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

November 6, 2013

CALL TO ORDER 1:17 p.m.

FLAG SALUTE Commissioner Senft.

ROLL CALL Commissioners Pacelli, Senft, Vice-Chairman Bush, and Chair Smith present; Commissioner Breunig excused.

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

AGENDA APPROVAL Approved as presented.

PRESENTATIONS / ANNOUNCEMENTS / INFORMATIONAL ITEMS

None

PUBLIC FORUM No one wished to speak

1. CONSENT CALENDAR

- 1.1 Approval of the minutes of the Planning Commission meeting of September 18, 2013. Approved as presented. Chair Smith abstained from the vote as he was not at that meeting.

2. PUBLIC HEARING ITEMS

- 2.1 Major Special Event 2013-147
Applicant: Open Sky Music Foundation
Representative: Matt Smith / Create If Designs
Location: Meadow Park, 41220 Park Avenue and surrounding streets
APN: 309-051-01

Associate Planner Eggebraten presented the staff report for Major Special Event 2013-147, an application to allow a Turkey Trot on November 28, 2013, over several City streets.

At the hour of 1:40 p.m., Chairman Smith opened the public hearing.

Matt Smith, representative for Open Sky Music Foundation, was present to answer any questions from the Commission.

Hearing no further comment, at the hour of 1:46 p.m., Chairman Smith closed the public hearing.

Motion by Commissioner Senft, seconded by Vice-Chairman Bush, to adopt Resolution PC2013-21 approving Major Special Event 2013-147, based on the findings and subject to the recommended conditions of approval contained in the resolution with a change to Condition # 11 to read “Coordinate Traffic and Parking Management Plan - The applicant shall work with the Planning Division, Sheriff’s Division and the Public Works Division to implement traffic and parking management, including provisions for parking during snow conditions and plowing of parking lots.”

Motion to adopt Resolution No. PC2013-21 was passed by the following vote:

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

2.2 Plot Plan Review 2013-145

Applicant: Seven Oaks Inc. / David Stone
Representative: Steve Bayer, Architecture & Engineering
Location: 40827 Stone Road
APN: 308-173-31 & 32

City Planner, Janice Etter, gave the report for the request to convert an existing commercial building into a restaurant and craft beer brewery at 40827 Stone Road with a Village Retail Zoning, located in the Village Specific Plan.

The Commission asked Staff questions about easements, parking, bottling of product, and odor. Staff responded to the questions.

At the hour of 2:23 p.m., Chairman Smith opened the public hearing.

David Stone, applicant; Noah Harrison, Project Manager; Steve Bayer, architect; and Ron VandenBroeke, brewer, were present to answer questions from the Commission. In addition, Bill Giamarino spoke in favor of the project.

Hearing no further comment, at the hour of 2:53 p.m. Chairman Smith closed the public hearing.

Motion by Vice-Chairman Bush, seconded by Commissioner Pacelli, to adopt Resolution PC2013-22 approving Plot Plan Review 2013-145, based on the findings and subject to the recommended conditions of approval contained in the resolution with the following changes:

#8. The approval of business advertising signs is a separate process requiring the submittal of a Sign Review application and construction plans. The applicant shall obtain a Sign Review approval from the Planning Commission and obtain all necessary building and/or electrical permits prior to erecting or displaying any non-exempt business advertising signs. (PLN, B&S)

#18. The applicant is required to provide parking for the restaurant and craft beer brewery use at a ratio of one space for each 45 square feet of dining/bar occupancy area plus one parking space for each employee on the largest shift. Based on the submitted plans, this is a minimum of thirty-seven (37) parking spaces. The applicant shall provide these on-site or off-site within 800 feet of the property. The applicant may lease surplus parking on one or more existing improved properties, purchase and improve an off-site property, or enter into an agreement with the City of Big Bear Lake to purchase "in-lieu" parking credit within City-owned public parking lots. Written proof of sufficient long-term parking for the restaurant and craft beer brewery use shall be submitted to the City prior to granting of a final inspection approval and issuance of a certificate of occupancy for the building. As part of the operations of the business, the applicant shall have employees park off site. (PLN)

3. **PLANNING DIRECTOR'S REPORT** Community Development Director Miller gave an update on the request for possible intensification of use by Linda Carpenter, owner of Alpenhorn Bed and Breakfast, indicating limitations that had been set.


4. **SUMMARY COMMENTS** Vice-Chairman Bush asked if the scheduled meeting on November 20, 2013, is set to go forward. Staff indicated yes.

Chairman Smith voiced concerns about the Special Event criteria that causes them to be forwarded to the Commission. He would like to see Staff review some of the requests.

City Planner Etter responded that the Ordinance requires that the Commission review all first time events. Community Development Director Miller indicated that Staff has been aware that there may be some changes to the Ordinance for discussion.

5. **ADJOURNMENT** At the hour of 3:06 p.m., Chairman Smith adjourned the meeting.

MINUTES APPROVED AT THE MEETING OF 11/20/13.



Becky Romine, Commission Secretary