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

February 6, 2013

CALL TO ORDER 1:16 p.m.

FLAG SALUTE Commissioner Senft.

ROLL CALL Commissioners Pacelli, Senft, Zimmerman, Smith present; one seat vacant.

STAFF PRESENT James J. Miller, Community Development Director; Janice Etter, City Planner; Jeff Ballinger, City Attorney; Siri Eggebraten, Associate Planner; Lynne Rayner, Commission Secretary.

AGENDA APPROVAL Discussion Item 3.1 was moved to be heard first on the agenda. The amended agenda was unanimously approved.

PUBLIC FORUM No one wished to speak.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS Director Miller informed the Commissioners that the regular Planning Commission meeting scheduled for February 20, 2013 has been cancelled. He also announced that a joint City Council/Planning Commission meeting would be held on March 11, 2013 at 1:00 p.m. for an update on the Big Bear Valley Pedestrian, Bicycle and Equestrian Master Plan. He stated that over 50 attended last week's Community Workshop that was held at the Community Church, and that the next Community Meeting would be held at the end of March.

1. CONSENT CALENDAR

- 1.1 Minutes of the Planning Commission meeting of January 16, 2013
Approved as presented.

3. DISCUSSION ITEM

- 3.1 Pre-Application Major Special Event Consultation

Mike Mossman presented a concept for a Big Bear Triathlon under development by the Big Bear Cycling Association and the Big Bear Valley Triathlon Club. At the conclusion of the presentation, the Commission directed staff to accept the application.

2. PUBLIC HEARING ITEMS

- 2.1 Major Special Event 2012-068
Applicant: Old Miners' Association
Representative: Dayan Anderson
Location: Big Bear Boulevard between China Garden Road and Georgia Street

Associate Planner Eggebraten presented the staff report for Major Special Event 2012-068, an application to produce the 2013 Big Bear Heritage Parade on Saturday, June 15, 2013.

At the hour of 2:11 p.m., Vice-Chairman Smith opened the public hearing.

Dayan Anderson, President of the Old Miners' Association, responded to questions from the Commission.

The following members of the public spoke in support of the event: Gloria Meade.

Hearing no further comment, at the hour of 2:18 p.m., Vice-Chairman Smith closed the public hearing.

Having found the application exempt under the California Environmental Quality Act (CEQA) and having made the five findings to approve a medium impact Major Special Event, Commissioner Zimmerman moved, and Commissioner Senft seconded, a motion to adopt Resolution No. PC2013-01 approving Major Special Event 2012-068, based on the findings and subject to the conditions of approval contained in the resolution:

Motion to approve this project as presented was passed by the following vote:

AYES: SENFT, PACELLI, ZIMMERMAN, SMITH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.2 Plot Plan Review 2012-179

Applicant: David Stone, Seven Oaks, Inc.
Representative: Steve Bayer, AIA, RCE, Architecture & Engineering
Location: 41421 Big Bear Boulevard
APN: 309-151-24, 26, 40

City Planner Etter presented the staff report for Plot Plan Review 2012-179, an application to change the use of an existing 2,500 square foot building into a wine tasting and events center for the Wolf Creek Lodge. She stated that the applicant was in attendance and had read and agreed with the conditions of approval contained in the resolution.

At the hour of 2:40 p.m., Vice-Chairman Smith opened the public hearing.

The following members of the public spoke in support of the project: Jaqueline Delamancha, Karen Dargis, Steve Bayer, Lisa Adams, John Phane, Mike Cross, Denis Thomas, David Rammell, Simeon Prophet, Gloria Meade, and applicant David Stone.

The following members of the public expressed concerns about noise and lighting: Don Smith, John Hart.

Hearing no further comment, at the hour of 3:16 p.m., Vice-Chairman Smith closed the public hearing.

Moved by Commissioner Senft, seconded by Commissioner Pacelli, to adopt Resolution No. PC2013-02 approving Plot Plan Review 2012-179, based on the findings and subject to the amended conditions of approval requested by the Commission during discussion, as follows:

30. Exterior lighting shall be reduced to the extent feasible during hours that the event center is not in operation, to preserve views of the night sky. The lights on the tennis court parking lot shall be turned off when the parking lot is not in use. (PLN)
33. Smoking shall be allowed in designated areas only and appropriate cigarette butt receptacles shall be provided. (PLN)
34. The maximum occupancy of the building and the patio area shall be posted in a manner as required by the California Building and Fire Codes. (B & S, FIRE)

Motion to approve this project was passed by the following vote:

AYES: SENFT, PACELLI, ZIMMERMAN, SMITH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

4. **PLANNING DIRECTOR'S REPORT** None.

5. **SUMMARY COMMENTS** Commissioner Senft commended the Old Miners' Association for an outstanding application. Commissioner Zimmerman stated that Mr. Stone was a responsible applicant with a history of integrity on this Commission and she was confident that he would respond to the concerns of the neighbors regarding noise and lighting. Vice-Chairman Smith asked if staff could bring the subject of commercial landscaping plans back as a discussion at a future meeting, to have the Commission revisit commercial landscaping projects, because when the projects reach completion the landscaping is never nearly enough.

6. **ADJOURNMENT** At the hour of 3:26 p.m., Vice-Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF MARCH 6, 2013.


Lynne Rayner Chambers, Commission Secretary