

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

May 18, 2011

CALL TO ORDER 1:19 p.m.

FLAG SALUTE Commissioner Senft.

ROLL CALL Pacelli, Senft, Smith, Zimmerman; Jackowski excused.

STAFF PRESENT James J. Miller, Director of Building and Planning; Janice Etter, City Planner; Siri Eggebraten, Associate Planner; Lynne Rayner, Commission Secretary.

AGENDA APPROVAL Approved as presented.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS Director Miller announced the annual Building and Safety Open House on May 19th from 4:00 p.m. until 7:00 p.m. in Hofert Hall.

PUBLIC FORUM No one wished to speak.

1. CONSENT CALENDAR

1.1 Minutes of the Planning Commission meeting of May 4, 2011

Approved as presented, with Vice-Chairman Smith abstaining from Item 2.1.

2. PUBLIC HEARING ITEMS

2.1 Major Special Event 2011-027

Applicant: Friends of the Moonridge Zoo
Representative: Karon Michel
Location: 43285 and 43101 Goldmine Drive
APN: 310-951-01, 05, 52

A request to host an Old Time Country Fair including a fire truck display, games, crafts, gold panning, photos, and food vendors on Saturday and Sunday, May 28 and 29, 2011, in Moonridge Animal Park and a portion of the Bear Mountain Resort parking lot designated Commercial Recreation on the General Plan Land Use Map (CR) and zoned Commercial-Recreation (C-4).

Associate Planner Eggebraten presented the Major Special Event application and advised the Commission that since distribution of the staff report for this item, one comment letter in opposition had been received and was distributed to the Commission on green paper.

At the hour of 1:32 p.m., Chairman Zimmerman opened the public hearing.

Karon Michel, the applicant's representative, spoke in support of the event.

Hearing no further comment, at the hour of 1:35 p.m., Chairman Zimmerman closed the public hearing.

Moved by Commissioner Smith, seconded by Commissioner Senft, to adopt Resolution No. PC2011-04 approving Major Special Event 2011-027, 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, SMITH, ZIMMERMAN
NOES: NONE
ABSENT: JACKOWSKI
ABSTAIN: NONE

2.2 Major Special Event 2011-043

Applicant: Old Miner's 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 Jeffries Road to Pine Knot Avenue and Village Drive. Road closures are also proposed for Jeffries Road and Georgia Street for parade staging.

Chairman Zimmerman stated for the record that the Old Miners Association was a pro-bono client on matters pertaining to non-profit bylaws. She stated that with such disclosure she would not recuse herself because her work with the organization was unrelated to the application before the Commission.

Associate Planner Eggebraten made a presentation about the proposed Old Miners' Big Bear Heritage Parade. After concluding the presentation, Ms. Eggebraten sought direction from the Planning Commission for the processing of the Major Special Event, responded to questions from the Planning Commission, and summarized public comment that had been received from the Community and was distributed to the Commission on green paper.

At the hour of 2:00 p.m., Chairman Zimmerman opened the public hearing to accept public comment regarding the parade.

The following members of the public spoke in support of the parade: Dayan Anderson as representative of the applicant, David Hokanson from the Village Business Association, and John Ludwig from the Al Malaikah Shriners Temple.

The following members of the public spoke in opposition to the date and time of the parade: Sara Russ, representing the Chamber of Commerce and the Big Bear Lake Resort Association.

The Planning Commission asked the applicant to work with the Chamber of Commerce and the Village Business Association to resolve conflicts regarding the date and time of the proposed parade prior to rendering a decision about the event.

Associate Planner Eggebraten presented the remaining Old Miner's Days events, including the horseshoe tournament, the Miss Clementine Pageant and 1800s Church Picnic, the Village Carnival, the Outhouse Race, and the Burro Relay. Then Ms. Eggebraten reviewed draft conditions, sought feedback from the Planning Commissioners, and responded to questions from the Commission.

Chairman Zimmerman stated for the record that the public hearing remained open.

Commissioner Pacelli made a motion to continue the public hearing on Major Special Event application 2011-043 to the Planning Commission meeting of June 15, 2011 to allow staff to work with the applicant, the Village Business Association and the Chamber to reach agreement on the Old Miners' Big Bear Heritage Parade. The motion was seconded by Vice-Chairman Smith.

Motion to continue the public hearing on this application was passed by the following vote:

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

3. DISCUSSION ITEMS

- 3.1 Housing Element Update
Applicant: City of Big Bear Lake
Location: Citywide

Director Miller introduced John Douglas, who gave the Commission a brief Powerpoint presentation outlining the requirements, actions and next steps for the 2008-2014 Housing Element.

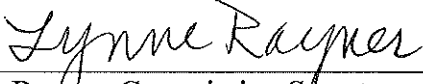
Director Miller then reviewed the Development Code changes required in order to adopt the 2008-2014 Housing Element, and outlined the next steps: a community meeting for public outreach, a public mailing to surrounding property owners affected by the Development Code zoning changes, and preparation of the environmental documents followed by a noticed public hearing.

3. PLANNING DIRECTOR'S REPORT Director Miller informed the Commission that in order for staff to provide better service to the public and operate better internally, a decision was made to pull the Code Compliance staff under the Building and Planning umbrella, with Phil Mosley to be the new Chief Building Official in the Building and Safety department. Director Miller's new title will be Community Development Director.

4. SUMMARY COMMENTS The Commission thanked staff for the thorough staff reports presented today.

5. ADJOURNMENT At the hour of 4:51 p.m., Chairman Zimmerman adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF JUNE 15, 2011.



Lynne Rayner, Commission Secretary