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

August 31, 2005

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

FLAG SALUTE: Vice-Chairman Dokter

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

EXCUSED: Commissioner Rick Hackney

STAFF: Sandra Molina, City Planner
David Martinez, Deputy City Manager
Marco Martinez, City Attorney
Phil Mosley, Chief Building Official
Sam Rodriguez, City Engineer
Janice Etter, Associate Planner
Lynne Rayner, Administrative Secretary

The Planning Commission of the City of Big Bear Lake took the following actions at the August 31, 2005 special meeting held in Hofert Hall, Civic and Performing Arts Center, 39707 Big Bear Boulevard, Big Bear Lake, California.

PUBLIC FORUM

No one wished to speak.

1. PUBLIC HEARING ITEMS

- 1.1 Conditional Use Permit 2004-187
Applicant: Snow Play LLC
Representative: Bruce Voigt
Location: 42825 Big Bear Boulevard
APN: 311-461-08

Associate Planner Janice Etter presented the staff report, stating that the applicant is requesting approval to construct phased improvements to an existing 14-acre winter recreation area, including the installation of a water storage tank, construction of a ticket office and restroom building, paved parking and possible construction of an indoor recreation use. She stated that staff recommends that the Planning Commission conduct a public hearing, take public testimony and adopt a resolution adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and approving Conditional Use Permit 2004-187 based on the findings and subject to the conditions of approval and Mitigation Monitoring Program contained in the resolution.

She continued, stating that after distribution of the staff report two letters were received in response to the 30-day circulation of the draft Mitigated Negative Declaration, distributed to the Commission via green sheet. Additionally, subsequent to the distribution of the staff report, the City Attorney requested the following clarification to the proposed mitigation measure for Phase III traffic impacts:

1. Prior to the issuance of a building permit for Phase III improvements, which expand the use of the property to a year-round recreational use and which causes a significant amount of traffic to be generated, above that traffic associated with the snow play hill, based on a traffic analysis and opinion of the City Engineer, a secondary egress point from the property eastward to Division Drive shall be depicted on a site plan and shall be constructed prior to final inspection and utility release of the project by the City.

At the hour of 1:45 p.m. Chairman Beede opened the public hearing.

Bruce Voigt, the applicant, gave a brief background of the property, and stated he had read and agreed with the conditions of approval contained in the resolution.

Chairman Beede asked the applicant about the chain link fence on Division, indicating it was in need of repair. Mr. Voigt replied that it would be repaired.

Vice-Chairman Dokter inquired about the number of visitors per day and how the number is calculated. Mr. Voigt stated that the number of visitors is calculated on ticket sales and the parking lot capacity, and that the maximum capacity would be between 400 and 450, which is based on inner tube equipment. He explained that all 400 people would not be on the hill at the same time.

Vice-Chairman Dokter also asked about the large boulders placed at the west end of the property near Big Bear Boulevard. Mr. Voigt stated that the boulders were placed at the west end to prevent access to the parking lot, since this is not a Caltrans-approved entrance.

Commissioner Brigham asked about snow plowing and if the snow storage area on the plans was adequate. Mr. Voigt stated that he had not experienced any problems with snow storage in the past. Commissioner Brigham also inquired about the hours of operation. Mr. Voigt stated the hours of operation were from 10:00 a.m. to 4:00 p.m. daily.

Commissioner Smith inquired about the condition of the Snow Play sign and also asked about replacement chalet equipment storage. Mr. Voigt informed the Commission that the sign is a temporary sign and it will be upgraded, and in Phase II, storage will be relocated from the chalet to under the second floor deck.

Commissioner Smith inquired about why a second driveway on Division was not considered. Mr. Voigt stated that due to the drainage channel, there would not be room for a second driveway on his property, but that if a community pool were approved for this site in the future, it might be possible to contact Motel 6 to donate additional land for a second driveway.

Commissioner Smith asked about a hydrology study on the drainage channel. City Engineer Rodriguez stated there is not a current study.

Carrol McCombs, resident of Big Bear City, stated her support for the upgrades planned for the property, and inquired about parking lot lighting.

City Planner Molina informed Ms. McCombs that at this time lighting is not proposed, but in future phases it is planned, and Development Code standards for commercial lighting will be followed.

Chairman Beede asked about a left hand turn lane along Big Bear Boulevard in front of the property. City Engineer Rodriguez stated that there had not been a discussion with Caltrans regarding a left hand turn lane at this time due to funding. He stated that Caltrans could be contacted in the future to see what funding solutions would be available for this location.

