for the applicant, was available to answer questions.

Mr. Morgan explained that the Final Parcel Map and street improvement plans have been approved and they are entering into a Street Improvement Agreement, which will be executed by Verizon and the City, and that will be recorded with the Map to make sure that all of the public right-of-way improvements are made. The agreement allows eighteen months for implementation. He thanked staff for their work and cooperation.

Public hearing closed at 1:30 p.m.

Vice-Chair Bush asked if setbacks are different for cell tower use. Ms. Lorentz answered that the setbacks for the Village Specific Plan area are the same at 20'.

Commissioner Tholen moved to adopt the attached Resolution adopting the Negative Declaration per the California Environmental Quality Act (CEQA) and forwarding the Plot Plan Review application 2009-177/ZC to the City Council. Vice-Chair Bush seconded the motion, which carried by the following vote:

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

3. **SUMMARY COMMENTS** – Community Development Director James Miller discussed the Rathbun Creek Sustainability Plan Draft Final Plan that was presented at the Joint City Council/Planning Commission meeting of October 26, 2015. He noted that the trail alignment was discussed but that a discussion on the economic development portion of the plan did not occur because of a time constraint. The purpose of this discussion is for the Commission to raise any issues or concerns that need to be addressed by the consultant so that these changes can be made and the grant portion of the project can be finalized. There will be one more joint meeting that will take place probably in January or February 2016 before the adoption of the plan.

Commissioner Breunig suggested that the parking plan being addressed should also include the parking in the Village, or even Citywide. Mr. Miller explained that there will be an analysis of the Development Code requirements, including parking, made in a market analysis. Although he is appreciative of the issue, he is not sure that the Village parking issues can be incorporated into this plan.

Chair Smith asked if the economic analysis will recommend appropriate land uses for the area. Mr. Miller replied that the goal of the analysis is to determine the viable land uses on the 1, 2 and 3 floors and amend the Development Code, as necessary. He gave examples of a community trash enclosure and FAR revisions. Mr. Miller stated that our goal was to make Development Code standards that are economically feasible to allow development.

Chair Smith also voiced concern about the time constraints of the joint meeting. Mr. Miller suggested hosting a workshop prior to the meeting and mentioned that the Commission would review a proposed Development Code Amendment.

Commissioner Tholen inquired about snow removal from Moonridge Road, especially the center segment. Mr. Miller said design features, such as a rolled curb will facilitate snow removal and that there is a plan proposed which may require snow to be hauled away.

Commissioner Tholen also asked about information on the creek flow rate. Mr. Miller stated that there was an exhaustive study done several years ago.

Vice-Chair Bush questioned the environmental process. Mr. Miller said that each section of the project would have to stand on its own environmental reports, the largest areas that may trigger some mitigation would be along the Rathbun Creek parking area and the bridge over the Boulevard. Vice-Chair Bush asked if catch basins and flood control would be included. Mr. Miller explained the difficulties of building in a flood plain and the analysis of the flows and displacement of flood waters that would have to occur. He further noted that the desilting and detention basins no longer existing between Elm and Big Bear Boulevard.

Vice-Chair Bush inquired about the process of attracting developers. Mr. Miller said that approaching developers is difficult since we no longer have a Redevelopment Agency, but that we have been in discussion with Mammoth. The City is hoping developers will come to us to present project ideas. Chairman Smith asked if the project will be phased. Mr. Miller said the project will be constructed in segments, probably Elm to the Boulevard will be first, and there is available environmental mitigation. The street improvements will probably be constructed in the next phase. Sandalwood to the lake is private property and will be development driven. The sections at Fox Farm Road and at the golf course present challenges. The section from Moonridge up Sand Canyon is primarily Flood Control and there are a lot of available easements. Once we apply for grants, we will have a better idea. Grants for alternative modes of ~~multi-modal~~ transportation, creek restoration and greenhouse gas emissions are currently ~~hot requests~~ popular.

Chair Smith expressed that the underpass under Big Bear Boulevard would not be immediately available and requested that the alternative plan at Big Bear Boulevard and Fox Farm Road be included in the plan now. Mr. Miller discussed the need for bike lanes down Moonridge Road and possible use of additional Caltrans right-of-way in front of Walgreens and the Captain's Anchorage property. Discussions with adjoining property owner at the quilt shop has occurred to let people cross to the trail and these discussion with property

owners will continue to happen as specific projects occur. Chairman Smith reiterated that he strongly believes that this trail should be paved trail the whole way, not decomposed granite. Mr. Miller indicated that the resource agencies would have to be satisfied with the amount of asphalt that would be allowed and we are imagining a design of 8' of paved material with 2' of decomposed granite on each side. Chairman Smith concurred that a paved surface makes it usable all year. Discussion occurred regarding a different design along Sand Canyon to allow for equestrians.

Commissioner Bush questioned if a connection across Clubview to the Forest Service Road (Bristlecone) to the Marine Corp Camp could occur. Mr. Miller indicated that he is in discussions with the County on the Zoo project to construct a bioswale which could include a trail, and that a bike lane is proposed on the east side of Clubview, which could be used to pick up the trail. Chair Smith indicated that the Forest Service was supportive of a trail along the west side of Clubview during the Pedestrian, Bicycle and Equestrian Plan process. The Commissioners were supportive of this trail to connect back to the Village via the Town Trail. Chairman Smith explained the improvements that have recently been done in this area along the Fern Trail and Mr. Miller explained that these improvements are consistent with the master plan of trails.

4. **ADJOURNMENT** At the hour of 1:57 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF DECEMBER 2, 2015.



Becky Romine, Commission Secretary