



**CITY OF BIG BEAR LAKE
DEVELOPMENT SUMMARY LIST***

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ID#	FILE DATE	LOCATION	PROJECT NAME/INFORMATION	STAFF	CASE/RESO#	APPLICATION	STATUS
S	6/23/22	40524 Lakeview 500 Paine Court	Big Bear Troutfest, 17th Annual: Annual fishing tournament 600 participants at Big Bear Marina Event Dates: Fri 9/30 – Sun 10/2	JCE	PL20220110	Special Event	Applied
R	6/23/22	39077 Big Bear Blvd	Single-Family Dwelling: Additions of 501 square foot garage, 997 square foot living area and 324 square foot decks to a nonconforming structure.	NC	PL20220109	PPR	Applied
C	6/20/22	42656 Moonridge Rd	Moonridge Pizzeria: Change in use from retail to a specialty take-out food service including a 1,190 SF addition. Variance requests elimination of required onsite parking, from 8 to 0 spaces.	AM	PL20220106 PL20220107	PPR VAR	Applied
R	6/9/22	808 Peninsula Ln	Single-Family Dwelling: Minor Deviation requests 15% reduction into required setbacks; 17' front (instead of 20'), 13' rear (instead of 15').	JCE	PL20220104	MDEV	Applied
L	6/6/22	Citywide	Process Improvements: Development Code Amendment to the Home Occupation Permit, Temporary Use Permit, and Appeals processes; clarify multi-family residential objective design standards, and minor clean-up items including compliance with State regulations.	SOS	PL20220100	DCA	Applied
C	6/3/22	39769 Big Bear Blvd	Johnny's Ski Shop Demonstration Area: Conditional Use Permit for a new 14,750 SF demonstration area in association with Johnny's Ski and Board Shop.	NC	PL20220098	CUP	Applied
C	5/25/22	42825 Big Bear Blvd	Big Bear Snow Play/Cell Tower: New construction of a 70-foot tall mono-pine faux tree to serve as a wireless communication facility.	JCE	PL20220095	CUP	Applied
C	5/20/22	40857 Village Dr	Calvary Chapel Remodel: Convert existing 16,500 SF former worship chapel into a vacation rental check-in site with offices, private laundry facility, and storage areas.	AM	PL20220090	MNMD	Applied
R	5/16/22	657 Marin Rd	Covered Parking/Deck Addition: Add a 24.5 'x 16' second story deck that will also serve as covered parking for the existing single-family residence. New deck would extend 8' into required 20' street side setback.	NC	PL20220086 PL20220087	MNMD VAR	Applied
R	5/13/22	42608 Willow Ave	Single-Family Addition: Convert 260 SF outdoor deck habitable living area for existing single-family residence.	AM	PL20220084	MNMD	Applied



