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

September 21, 2011

CALL TO ORDER 1:19 p.m.

FLAG SALUTE Commissioner Jackowski.

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

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

AGENDA APPROVAL Approved as presented.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS Director Miller announced that the regular Planning Commission meeting scheduled for October 5, 2011 has been cancelled. He also informed the Commission that there would be a joint City Council/Planning Commission workshop presented by RRM on October 12th at 10:00 a.m., to discuss improvements to Knickerbocker Creek and the Village Specific Plan update. Lastly, he announced that Sandy Steers, Friends of Fawnskin, has invited the City Council and Planning Commissioners on a joint valley-wide tour on October 24, 2011 to learn about community concerns regarding natural habitat and wetland areas.

PUBLIC FORUM No one wished to speak.

1. CONSENT CALENDAR

1.1 Minutes of the Planning Commission meeting of August 3, 2011

Approved as presented.

2. PUBLIC HEARING ITEMS

2.1 Major Special Event 2011-093

Applicant: XOS Productions

Representative: Marisa Lupo

Location: 630 Bartlett Road

APN: 0308-166-57

Associate Planner Eggebraten presented the staff report for Major Special Event application 2011-093 to hold "Big Bear Winterfest 2012" January 27-29, 2012. Daytime activities include live music, rock climbing, simulated skiing, face painting, a snow play area, and retail, food and beverage vendors. Nighttime activities proposed inside a large tent include a fashion show, a DJ concert, and the vending of food and beverages, including alcoholic beverages. She stated that the applicant was in the audience and has concurred with the conditions of approval contained in the resolution.

At the hour of 1:44 p.m., Chairman Zimmerman opened the public hearing.

Marisa Lupo, the applicant, responded to questions from the Commission.

Hearing no further comment, at the hour of 2:00 p.m., Chairman Zimmerman closed the public hearing.

Moved by Commissioner Senft, seconded by Commissioner Pacelli, to adopt Resolution No. PC2011-10 approving Major Special Event Application 2011-093, 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, ZIMMERMAN
NOES: NONE
ABSENT: SMITH
ABSTAIN: NONE

2.2 Conditional Use Permit 2011-139

Applicant: Big Bear Valley Recreation and Parks District
Representative: Reese Troublefield
Location: 40906 and 40946 Big Bear Boulevard
APN: 0309-011-29, 30

City Planner Etter presented the staff report stating that the applicants are requesting to construct and install a BMX bicycle park consisting of pre-fabricated ramps and features within a gated enclosure. She stated that the applicant was in the audience and has concurred with the conditions of approval contained in the resolution, and that one comment letter had been received after distribution of the staff report from James McNeil, owner of the Big Bear Hostel, and was distributed to the Commission on green paper. Mr. McNeil stated that a significant amount of noise is generated from the existing skateboard park when skateboards hit and land on the metal ramps, and that this noise may increase with the addition of the BMX park. Mr. McNeil requested that noise attenuation measures be made to the existing skateboard park and proposed BMX park.

At the hour of 2:16 p.m., Chairman Zimmerman opened the public hearing.

Reese Troublefield, representative for the Recreation and Parks District, responded to questions from the Commission. Mr. Troublefield responded to the issues raised by Mr. McNeil and indicated that it was not within his budget to install noise attenuation measures in the existing skateboard park or the proposed BMX park.

Hearing no further comment, at the hour of 2:26 p.m., Chairman Zimmerman closed the public hearing.

Moved by Commissioner Jackowski, seconded by Commissioner Senft, to adopt Resolution No. PC2011-11 approving Conditional Use Permit Application 2011-139, 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, ZIMMERMAN
NOES: NONE
ABSENT: SMITH
ABSTAIN: NONE

- 2.3 2008-2014 Housing Element Update (General Plan Amendment 2010-117 and Development Code Amendment 2011-136)
Applicant: City of Big Bear Lake
Representative: James J. Miller
Location: Citywide

Director Miller presented the staff report stating that before the Commission today is a General Plan Amendment to update the Housing Element of the General Plan, which identifies and analyzes existing and projected housing needs for the 2008-2014 planning period. He stated that the Development Code Amendment is required to implement the Housing Element's policies and programs, and that an Initial Study had been prepared for the Housing Element Update which determined that the adoption of the Housing Element and required amendments would not have a significant effect on the environment and a Negative Declaration has been prepared. He added that public comment letters on today's hearing for the Housing Element received by staff since distribution of the staff report were distributed to the Commission on green paper.

At the hour of 3:31 p.m., Chairman Zimmerman opened the public hearing.

The following members of the public spoke in opposition to Housing Element Program Commitments, including increasing the density from 12 units per acre to 20 units per acre on the parcels identified over two acres in size:

Michael Jasperson
Randy Langel
Gary Shaffer
Barbara Willey
Simeon Prophet
Terry Harris
James Wright
Barbara Horn

Hearing no further comment, at the hour of 4:04 p.m., Chairman Zimmerman closed the public hearing.

Moved by Chairman Zimmerman, seconded by Commissioner Senft, to adopt two Resolutions, Resolution No. PC2011-12 recommending that the City Council adopt a Negative Declaration and General Plan Amendment 2010-117 for the 2008-2014 Housing Element, and Resolution No. PC2011-13 recommending that the City Council adopt Development Code Amendment 2011-136, amending Sections 17.02 (definitions), Section 17.03 (General Procedures), Section 17.25 (Residential) and Section 17.35 (Commercial) for concurrent implementation of the 2008-2014 Housing Element, applicable to properties Citywide.

Motion to approve both resolutions was passed by the following vote:

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

3. PLANNING DIRECTOR'S REPORT None.
4. SUMMARY COMMENTS Chair Zimmerman thanked Staff for the years of work on the 2008-2014 Housing Element update leading up to the public hearing today.
5. ADJOURNMENT At the hour of 4:10 p.m., Chairman Zimmerman adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF NOVEMBER 16, 2011.



Lynne Rayner, Commission Secretary