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

**June 15, 2011**

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**CALL TO ORDER** 1:18 p.m.

**FLAG SALUTE** Commissioner Pacelli.

**ROLL CALL** Pacelli, Senft, Jackowski, Smith, Zimmerman.

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

**AGENDA APPROVAL** Approved as presented.

**PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS** Director Miller gave a brief background of the Morgan Pines Subdivision and stated that the Draft Environmental Impact Report had been distributed to the Commission on this, the start of the 45-day public review period.

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

**1. CONSENT CALENDAR**

1.1 Minutes of the Planning Commission meeting of May 18, 2011

Approved as presented.

**2. ACTION ITEMS**

2.1 Planning Appeal 2011-068

Appellants: Lyle and Rosalind Lindquist

Property Owner: Same

Property Address: 40535 Quail Run Road

APN: 308-101-21

An appeal of Planning Staff's denial of a zoning clearance on a residential plan check for Building Permit #10-00657.

City Planner Etter presented the background of Appeal 2011-068, and the two residential plan checks performed which resulted in the appeal. She also reviewed the development proposal for the single family residence proposed. She stated that Planning staff determined that the layout of the structure and the design of the proposed improvements are inconsistent with the General Plan and Development Code, and therefore, a zoning clearance could not be issued and the plan check was denied. She concluded stating that staff recommends that the Commission affirm that the appropriate General Plan Goals, Policies and Programs, and the Development Code sections have been applied to the plan check and that the Commission adopt a resolution denying the appeal and denying a

zoning clearance associated with Residential Plan Check #10-00657 for noncompliance with the General Plan and Development Code.

At the hour of 1:51 p.m., Chairman Zimmerman opened public discussion on the Action Item.

The following members of the public spoke in support of the proposed single-family residence design: Christopher Krall, RGS Engineering, Lyle Lindquist, the property owner, Robert Curtis, the designer, Collins Allen, the structural engineer.

At the hour of 2:33 p.m., Chairman Zimmerman closed public discussion.

Moved by Commissioner Senft, seconded by Commissioner Smith, to adopt Resolution No. PC2011-05 denying Planning Appeal 2011-068 upholding staff's denial of a zoning clearance associated with Residential Plan Check #10-00657, based on the findings as presented.

Motion to deny the appeal was passed by the following vote:

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

At the hour of 2:39 p.m., Chairman Zimmerman called for a recess. At the hour of 2:52 p.m., she resumed the meeting.

**3. PUBLIC HEARING ITEMS**

3.1 Major Special Event 2011-043

- Applicant: Old Miners' Association
- Representative: Dayan Anderson
- Location: Various
- APN: Various

An application submitted by the Old Miners' Association to hold a Horseshoe Tournament, the Miss Clementine Pageant and an 1800s Church Picnic at B's Backyard BBQ on July 16 and 17, 2011 and a Village Carnival, Outhouse Races and a Big Bear Burro Relay on July 22, 23, and 24, 2011 in the northern portion of the Bartlett Road Public Parking Lot and Cottage Lane. In addition, the Old Miners' Heritage Parade is proposed on the morning of Saturday, July 23, 2011 on a modified route following Big Bear Boulevard from Alden Road to Pine Knot Avenue and Village Drive. This application was heard at the meeting of May 18, 2011 and continued to today's date.

Associate Planner Eggebraten reviewed the non-parade events and the findings to make for approval, including the Horseshoe Tournament, the Miss Clementine pageant, and the 1800s Church Picnic at B's Backyard BBQ, and the Village Carnival, the Outhouse Races and the Burro Relay, in the Bartlett Parking lot. She also reviewed the proposed parking program for the Village during the Village events, including the number of spaces, and the proposed 2 hour signage for short term parking. She then presented

changes made to the parade proposal since the previous Planning Commission meeting. The primary change is a modified parade route to begin at Alden Road rather than Jeffries Road as originally proposed.

At the hour of 3:32 p.m., Chairman Zimmerman resumed the public hearing.

The following members of the public spoke in support of the parade: Rocky McAllister, Gloria Meade, Jim Hart, Charlie Brewster, representing the Village Business Association, and Dayan Anderson, President of the Old Miner's Association.

Hearing no further comment, at the hour of 4:28 p.m., Chairman Zimmerman closed the public hearing.

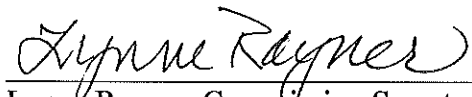
Moved by Commissioner Jackowski, seconded by Commissioner Pacelli, to adopt Resolution No. PC2011-06 approving Major Special Event 2011-043, based on the findings and subject to the conditions of approval as presented.

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

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

3. **PLANNING DIRECTOR'S REPORT** None.
4. **SUMMARY COMMENTS** Vice-Chair Smith stated that he would like to see the Major Special Event process re-examined. Director Miller replied that he would report back to the Commission with a survey of how special events are approved in other cities.
5. **ADJOURNMENT** At the hour of 4:41 p.m., Chairman Zimmerman adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF JULY 20, 2011.



Lynne Rayner, Commission Secretary