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

August 17, 2005

MEETING CALLED TO ORDER: 1:15 p.m.

FLAG SALUTE: Commissioner Smith

PRESENT: Chairman Thomas Beede
Vice-Chairman Garry Dokter
Commissioner Timothy Brigham
Commissioner Craig Smith
Commissioner Rick Hackney

STAFF: Sandra Molina, City Planner
Phil Mosley, Chief Building Official
Sam Rodriguez, City Engineer
Neil Braunstein, Associate Planner
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the August 17, 2005 meeting held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

AGENDA APPROVAL

Moved by Commissioner Brigham, seconded by Commissioner Hackney, to approve the agenda as presented. The agenda was approved unanimously.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None

PUBLIC FORUM

No one wished to speak.

1. CONSENT CALENDAR

1.1 Approval of the Minutes of the Planning Commission meeting of August 3, 2005.

Moved by Commissioner Smith, seconded by Commissioner Hackney, to approve the minutes of August 3, 2005 with the following correction to page 6, paragraph 5:

Commissioner Brigham informed the Commission that he had a conflict of interest in hearing this discussion, as his company represented the bank in the post foreclosure sale on the property.

The amended minutes were unanimously approved by a vote of 5 in favor and 0 opposed.

2. PUBLIC HEARING ITEMS

2.1 Plot Plan Review 2005-125

Applicant: Mike Larson
Representative: Curry Engineering
Location: 41460 Big Bear Boulevard
APN: 309-082-03

Associate Planner Neil Braunstein presented the staff report, stating that the applicant is requesting approval to expand an existing carpet business by adding 900 square feet of storage area to an existing building, on a 22,240 square foot lot zoned Commercial-General (C-2). He stated that staff recommends that the Planning Commission conduct a public hearing, take public testimony and adopt a resolution finding the project exempt from the California Environmental Quality Act (CEQA) based on the findings and subject to the conditions of approval contained in the resolution.

Staff answered the Planning Commissioners' questions regarding if adequate notification had been conducted, if any correspondence had been received, and placement of replacement trees. Mr. Braunstein informed the Commission that adjacent property owners within a 300-foot radius had been notified, that no correspondence or inquiries had been received, and that the two replacement trees would be planted in the landscape planter along Big Bear Boulevard.

At the hour of 1:26 p.m. Chairman Beede opened the public hearing.

Mike Larson, the applicant, stated he had read and agreed with the conditions of approval contained in the resolution.

Hearing no further comment, Chairman Beede closed the public hearing at 1:29 p.m.

Moved by Commissioner Smith, seconded by Vice-Chairman Dokter, to adopt Resolution No. PC2005-029 approving Plot Plan Review 2005-125, based on the findings and subject to the conditions of approval as follows:

RESOLUTION NO. PC2005-029

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING PLOT PLAN REVIEW 2005-125 TO CONSTRUCT A 900 SQUARE FOOT STORAGE BUILDING LOCATED AT 41460 BIG BEAR BOULEVARD (ASSESSOR'S PARCEL NUMBER 309-082-03).

The motion was approved by the following vote:

AYES: SMITH, HACKNEY, BRIGHAM, DOKTER, BEEDE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

2.2 Major Special Event 2005-155

Applicant: Big Bear Valley Events Office

Representative: Sara Foulkes

Location: 40770 Lakeview Drive

APN: 308-151-13, 56, 57

City Planner Sandra Molina presented the staff report, stating that the applicant is requesting approval to hold the "Island in the Sky" concert, a first time event, at Marina Resort on Sunday, September 4, 2005 from 1:00 p.m. until 4:00 p.m. She stated that staff recommends that the Planning Commission conduct a public hearing, take public testimony and adopt a resolution finding the project exempt from the California Environmental Quality Act (CEQA) based on the findings and subject to the conditions of approval contained in the resolution.

She continued, stating that subsequent to distribution of the staff report, Ms. Foulkes met with representatives from the Sheriff's Department and Public Works, and that based on that meeting, the following changes to the conditions of approval were recommended:

Engineering/Public Works

14. The applicant shall place an adequate number of directional signs directing event traffic to the Bartlett Parking lot. Class II barricades, upon which directional signs may be placed, are on loan by the Public Works Division.
16. "No parking" signs shall be placed within the Rotary Park parking lot, and the east and west sides of Bartlett Road, north of Lakeview Drive; and as approved by Caltrans, signs shall be placed on the north and south sides of Lakeview Drive between Cottage Lane and Pine Knot Avenue.

Sheriff's Office

- ~~16. The applicant shall contact the Sheriff's Department a minimum of five (5) days prior to the event to coordinate security services throughout the event.~~
17. Reader boards shall be placed east bound and west bound of Lakeview Drive advising motorists to slow down due to event activity, including pedestrians crossing Lakeview Drive. Prior to the event, the name of a contact person in charge of the event shall be submitted to the Sheriff's Department. Lines of communication between the applicant or contact person and the Sheriff's Office, and other agencies coordinating the event, shall be established.

