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

**June 7, 2017**

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**CALL TO ORDER** 1:15 p.m.

**FLAG SALUTE** Vice-Chairman Bush led the salute.

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

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

**AGENDA APPROVAL**

The agenda was approved by a unanimous vote.

**PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS**

None

**PUBLIC FORUM**

None

**1. CONSENT CALENDAR**

- 1.1 Approval of the minutes of the Planning Commission meeting of May 3, 2017.
- 1.2 Major Special Event 2017-037/MSE – 630 Bartlett Road – Ronda Mills – “Village Artwalk”
- 1.3 Major Special Event 2017-040/MSE – 630 Bartlett Road – Old Miners’ Association – “Chili Cook Off”

Vice-Chairman Bush abstained from the vote on item 1.1 due to absence. Commissioner Breunig moved to accept the consent calendar. Commissioner Tholen seconded the motion. The motion carried.

**2. PUBLIC HEARING ITEMS**

- 2.1 Specific Plan Amendment (Development Code Amendment) 2016-140/DCA  
Planner: James Miller

Location: Citywide  
APN: N/A  
Applicant: City of Big Bear Lake

Consideration of a recommendation to the City Council to amend Section V.E.1(f) (Permitted Uses by District Chart) of the Village Specific Plan pertaining to “incidental manufacturing” and excluding food and beverage producers and similar food and beverage establishments from this land use classification.

Mr. Dalquest gave the presentation and staff report, highlighting the previously amended language and amended modifications.

Commissioner Breunig asked how an existing business would be able to start doing incidental manufacturing. Mr. Dalquest explained that it would be handled through an application process that would come back before the Commission for review. Chairman Smith inquired how a determination is made between principal and incidental. Mr. Dalquest said that is where the benchmarks of numbers of employees, delivery trucks, etc. come into play. Vice-Chairman Bush questioned the concerns that were brought up during the meetings with the Village Business Association owners. Mr. Dalquest noted a couple of examples of their concerns and how the Ordinance would address them.

Public Hearing opened at 1:27 p.m. No one requested to speak so the Public Hearing was closed at 1:27 p.m.

Commissioner Breunig moved to adopt the attached Resolution recommending that the City Council adopt an Ordinance finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, and approving Specific Plan Amendment (Development Code Amendment) 2016-140 based on the findings contained in the attached Resolution. Commissioner Tholen seconded the motion, which carried with the following vote:

Ayes: Breunig, Bush, Smith, Tholen  
 Noes: None  
 Absent: Senft  
 Abstain: None

- 2.2 Major Special Event 2017-015/MSE Planner: Janice Etter
- Location: 40870 Big Bear Boulevard (Veteran’s Park)
- 40946 Big Bear Boulevard (Bear Valley Community Church)
- APN(s): 308-155-55 & 309-011-29
- 309-011-30
- Applicant: Big Bear Valley Triathlon Club
- Representative: Chris Barnes

The application requests approval to hold a Triathlon swim, bike and running event at Veteran’s Park and Bear Valley Community Church on Saturday, June 24, 2017, affecting streets and roads from 6:00 am until 5:00 pm. The swim portion of the race is held in Big Bear Lake, the bike portion occurs along Highway 18, Highway 38, and city streets through the Eagle Knoll, Eagle Point and Meadow Park neighborhoods, and the run portion of the race occurs along Lakeview Drive and surrounding streets between Paine Road and Edgemoor Road. The event will require the closure of both lanes of Lakeview Drive between Paine Court and Red Ant Landing, the westbound lane of Lakeview Drive from Red Ant Landing to Edgemoor Road, and the northerly westbound lane of Big Bear Boulevard from Knight Avenue to Pine Knot Avenue. Several other streets within the Big Bear Valley will be used for the bicycle and running races, but will remain passable to vehicles. Approximately 500 athletes are expected.

Chairman Smith excused himself from the discussion and the vote due to a conflict of interest.

Janice Etter gave the presentation and staff report.

The Commission asked several questions relating to the current road construction closures as they could impact the racers and general travelers around town. Staff indicated that there shouldn't be any impact from the road construction, but they will speak to the City Engineer to confirm. The lane closure on Lakeview Drive is the same as it has been previously for this event, which closes the westbound lane to traffic, with driveway access when there are no racers in the vicinity. Staff has not received any complaints previously from this lane closure, nor have they received any comments or concerns about the race this year from any businesses. Staff also noted that the park does remain open to the public.

Public Hearing opened at 1:47 p.m.

Chris Barnes, applicant, spoke in favor of the event, and answered questions from the Commission.

Vice-Chairman Bush inquired about any changes to the event and whether there were any other events happening at the same time. Mr. Barnes said the only change was the starting location and explained that there had been a Jeep event in Snow Valley on the same weekend last year, which caused some difficulty, but they have verified that they will not be on the same weekend this year. There will be a dirt bike event held primarily in the forest, but the bikers will be using North Shore for travel to Fawnskin, but that will be in the opposite direction as the racers.

Commissioner Tholen asked about safety concerns along the highway. Mr. Barnes said cars and bicycles sharing space always creates a concern, but there will be two motor vehicles maintaining the course and two Course Marshals on bicycles doing the sweep behind the racers to ensure that there are no racers left behind.

Commissioner Breunig moved to adopt the attached Resolution finding the project exempt from the California Environmental Quality Act (CEQA) and approving Major Special Event 2017-015, based on the findings and subject to the conditions of approval contained in the resolution. Commissioner Tholen seconded the motion, which carried by the following vote:

Ayes:	Breunig, Bush, Tholen
Noes:	None
Absent:	Senft
Abstain:	Smith

### **3. PLANNING DIRECTOR'S REPORT**

- 3.1 Consideration by the Planning Commission to refer a request for a land use decision to the City Council, pursuant to Section 17.03.080(A) of the Big Bear Lake Municipal Code, concerning Major Special Event 2017-030, for the Lost Highway Festival which is a one-day motorcycle event and outdoor concert to be held on Saturday, September 16, 2017.

Mr. Dalquest gave the staff report.

The Commission asked several questions about what type of report will be forwarded to the City Council and how the public is notified. Mr. Dalquest noted that it is handled as a Public Hearing and will include a public notice, and reiterated that it cannot be forwarded until the application can be deemed complete by addressing the concerns that the Commission and Sheriff's office stated during review of the event. The Commission advised Staff that they want to be sure that the report that goes to the City Council includes that list of concerns. Chairman Smith voiced support for Council participation when any new large special event is going to be reviewed at the Commission. Vice-Chairman Bush noted concerns about holding applicants accountable to the timeline of application submittal.

Vice-Chairman Bush moved to adopt the attached Resolution, electing to refer a land use decision to the City Council on Major Special Event 2017-030 for the Lost Highway Festival. Commissioner Tholen seconded the motion, which carried with the following vote:

Ayes: Breunig, Bush, Smith, Tholen  
Noes: None  
Absent: Senft  
Abstain: None

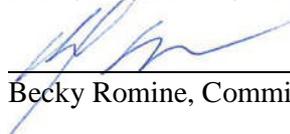
#### **4. SUMMARY COMMENTS**

Commissioner Tholen inquired about the traffic management plan discussed at the Joint City Council/Planning Commission meeting on April 24, 2017. Staff indicated that they are working with the San Bernardino County Traffic Authority and should have a preliminary plan for future winter traffic available for review in 1-2 months.

Vice-Chairman Bush asked if the sale of the ski resort had closed. Staff responded that it is anticipated to be complete by September or October.

#### **5. ADJOURNMENT** At the hour of 2:21 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF JUNE 28, 2017.

  
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Becky Romine, Commission Secretary