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

May 20, 2015

CALL TO ORDER 1:15 p.m.

FLAG SALUTE Commissioner Pacelli led the salute.

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

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

AGENDA APPROVAL

The agenda was amended to show the approval of minutes for May 6, 2015, and approved by a voice vote.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None

PUBLIC FORUM

Chris Verhulst spoke regarding his ability to provide a ferry boat component to the Master Trails project. He would like to have help in procuring a place to launch out of and obtaining permission from the Municipal Water District (MWD). Community Development Director, James Miller, explained that, although we don't have jurisdiction over the lake, staff will work with him to find a place to operate the business.

1. CONSENT CALENDAR

- 1.1 Approval of the minutes of the Planning Commission meeting of May 6, 2015.
- 1.2 Major Special Event 2015-036/MSE – 630 Bartlett (Bartlett Parking Lot) Event Area “B” – Big Bear Valley Arts Council – “Village Art Walk”
- 1.3 Major Special Event 2015-039/MSE – 630 Bartlett (Bartlett Parking Lot) Event Area “B” – Big Bear Valley Arts Council – “Art on the Lake”

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

Commissioner Breunig abstained from the vote on items 1.2 and 1.3 due to conflict.

The consent calendar was approved with a voice vote.

2. PUBLIC HEARING ITEMS

- 2.1 Major Special Event 2015-005/MSE Planner: Janice Etter
Location: 40803 Village Drive
APN: 308-181-19
Applicant: Open Air Big Bear
Representative: Dede Hermon

The applicant is requesting approval to hold a 20K, 30K, 50K, 70K, and 100K Mountain Bike Race on July 25, 2015. The race begins and ends in the Village, using Pine Knot Avenue and Knickerbocker Road, before entering USFS land and trails. Pine Knot Avenue between Village Drive on the north and Cameron Drive on the south will be closed for the duration of the one-day event. The property at 40803 Village Drive will be used as an expo area for the event and includes vendors, stage, bike valet, registration, and beer garden.

City Planner, Janice Etter, gave the report and presentation, noting the green sheet handout.

Public hearing was opened at 1:32 p.m.

Dede Hermon, applicant, was available to answer questions.

Commissioner Senft asked to clarify the staging of the event. Ms. Herman explained that the current registration shows 51% in 100K and 31% in 50K. They anticipate 400 participants. Ms. Herman also noted the report from last year's event.

Public hearing closed at 1:43 p.m.

Commissioner Senft commented that this event offers the riders a lot of support.

Commissioner Breunig thanked staff for their work and commended the event organizers for only having a small street closure.

Commissioner Breunig moved to adopt Resolution 2015-07 finding the project categorically exempt from the California Environmental Quality Act (CEQA) and approving Major Special Event application 2015-005/MSE based on the findings and subject to the conditions of approval contained in attached Resolution. Commissioner Senft seconded the motion, which carried by the following vote:

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

2.2 Development Code Amendment 2015-024/DCA
 Location: Citywide
 APN: N/A
 Applicant: City of Big Bear Lake

Planner: Jim Miller

To amend Section 17.25.220 of the Development Code pertaining to Development and Performance Standards for Ancillary Uses within Commercial Lodging Facilities and Bed and Breakfast Establishments to include outdoor uses as ancillary uses for commercial lodges and bed and breakfast establishments, to regulate ancillary uses in the Single-Family and Multiple Family Residential zones, and to develop regulations for outdoor ancillary uses.

Jim Miller, Community Development Director, gave the report, outlining the proposed changes to the existing Code. He also pointed out the green sheet memo with the correspondence received since the reports were delivered to the Commission.

The Commission discussed restroom requirements and notification. Then they thanked staff for responding to a concern brought to the Planning Commission by the public.

Commissioner Senft moved to adopt Resolution 2015-08 recommending that the City Council approve Development Code Amendment 2015-024. Commissioner Pacelli seconded the motion. The motion carried with the following vote:


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

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

4. **SUMMARY COMMENTS** – None

5. **ADJOURNMENT** At the hour of 1:52 p.m., Acting Chairman Bush adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF JUNE 3, 2015.



 Becky Romine, Commission Secretary