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

October 18, 2017

CALL TO ORDER 1:15 p.m.

FLAG SALUTE Commissioner Senft 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.

AGENDA APPROVAL

Commissioner Tholen moved to approve the agenda. Commissioner Breunig seconded the motion. The agenda was approved unanimously.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

Robert Dalquest noted that there will be a meeting on November 1 and November 15, 2017. He also stated that Governor Brown Vetoed SB649, having to do with cellular tower locations in the public right-of-way.

PUBLIC FORUM

Opened 1:20 p.m.

Shirlie Jones, who lives on Merced St. in Big Bear Lake, spoke about concerns with Alpenhorn Bed & Breakfast, noting that a restaurant has opened, weddings are being held on consecutive weekends and they are advertising for events for 50 people, not including staff. She further raised concerns about parking.

Todd Lloyd, 618 Knight Avenue, agreed with Ms. Jones and said he doesn't understand why the codes can't be enforced. Mr. Lloyd asked that a public meeting be held to discuss the issues.

Mr. Lloyd read a letter from Heidi Bouchard, who lives next door to the Alpenhorn, noting problems with crowds.

Public Forum closed at 1:27 p.m.

Chairman Bush asked about Code Enforcement. Mr. Dalquest said that Code Enforcement is aware of the complaints and are looking into the matter. Commissioner Senft inquired how often the events can be held. Ms. Etter explained that they can have events two times per month, but not on consecutive weekends. Vice-Chairman Smith asked about a restaurant use. Mr. Dalquest said the restaurant is an acceptable use as long as it is kept within the same area that the guests currently get served. Ultimately, they will have to have a commercial kitchen. Chairman Bush requested that staff bring an update to the next Planning Commission meeting.

1. CONSENT CALENDAR

- 1.1 Approval of the minutes of the Planning Commission meeting of September 20, 2017, as revised.

Commissioner Breunig moved to accept the minutes. Commissioner Tholen seconded the motion. Commissioner Senft abstained from the vote for items 2.3, 2.4, and 2.5 due to his abstention from the discussion of those items. The motion carried.

- 1.2 Review the Post Event Summary Reports that have been received to date for the 2017 Major Special Event.

Commissioner Tholen stated that he would like to have the Commission decide if an event can go to Administrative Approval after two years, not just be automatic. He would also suggest adding another question to the summary regarding the compliance with the conditions of approval. Vice-Chairman Smith clarified that this would only apply to conditions added at the meeting. Vice-Chairman Smith suggested that a change in event promotor would change the event in a way that the Commission would have to review it. Commissioner Senft commented that the Art on the Corner event had said they anticipated 80 vendors when they came before the Commission for approval. They ended up with much fewer and he is concerned with using information given and the perception of the event when it happens.

2. PUBLIC HEARING ITEMS

- 2.1 Temporary Use Permit - 2017-162/TUP Planner: Robert Dalquest

Location: 43025 Moonridge Road
APN: 2328-561-02
Applicant: Michael Perry
Representative: Same

Public hearing to consider a Temporary Use Permit to allow a temporary parking lot for approximately 120 vehicles for skier/snowboarder traffic at the Bear Mountain Resort for a maximum of 20 days during December to March located on a 2.35-acre parcel owned by the City of Big Bear Lake in the Public/Open Space (P-OS) zone.

Mr. Dalquest gave the report and presentation.

The Commission spoke at length about the use of the lot, including filling it last, having dedicated ingress/egress with diagonal parking, having the people who are monitoring the lot also monitor the surrounding adjacent properties to be sure no one is parking illegally, and only permitting the use for one year instead of three, with a review mid-year (February or March). Staff responded to the concerns and suggested speaking to the applicant for further clarification.

Mr. Miller stated that Phil Mosley, Community Services Director, is working on a separate much more restrictive plan for parking which includes this area and will include signage for towing vehicles.

Public Hearing opened at 2:18 p.m.

Keith Rowe of 43109 Moonridge, spoke against the proposal, noting people who park to snow play.

Kevin Schrader of 42744 Cedar, spoke against the proposal, noting that it didn't help last year.

Moline Schrader of 42744 Cedar, spoke against the proposal, and suggested that there be dedicated driving lanes for local people.

Larry Ward of 852 Tehama, spoke against the proposal due to additional noise and pollution it causes in a residential neighborhood.

Pat Critchlow of 42982 Moonridge, spoke against the proposal, noting preference to fill this lot last.