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S	5/12/22	40803 Village Dr (Christmas Tree Corner)	Kodiak Ultra Marathons, 9th Annual: 100-mile, 100K, half marathon, and 10K trail running races. Event Dates: Fri 8/19, Sat 8/20, Sun 8/21	AM	PL20220081	Special Event	Approved (expires 8/22)
C	5/2/22	170 Business Center Dr	Mountain Transit Authority: Develop 3.55 acre vacant site with new 11,470 SF maintenance building with wash area and bus parking, and new 11,200 SF building for administrative offices.	AM	PL20220074	CUP	Applied
C	4/13/22	41787 Big Bear Blvd	Hacienda Restaurant: Add 392 SF outdoor seating area to existing restaurant, and 107 SF storage room.	AM	PL20220054	MNMD	Approved (MNMD expires 6/27/2023)
C	4/12/22	41595 Big Bear Blvd 41594 Brownie Lane	Big Bear Jeep Experience: Demolish vacant cabins and build a new 3,300 square foot, two story commercial building and demonstration area.	AM	PL20220052	CUP	Applied
S	4/6/22	40870 Big Bear Blvd (Veterans Park)	2022 Big Bear Lake Sunset Concert Series: Event Dates: Fridays, 6/17, 6/24 and 7/1, 4 pm to 8 pm	JCE	PL20220048 PC 2022-08	Special Event	Approved (expires 7/2)
R	4/6/22	39942 Lakeview Dr	Residential Plan Check Appeal: Curved roof does not comply with 2:12 slope requirement.	NC	PL20220047	Appeal	Withdrawn
R	4/1/22	527 Georgia	Residential General Plan and Zoning Map Amendment: Change GP land use designation and corresponding zoning map amendment, from C-2 to R-1. Existing second unit approved in 1987 under 87-36/PPR	JCE	PL20220044 PL20220045	DCA GPA	Applied
S	4/1/22	43101 Goldmine Dr (Bear Mountain)	2022 Highlander Adventure: Multi-day hikes covering 15, 30, or 60-miles Event Dates: Tue 9/27, 6 am – Sun 10/2, 9 pm	JCE	PL20220043	Special Event	Approved (expires 10/7)
C	3/11/22	40359 Big Bear Blvd 800 Wildrose Lane	Alpine Slide: Parcel Map for the Merger of 25 parcels into 1 parcel and vacate ROW (Modoc and Outlook Drives). Action required by CUP2019-054 and PC2019-09 conditions #12, #13, and #14.	NC	PL20220033	TPM	Applied
S	3/7/22	40824 Big Bear Blvd	2022 Cal Triathlon Big Bear: Event Dates: Sun 8/28, times TBD	JCE	PL20220036	Special Event	Applied
S	2/15/22	43101 Goldmine Road (Bear Mtn/City Streets)	2022 Tour de Big Bear: Event Dates: Sat 8/6, 4 am – 5 pm	AM	PL20220024 PC 2022-07	Special Event	Approved (expires 8/7)
S	2/10/22	Knickerbocker Pkg Lot & Big Bear Elementary	2022 Goldmine Music Festival Event Dates: Sat 9/17, 2 pm - 9 pm	JCE	PL20220020 PC 2022-09	Special Event	Approved (expires 9/19)



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R	1/25/22	867 Jaybird Ln	Single-Family Dwelling: Adds 900 SF (2-story configuration) to existing residential structure with nonconforming setbacks.	NC	PL20220014 PC 2022-05	PPR	Plan Check (PPR expires 4/18/2024)
C	1/19/22	42173 ½ Big Bear Blvd Unit "I"	Massage Spa: Reuse of existing retail space with new massage spa with 7 treatment rooms.	AM	PL20220006	CUP	Approved (CUP expires 7/18/2024)
S	1/4/22	Village "L" (Pine Knot/Village Dr)	2022 Antique Car Show & Fun Run: Event Dates: Thu 8/11 – Sun 8/14, 8 am - 3 pm	AM	PL20220001	Special Event	Approved (expires 8/15)
C	12/20/21	42146 Fox Farm Rd	Mountain View Animal Care Center: Reuse of existing retail building into veterinary clinic with medical overnight stays and ancillary pet grooming.	NC	PL20210167 PC 2022-03	PPR	Plan Check (PPR expires 2/28/2024)
C	11/4/21	41749 Big Bear Blvd	Mile High Equipment: New outdoor contractors' storage yard at former auto service/storage location.	NC	PL20210145	CUP	Applied
R	10/19/21	205 Lagunita Lane	ROW Vacation: Vacate 215 SF southeast portion of Francis Way to allow for future lot merger of adjoining properties.	JCE	PL20210140	ROW	Applied
C	10/8/21	214 Lagunita Lane	Noon Lodge: Ancillary outdoor use for wedding receptions and other gathering events for up to 75 persons. No other changes to existing 15-unit commercial lodge.	JCE	PL20210136 PC 2022-06	MNMD	Denied on 4/6/22
	4/15/22		Appeal Planning Commission decision PC2022-06 denying Minor Modification 2021-136.	JCE	PL20220055	Appeal	Withdrawn on 6/21/22
C	9/16/21	40260 Big Bear Blvd	Big Bear Mountain Brewery: Adds 495 SF to existing building for walk-in cooler. Addition encroaches 17' into 20' setback.	JCE	PL20210122 PL20210123 PC 2021-12	VAR MNMD	Plan Check (MNMD expires 12/27/2022)
R	4/6/21	40347 York Lane	Residential General Plan and Zoning Map Amendment: Change GP land use designation and corresponding zoning map amendment, from C-3 to R-1. No development proposed.	JCE	PL20210038 PL20210039	GPA DCA	Applied
L	2/11/21	Citywide	2021-2029 Housing Element Update: Revisions to the City's adopted Housing Element, based on HCD comments received in March 2022. Process will include re-adoption before State certification.	RL/SOS	PL20210019 CC 2021-141	GPA	Applied



