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

**July 17, 2013**

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

**FLAG SALUTE** Commissioner Pacelli

**ROLL CALL** Commissioner Breunig, Pacelli, Senft and Chairman Smith present, Vice-Chairman Zimmerman excused.

**STAFF PRESENT** James J. Miller, Community Development Director; Janice Etter, City Planner, Ruth Lorentz, Associate Planner, Siri Eggebraten, Associate Planner, Andrew Mellon, Associate Planner and Kathy Smith, Commission Secretary.

**AGENDA APPROVAL** Approved as presented

**PUBLIC FORUM** No one wished to speak.

**PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS** None.

**1. CONSENT CALENDAR**

1.1 Approval of the minutes of the Planning Commission meeting of June 5, 2013.

Approved as presented.

1.2 Major Special Event 2013-008

Applicant: Big Bear Cycling Association

Representative: Craig Smith

Location: Village Drive from Paine Road to Knickerbocker Road

To authorize the use and closure of City streets for the fourth annual "Tour de Big Bear" cycling event on August 3, 2013.

This item was removed from the consent calendar for further discussion.

**ITEMS REMOVED FROM THE CONSENT CALENDAR**

1.2 Major Special Event 2013-008

Applicant: Big Bear Cycling Association

Representative: Craig Smith

Location: Village Drive from Paine Road to Knickerbocker Road

At the hour of 1:18 p.m., Chairman Smith excused himself from the dais due to a conflict of interest. Chairman Smith excused himself and joined the audience as representative of the applicant, the Big Bear Cycling Association.

Associate Planner Eggebraten addressed concerns regarding the closure of Village Drive between Pine Knot Avenue and Knickerbocker Road. City Engineer Lawrence also

responded to questions and made recommendations to address the concerns raised by Commissioner Breunig.

Moved by Commissioner Pacelli, seconded by Commissioner Breunig authorizing the use and closure of City streets for the fourth annual "Tour de Big Bear" cycling event on August 3, 2013, with the condition that the applicant add additional Citizens On Patrol to the Village Drive and Bartlett Road intersection to direct traffic during peak periods and that the City Public Works Department post detour signage around the Village Drive closure.

Motion was passed by the following vote:

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

At the hour of 1:46 p.m., Chairman Smith returned to the dais.

## **2. PUBLIC HEARING ITEMS**

### **2.1 Plot Plan Review 2013-047**

Applicant: Ross and Donna Waite  
Representative: John Acosta, ARA, Architect  
Location: 471 Boyd Trail  
APN: 307-103-29

Associate Planner Andrew Mellon presented the staff report for Plot Plan Review 2013-047, an application requesting approval to add a 478 sq. ft. garage and a 463 sq. ft. addition to an existing 756 sq. ft. residence, on a 6,800 sq. ft. parcel zoned Single Family Residential (R-1).

At the hour of 2:00 pm, Chairman Smith opened the Public Hearing. No one wished to speak and the Public Hearing was closed.

Moved by Commissioner Pacelli, seconded by Commissioner Senft to adopt Resolution PC2013-16 finding the project Categorical Exempt from the California Environmental Quality Act and approving Plot Plan Review application 2013-047, based on the findings and subject to the recommended conditions of approval contained in the resolution.

Motion was passed by the following vote:

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

### **2.2 Variance 2013-080**

Applicant: Gary Faulkes  
Representative: Tom Owens, Berguson Engineering Group  
Location: 1285 Pigeon Road  
APN: 310-284-15

Associate Planner Ruth Lorentz presented the staff report for Variance 2013-080, an application to encroach 5-feet into the required 15-foot setback area to construct the garages for a duplex on a lot measuring 14,931 square feet, zoned Multiple Family Residential (R-3), and having an average slope density of 36%.

At the hour of 2:24 pm, Chairman Smith opened the Public Hearing. No one wished to speak and the Public Hearing was closed.

Moved by Commissioner Pacelli, seconded by Commissioner Senft to adopt Resolution PC2013-17 finding the project exempt from the California Environmental Quality Act and approving Variance 2013-080, based on the findings and subject to the conditions of approval contained in the resolution.

Motion was passed by the following vote:

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

3. **DISCUSSION ITEM**

3.1 Big Bear Valley Pedestrian, Bicycle, and Equestrian Master Plan

Associate Planner Siri Eggebraten provided an update on the Big Bear Valley Pedestrian, Bicycle, and Equestrian Master Plan and answered the Commissioners' questions.

2. **PLANNING DIRECTOR'S REPORT** Community Development Director Miller stated that at the Commissioners' request he met with Alvin Gonzalez, the property owner next to the Talmadge subdivision, regarding access and drainage issues. Mr. Miller, the City Planner and Public Works Director met onsite with Mr. Gonzalez. It was determined that all of the drainage issues are resolvable. However, Mr. Miller cautioned Mr. Gonzalez that in order to resolve one of his drainage issues, he would need to dedicate a portion of one of his properties. Mr. Miller also informed the Commissioners that Mr. Gonzalez had concerns regarding the zoning and Big Bear Boulevard access of his property. Mr. Miller feels that it is probable that if Mr. Gonzalez develops his property for commercial use, CALTRANS would burden him with the improvements of Big Bear Boulevard.

3. **SUMMARY COMMENTS** None.

4. **ADJOURNMENT** At the hour of 3:03 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF August 7, 2013.

*Kathy A. Smith*

Kathy A. Smith, Commission Secretary