
CITY OF BIG BEAR LAKE
PLANNING COMMISSION MEETING MINUTES

November 15, 2017

CALL TO ORDER 1:15 p.m.

FLAG SALUTE Commissioner Tholen led the salute.

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

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

AGENDA APPROVAL

The Commission approved the agenda with a unanimous vote.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

Robert Dalquest updated the Commission on the complaint received regarding Alpenhorn. Commissioner Tholen asked about a restaurant on site. Mr. Dalquest indicated that they had been serving food but the Health Department shut it down because they didn't have a commercial kitchen. Vice-Chairman Smith clarified that, if they had a commercial kitchen, a restaurant would be allowed. Mr. Dalquest responded affirmatively. Vice-Chairman Smith inquired about a requirement for a valet/parking attendant on-site for events. Mr. Dalquest answered that we only required a parking plan.

Phil Mosley spoke about the winter tow program plans, noting that we now have a dedicated towing company for Big Bear Lake, with two drivers so they can be available 24 hours a day. Each truck can pick up two cars. There is also a secure lot that can hold up to 50 cars, lighted by solar lights. Chairman Bush asked where cars were towed previously. Mr. Mosley indicated that they were taken to a lot on Garstin Avenue or a lot in Big Bear City. Commissioner Tholen questioned who can request a tow. Mr. Mosley stated that CHP cannot use the lot, and the Sheriff's office can use it for vehicles in Big Bear Lake. Vice-Chairman Smith asked what prompts a tow. Mr. Mosley indicated trespassing, trash, illegal parking, etc. Code Enforcement Officers announce their intent to cite and tow. Commissioner Breunig asked about Code Enforcement's procedures for towing of illegal parking on residential property. Mr. Mosley said they are able to tow from residential properties, but commercial properties have their own procedure.

Jim Miller gave the presentation on Mountain Area Transportation Study.

PUBLIC FORUM

Opened 2:05 p.m. No one spoke – closed 2:05 p.m.

1. CONSENT CALENDAR

- 1.1 Approval of the minutes of the Planning Commission meeting of October 18, 2017.
- 1.2 Approval of the minutes of the Planning Commission meeting of November 1, 2017.
- 1.3 Major Special Event 2017-167 – Turkey Trot on November 23, 2017.

Vice-Chairman Smith abstained from the vote on Item 1.3 due to conflict.

Consent calendar was approved by a unanimous vote.

2. PUBLIC HEARING ITEMS

2.1 Minor Subdivision 2017-134/MS – Tentative Parcel Map 19862 Planner: Nathan Castillo

Location: 220 Eagle Drive
APN: 0309-071-03
Applicant: Randy Sykes
Representative: Minor Smith

Consideration of a Tentative Parcel Map to subdivide a 1.35-acre property into three parcels: Parcel 1 containing 15,518.1 square feet, Parcel 2 containing 31,535.6 square feet, and Parcel 3 containing 11,717.0 square feet. The General Plan designation of the property is Single Family Residential (SFR-4) and zoned Single Family Residential (R-1-7,200).

Nathan Castillo gave the report and presentation.

Vice-Chairman Smith commended the City and the applicant on caring for trees in the eagle habitat, but how do we enforce. Mr. Castillo stated that the Commission can exceed tree preservation requirements. Vice-Chairman Smith suggested having an arborist create specific conditions for preservation of each tree. Mr. Dalquest said that can be an additional condition. Vice-Chairman Smith added “potential eagle habitat”.

Chairman Bush asked why the building area was being restricted. Mr. Castillo said that the applicant made that decision.

Commissioner Tholen inquired how we decide which paper to advertise in. Ms. Etter said that publication deadlines occasionally make it necessary to use a different paper.

Public Hearing opened 2:30 p.m.

Kevin Donoho spoke in favor of the proposal. Vice-Chairman Smith asked if there would be any problem to add the condition about tree preservation. Mr. Donohoe said no. Mr. Donoho also indicated that they restricted the building area to further protect the trees and view corridors.

Chairman Bush inquired whether we differentiate between trees where eagles actually perch. Ms. Etter said no, just habitat area.

Chairman Bush asked if the City prescribe qualifications for an arborist. Ms. Etter said the requirement calls for a registered professional forester or arborist.

Public hearing closed at 2:37 p.m.

Commissioner Senft asked if the trees can be reviewed again when new construction is proposed. Chairman Bush answered not necessarily. Commissioner Senft clarified that the trees that are protected would be protected during any construction. Chairman Bush said yes, they would. Vice-Chairman Smith stated that he wants protected trees reviewed by an arborist prior to construction that includes individual, specific conditions for the trees and maintained. Chairman Bush suggested it would read tree protection during course of construction. Vice-Chairman Smith asked if there was a plan to remodel the existing single family residence. Mr. Castillo said there is a plan. Vice-Chairman Smith said the condition to protect the trees would apply to that remodel, also.

Vice-Chairman Smith moved to adopt the attached resolution finding the project Categorically Exempt from the California Environmental Quality Act and approving Minor Subdivision application 2017-134/MS – Tentative Parcel Map No. 19862, based on the findings and subject to the recommended conditions of approval contained in the resolution, with the addition of the condition regarding tree protection. Commissioner Breunig seconded the motion. The motion carried with the following vote:

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

The Commission asked that the tree preservation ordinance be brought back to them to review at a later date.

3. DISCUSSION/ACTION ITEM

4. PLANNING DIRECTOR'S REPORT

Mr. Dalquest gave the Commission some updates –

- Jersey Mike's will not be moving into the 7-11 center due to Southland Corporation ending negotiations. They are looking at other locations.
- Staff has completed an analysis of parking spaces in the Village and found that the existing spaces meet the current need with the addition of the City parking lots. It was also noted that future development in the Village, to some extent, could be accommodated with the existing private and public parking spaces.
- The Temporary Use Permit for parking on Moonridge at the golf course is no longer being pursued due to cost restraints.

Chairman Bush inquired about the traffic management plan for the resorts. Mr. Dalquest stated that it was approved by the City Council. Commissioner Breunig noted restriping of Summit Boulevard. Mr. Dalquest agreed, 6' wide walking area with angled parking on both sides in the center as a trial period. Commissioner Senft stated that the Grizzly newspaper article said there would be no access from Big Bear Boulevard up Summit Boulevard. Mr. Dalquest explained that this is the Sheriff's Office plan to use Moonridge Road intersection for access to both resorts as a way to move cars off the Boulevard to alleviate queuing. Traffic will move up Moonridge Road and Brownie Lane will become a one-way street in the morning hours.

5. SUMMARY COMMENTS

Commissioner Tholen inquired about the hearing impaired audience member that was here a few months ago and questioned ADA requirements. Ms. Etter explained that the notices all say to give 72 hours notice to Staff to arrange for accommodations.

6. ADJOURNMENT At the hour of 3:03 p.m., Chairman Bush adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF DECEMBER 20, 2017.



Becky Romine, Commission Secretary