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

April 15, 2015

CALL TO ORDER 1:15 p.m.

FLAG SALUTE Commissioner Senft led the salute.

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

STAFF PRESENT James J. Miller, Community Development Director; City Planner, Janice Etter.

AGENDA APPROVAL

The agenda was approved by a voice vote.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

Community Development Director Jim Miller announced the next Community Outreach meeting for the Rathbun Corridor Sustainability Plan will be held on May 5, 2015, from 6-8 p.m. The consultant's will update the Planning Commission at their regularly scheduled meeting on May 6, 2015. Mr. Miller also noted that this will represent the draft plan. Chairman Smith invited the public to attend and participate.

PUBLIC FORUM

None

1. CONSENT CALENDAR

1.1 Approval of the minutes of the Planning Commission meeting of March 18, 2015.

Vice-Chairman Bush abstained from the vote due to absence from that meeting.

1.2 Major Special Event 2015-014/MSE – 40803 Village Drive (Christmas Tree Corner, 0308-181-19), Pine Knot Ave., South of Village Drive to Cameron/Knickerbocker, to Forest Road 2N08 – Open Air Big Bear – “Kodiak 100 and 50 mile Ultramarathon”

The consent calendar was approved with a voice vote.

2. PUBLIC HEARING ITEMS

- 2.1 Major Special Event 2014-122/MSE Revised Planner: Janice Etter
Location: Big Bear Boulevard Parade Route- China Gardens Road to Elks Lodge at 40611 Village Drive, along Big Bear Boulevard, Pine Knot Avenue and Village Drive
APN: N/A
Applicant: Old Miners' Association
Representative: Mike Copley

The applicant has submitted a revised application requesting that the parade route be changed to Big Bear Boulevard, between China Gardens Road and the Elks Lodge at 40611 Village Drive, requiring the closure of Big Bear Boulevard, Pine Knot Avenue and Village Drive on Saturday, June 13, 2015, from 10 am until 1 pm. Additional time is required before the parade to close the streets and detour traffic. The additional time will be based on recommendations from the Sheriff's Office and Public Works Department. Pre-parade staging is located within the Snow Summit Brownie Lane Auxiliary Parking Lot.

Janice Etter, City Planner, gave the report and presentation.

The Commissioners raised questions about previous routes and asked for clarification on the proposed routes. Ms. Etter explained that the applicant believes that they would get better participation and attendance if there was a longer route presented. Staff recommended the shorter route in order to allow the use of Big Bear Boulevard for this year since there is such a short time frame to get enough participation for the parade in June.

Public hearing was opened at 1:30 p.m.

James Morgan
Ken Carpenter
Charlie Brewster
ET Russell

All spoke in favor of the longer parade route. Charlie Brewster also read two letters from local business owners in favor of the proposed route.

Gloria Meade, new representative for the Heritage Parade. She said she was asked to come back to the Old Miners' Association to help with the parade. Ms. Meade indicated that she has spoken to several businesses along the proposed longer route and they are in favor of the parade using that route.

Commissioner Senft stated that he had spoken to several of the businesses along Big Bear Boulevard and Summit Boulevard because of the impact the street closure would have on their businesses and was told that they had not been informed of this request.

Public hearing closed at 1:54 p.m.

The Commission discussed the proposal, noting that the attendance has been dropping over the past several years and that the Association had come to the Commission previously asking that the parade be changed to allow a "downhill" direction instead of "uphill" to create less stress on the vehicles. Now they are asking to go "uphill" again. The discussion also revolved around what the parade represents and the importance of giving the applicant the best chance at success.

Staff advised the Commission that a tie vote would result in "Non-Approval" and that would revert the approval back to the Village streets that was approved in February of this year.

Vice-Chairman Bush requested that the public hearing be re-opened to allow the applicant to voice opinion on the staff proposed shorter route along Big Bear Boulevard.

Public Hearing re-opened at 2:01 p.m.

Gloria Meade explained that she was not on the Board in February when that proposal was approved and she does not feel that the shorter route would be attractive to participants.

Public Hearing closed at 2:11 p.m.

Vice-Chairman Bush moved to approve the request for the longer parade route and adopt the attached resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving Major Special Event 2014-122, based on the findings and subject to the conditions of approval contained in the resolution. Commissioner Pacelli seconded the motion.

The vote was:

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

This vote results in a "Non-Approval", and, therefore, the motion to allow a long parade route along Big Bear Boulevard does not pass. The approval for a short parade route through the Village Streets stands.

- 2.2 General Plan Amendment 2014-156/GPA Planner: Janice Etter
Zone Change 2014-155/ZC
Location: 528, 542, 550 Edgemoor Road
APN: 0307-201-04, 05, 06
Applicant: Peter Grant and Alexandra Grant-Shoemaker, owners of 542 Edgemoor Road, David Rees, trustee owner of 528 Edgemoor Road, and John and Elizabeth Wells, owners of 550 Edgemoor Road.
Representative: Alexandra Grant-Shoemaker

The applicant is requesting approval to change the zoning of three properties from Commercial-Visitor (C-3) to Single Family Residential (R-1) and to change the

accompanying General Plan designation of the properties from Commercial Visitor (CV) to Single Family Residential (SFR-4).

Janice Etter, City Planner, gave the report and presentation.

The Commission questioned the applicant's request for an R-3 designation. Ms. Etter explained that the applicant is attempting to secure financing on the property and does not necessarily understand the different zoning, but, ultimately, needs to have a residential zoning. Ms. Etter also clarified that only the three properties noted are affected. Staff has meet with the owners of 542 and 550 Edgemoor, but has been unable to achieve contact with the owners of 528 Edgemoor, as it is in trust.

Public Hearing was opened at 2:34 p.m.

Ali Grant-Shoemaker, applicant, said that Ms. Etter summed up the request properly and she believes that this zoning was an oversight going back 25 years.

Public Hearing was closed at 2:36 p.m.

Vice-Chairman Bush moved to adopt a resolution recommending that the City Council adopt a Negative Declaration and approve Zone Change 2014-155/ZC and General Plan Amendment 2014-156/GPA to change the designations of the property from Commercial Visitor to Multiple Family Residential based on the findings contained in the Resolution. Commissioner Senft seconded the motion. The motion carried with the following vote:

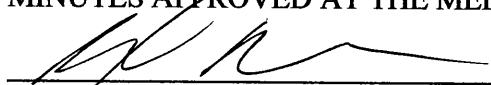
AYES:	Bush, Pacelli, Senft, Smith
NOES:	None
ABSENT:	Breunig
ABSTAIN:	None

3. **PLANNING DIRECTOR'S REPORT** – None

4. **SUMMARY COMMENTS** – None

5. **ADJOURNMENT** At the hour of 2:37 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF MAY 6, 2015.


Becky Romine, Commission Secretary