Chairman Beede asked if the “no parking” signs to be posted at Rotary Park would preclude regular park use. City Planner Molina stated that the signs could state “no event parking” and further amended Condition No. 16 as follows:

16. “No event parking” signs shall be placed within the Rotary Park parking lot, and the east and west sides of Bartlett Road, north of Lakeview Drive; and on the north and south sides of Lakeview Drive between Cottage Lane and Pine Knot Avenue.

Commissioner Brigham asked, in light of Sheriff’s Office Condition No. 16 being struck out in its entirety, did this indicate that the applicant would have no further contact with the Sheriff, and if so, stated his concern with the wording in Condition No. 15 regarding only the use of directional signs to direct concert attendees to the event. City Planner Molina stated there is not a need at this time for paid security at the event, but that Citizens on Patrol will help direct traffic to and from the Bartlett parking lot.

At the hour of 1:40 p.m., Chairman Beede opened the public hearing.

Sara Foulkes, the applicant and event coordinator, stated that Mountain Patrol would be directing traffic from Marina Resort to the Bartlett parking lot and also directing pedestrians from the Bartlett parking lot to the crosswalk at the traffic light at Pine Knot Avenue. Commissioner Brigham expressed his concern regarding the utilization of personnel for the direction of traffic for future year’s events, and after further discussion, Ms. Foulkes agreed to the following amendment to Condition No. 15:

15. The applicant shall direct concertgoers from the Bartlett Parking Lot to the shuttle services or direct them to the signalized intersection of Lakeview Drive and Pine Knot Avenue to access the event site, through the use of directional signs and event personnel.

Commissioner Smith asked the maximum capacity for seating on the Marina grounds. Ms. Foulkes responded that there is not seating, that concertgoers would need to bring their own chairs or blankets to be placed on the lawn area, but she believed up to 1,000 people could be accommodated.

Commissioner Hackney suggested that fencing should be placed all the way down to the water on the west and east sides. He also expressed his concern about boat attendees pulling up their boats onto the beach. Ms. Foulkes replied that the Sheriff’s Department would have a boat in the water to control water traffic. She also stated that the Municipal Water District would be sending lake patrol to the event, and that both agencies would encourage anchoring in lieu of beaching.

Hearing no further comment, Chairman Beede closed the public hearing at 1:50 p.m.

Commissioner Smith stated he was in favor of event but expressed his concern with parking of boats on the beach during the event, and/or dropping off or picking up people on the beach.

City Planner Molina informed the Commission that she would speak with Public Works to see if they could handle the boats that attempt to beach at Rotary Park, but stated she would not have authority to prevent this activity on private property. She informed the Commission that she had spoken with Mike Stephenson at MWD, indicating that he had not expressed any concerns on this subject, but would contact him again prior to the event, and after further discussion, suggested the following amendments to the conditions of approval:

21. The applicant shall contact the Municipal Water District to establish a boating buffer zone, to the extent required by the Municipal Water District.

22. The applicant shall fence, which may include ropes and buoys, the east and west sides of the property.

~~21.~~ 23. Pursuant to City Council Resolution No. 93-15, prior to opening the event to the general public, the applicant shall collect a vendor fee of \$5 per booth from each vendor for the first fifty vendors, plus \$10 per booth for each number over fifty vendors. These fees shall be submitted to the City of Big Bear Lake at least five days prior to the event.

~~22.~~ 24. Pursuant to City Council Ordinance 92-220, each for-profit vendor shall obtain and display a California State Board of Equalization Resale Number or file a "Detailed Allocation by Sub outlet of Uniform Local Sales and Use Tax" form or equivalent with the State Board of Equalization designating the City of Big Bear Lake as the point of sale.

At the hour of 1:55 p.m., Chairman Beede reopened the public hearing.

Ms. Foulkes stated she had read and agreed with the conditions of approval, including those amended during the meeting.

Hearing no further comment, Chairman Beede closed the public hearing at 1:57 p.m.

Moved by Vice-Chairman Dokter, seconded by Commissioner Smith, to adopt Resolution No. PC2005-030 approving Major Special Event 2005-155, based on the findings and subject to the amended conditions of approval as follows:

RESOLUTION NO. PC2005-030

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING MAJOR SPECIAL EVENT 2005-155 TO HOLD THE ISLAND IN THE SKY CONCERT ON SUNDAY, SEPTEMBER 4, 2005 AT 40770 LAKEVIEW DRIVE (ASSESSOR'S PARCEL NUMBERS 308-151-13, 308-151-56 & 57)

The motion was approved by the following vote:

AYES: SMITH, HACKNEY, BRIGHAM, DOKTER, BEEDE
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Chairman Beede announced that he had one additional public speaker card, but that the public forum portion of the meeting had passed. He informed Mr. Curt Bryant that City Planner Sandra Molina would contact him after the meeting to address his concerns.

3. PLANNING OFFICIAL'S REPORT

None.

4. SUMMARY COMMENTS

None.

5. ADJOURNMENT

There being no further comments, Chairman Beede adjourned the meeting at 2:00 p.m.

MINUTES APPROVED AT THE MEETING OF SEPTEMBER 7, 2005.

Lynne Rayner

Lynne Rayner, Administrative Secretary