Estelle Hooker of 1046 Mt. Whitney, spoke against the proposal, asking whether the new zoo location or the MWD lot will have parking available.

Eric Schwartz of 928 Tinkerbell in Big Bear City, owns a business in Big Bear Lake, spoke in favor of the proposal, noting the benefit to the entire community when the resorts are successful.

Michael Perry, representing applicant, noted that this is just one piece of a very large puzzle. They anticipate gaining some parcels of land that will allow much more off-site parking and will negate the need for temporary lots like this one. Vice-Chairman Smith asked for details, since the Commission did not have that information. Mr. Perry explained that the "Backward Looking Lot" will accommodate most of the spaces provided by this lot, however, it requires an Environmental Review, which cannot be completed before winter. The other location is a parcel to be shared between the new zoo location and the resorts, which will afford 280 spaces, of which 35 are dedicated to the zoo in the winter. They are not able to complete the process with the County in time for winter this year. Another 98 spaces will be made available by allowing parking in the center of Summit Boulevard, which they are hoping to make permanent. Mr. Perry said they are also looking at a lot in the Fox Farm area for parking and snow storage.

The Commission and Mr. Perry then discussed several issues, including order of filling parking lots, preventing people from using this lot to sled on the golf course, dates that the lot can be used, illegal parking in the lot and in off-site commercial lots, and having the resorts participate financially in providing amenities for the Rathbun Creek Corridor. Mr. Perry said he would take the suggestion about participation in the Rathbun Creek Corridor back to the management at the resorts for their input.

Chairman Bush called a break at 3:15 and called everyone back together at 3:25.

Public hearing closed at 3:25 p.m.

The Commission had some additional discussion and added these conditions:

- Lot to be manned all day, when in use.
- Approval to June 1, 2018, only. Any further request will require a new application.

- Public Hearing will be held for review of the approval in April 2018. Mr. Miller indicated that a discussion item will be brought to the Commission to review after the Christmas Holiday period.
- Trash monitoring shall include along the street and in front of residences.
- Reduce use to 10 day Christmas Holiday, Martin Luther King and President's Day weekends.
- Port-a-Potties to be placed on lot.
- Information must be provided on the website that says that any car parked illegally or in a non-authorized lot shall be towed.
- One entrance, one exit for parking lot.
- The Resort will be accountable for the lot even when it is not in use.
- Last lot filled, including all other lots and preferred parking spaces at the Resort.
- Signage indicating no parking on private property.
- Replace driveway chain with something more substantial and add signage about towing.
- Snow plowing of the parking lot shall be restricted to daytime hours only.
- A log shall be kept by the applicant indicating number of complaints received, and resolution of those complaints.
- Parking of vehicles inside of lot to be controlled.

The Commission continued the discussion and decided that the lot would only be available the week of Christmas (10 days), Martin Luther King's birthday holiday weekend, and President's Day holiday weekend, making 16 days. They also discussed signage that indicates the parking lots are full to prevent skiers from driving up. Mr. Dalquest noted that was part of the revised signage plan for the area.

Chairman Bush reopened the public hearing at 3:45 and invited the representative up.

Mr. Perry noted appreciation to staff and the Commission for hearing the request. He will go back to the resort management to have them decide of the cost of upgrading the proposed lot makes sense for a one year approval.

Public hearing closed at 3:50.

Vice Chairman Smith clarified that this approval covers only one winter term and any renewal would require a completely new application. He also asked to stipulate that this approval was for one-year only. There were to be no extensions.

Commissioner Tholen moved to adopt Resolution No. 2017-17 finding the project exempt from the California Environmental Quality Act (CEQA), and approving Temporary Use Permit 2017-126, based on the findings and subject to the conditions of approval contained in the Resolution, including the additional conditions as stated. Commissioner Senft seconded the motion, which carried with 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

Chairman Bush discussed the lack of tow trucks available during a heavy snow event. Mr. Miller noted that there are no secured locations to tow vehicles to, but will bring back some information to the next meeting.

Commissioner Tholen said that chain control needs to be better enforced and said he would like to understand what plans are being proposed for winter traffic. Mr. Miller said the plan is going to the November 13th City Council meeting. Vice-Chairman Smith suggested bringing them to the Planning Commission on November 15th. Mr. Miller agreed.

6. ADJOURNMENT At the hour of 4:05 p.m., Chairman Bush adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF NOVEMBER 1, 2017.



Becky Romine, Commission Secretary