Chairman Beede asked if Phase II and Phase III would come back to Planning Commission for approval. City Planner Molina stated that Phase I, Phase II and the additional parking lot paving of Phase III were before the Commission today for approval. The second component of Phase III, which includes an indoor recreational use, would come back to the Commission at a future point for review and approval.

City Attorney Martinez directed the Commission to Condition 47, which further clarifies this question. He stated that environmental analysis would depend on the type of use submitted, and noted that the following additional modifications were being made to the mitigation monitoring program:

1. Prior to the issuance of a building permit for Phase III improvements, which expand the use of the property to a year-round recreational use and which causes a significant amount of traffic to be generated, above that traffic associated with the snow play hill, based on a traffic analysis and opinion of the City Engineer, a secondary egress point from the property eastward to Division Drive may have to be ~~shall be~~ depicted on a site plan and may have to be ~~shall be~~ constructed prior to final inspection and utility release of the project by the City.

Commissioner Smith stated that if the improvements to the use increase its popularity, a traffic study might be needed sooner than Phase III. City Planner Molina stated that the City does not anticipate that the traffic that will be generated by the improvements to be significantly greater than what is being generated today under current uses. One mechanism to make improvements in the future, absent of a development entitlement, is for the City to reprioritize the whole segment and to work with Caltrans to find funding mechanisms to improve the roadway, including cost sharing with other businesses in the area.

City Attorney Martinez stated there was an analysis done of potential impacts of Phase I and Phase II improvements and directed the Commission to the Initial Study checklist that reads, “Phase I and Phase II improvements are not expected to cause a substantial increase along Big Bear Boulevard.” Associate Planner Etter stated that on Page 4 of the green sheet memo, under the comment “Traffic,” it further stated “At this time we felt that there would not be a significant traffic impact that would cause the need for

roadway improvements.” She continued, stating that if there was not an increase in area or an increase in parking for the use, those two factors indicating an expansion, there would not be a trigger for roadway improvements.

Commissioner Brigham asked if a fire apparatus would be able to get in the driveway the way it is designed currently with the island. City Engineer Rodriguez stated that the fire engine could swing into the other lane to enter.

Vince Smith, resident of Big Bear Lake and neighboring business owner, stated his support for Mr. Voigt’s phased improvement plan for the recreation area and stated that traffic is an existing problem, and that Mr. Voigt alone could not be expected to solve the traffic problems in the area.

Hearing no further comment, Chairman Beede closed the public hearing at 2:27 p.m.

Chairman Beede stated his support for the project and that the community definitely had a need for a safe place for snow play.

Commissioner Smith stated that he feels the project is viable and that his only concerns are for public safety. He further stated that he believes traffic will become a bigger issue before Phase III.

Commissioner Brigham stated he was in support of the project, but asked if the Conditional Use Permit could be revisited at a future time if a problem arose. City Planner Molina stated that the ability to revoke a Conditional Use Permit would be if it were not operating in the manner that it was approved. City Attorney Martinez added that if the use became a nuisance it could be revisited, but that traffic should be looked at with this approval. He continued, stating that the Planning Commission could require any condition that is reasonably related by the impact caused by the project, but that with the same parking areas, and no planned expansion until Phase III, the planned improvements were mainly cosmetic changes to bring the property into compliance with the City’s code.

Vice Chairman Dokter stated that traffic is a problem in this town but that the solution is larger than this project. He stated that there is an existing need for a snow play area and has high regard for the applicant.

Moved by Vice-Chairman Dokter, seconded by Commissioner Brigham, to adopt Resolution No. PC2005-319 approving Conditional Use Permit 2004-187, based on the findings and subject to the amended conditions of approval as follows:

RESOLUTION NO. PC 2005-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM AND APPROVING CONDITIONAL USE PERMIT 2004-187 TO CONTINUE THE USE OF A COMMERCIAL RECREATION USE AND CONSTRUCT PHASED IMPROVEMENTS TO THE 14-ACRE

**SITE ZONED COMMERCIAL RECREATION (C-4) LOCATED AT
42825 BIG BEAR BOULEVARD (ASSESSOR'S PARCEL NUMBER
0311-461-08).**

The motion was approved by the following vote:

AYES: SMITH, BRIGHAM, DOKTER, BEEDE

NOES: NONE

ABSENT: HACKNEY

ABSTAIN: NONE

2. ADJOURNMENT

There being no further comments, Chairman Beede adjourned the meeting at 2:35 p.m.

MINUTES APPROVED AT THE MEETING OF SEPTEMBER 21, 2005.

Lynne Rayner

Lynne Rayner, Administrative Secretary