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C	7/28/20	42151 Big Bear Blvd	Get The Burger: Adds 499 SF for indoor dining, accessible restrooms and kitchen equipment to existing eatery, remodel existing outdoor patio, and adds new outdoor seating area.	AM	PL20200067 PL20200068	MNMD MDEV	Construction
C	7/27/20	41820 Big Bear Blvd	Hampton Inn/Home 2: New construction of three-story 128-room hotel including 61,240 SF, indoor pool, exercise room, and outdoor area.	NC	PL20200066 PC 2020-066	PPR	Construction
	11/18/21		Modification to PC2020-066 adds 500 SF and clarifies room count of 130 rooms. No change to actual number of rooms.	NC	PL20210152	MNMD	
C	6/3/20	42040 Big Bear Blvd	AutoZone: New one-story 6,840 SF retail auto parts store.	NC	PL20200039 PC 2020-09	PPR	Completed
C	12/20/19	601/603 Pine Knot	Wrap it Up Stick 'em Up: Change in occupancy of existing retail space to specialty food service use, with new full kitchen and limited indoor seating.	AM	PL20190143 PC 2020-04	PPR	Construction (TCO expires 8/4/2022)
C	8/27/19	42530 Moonridge Rd	Restaurant Addition: Adds 2,069 SF to existing 1,428 SF restaurant and expands outdoor patio, to 1,354 SF. Variance reduces onsite parking, from 13 to 10, and parking encroachment into setbacks.	AM	PL20190113 PL20190014 PC 2019-14	PPR VAR	Approved (PPR expires 10/28/22)
C	6/24/19 6/27/19	42460 & 42488 Moonridge Rd 592-612 Elm St	The Barn: New two-story building including 7,200 SF on the ground floor for a wedding reception banquet hall with 2,160 SF on the second floor for storage and mechanical space. An existing structure onsite would be repurposed for use as dressing rooms and restrooms. Corresponding changes to the general plan land use and zoning also included, from Multi-Family Residential (R-3) to Commercial Visitor (C-3).	JCE	PL20190079 PC 2020-10 PL20190083 CC 2020-57 PL20190084 ORD 2020-483	CUP GPA DCA	Construction
C	5/29/19	43101 Goldmine Drive	Big Bear Mountain Ski Resort: Expand existing 22,000 SF deck by 12,000 SF to improve accessibility and circulation between and throughout base area facilities, and renovate the West base building for ticket sales and food service.	JCE	PL20190066 PC 2019-11	CUP	Construction



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C	5/24/19	40770 Big Bear Blvd	Marina Resort: Modify previous approval to remodel existing 3-story 42-room hotel. Proposal includes interior floor plan changes, a 2,276 SF building addition, and exterior façade and roof material changes.	JCE	PL20190065 PC 2020-02	MJMD	Construction
	7/11/22		Modification to PC2019-065 adds 1,024 SF building area to incorporate changes to approved lobby and bar layout, removes onsite laundry in favor of new fitness center and spa, adds 2,589 SF of outdoor deck/seating area, and requests to remove required sidewalk frontage along Big Bear Blvd.	JCE	PL20220116	MJMD	Applied
R	3/7/19	42483 Moonridge Rd	Residential Subdivision: Divide 1.78 acres into 3 parcels, approx. 25,000 square feet each for construction of 3 single family homes.	JCE	PL20190030 PC 2019-08	TPM	Plan Check (TPM expires 7/1/2023)
C	8/24/18	40671 Village Dr	The Club, Phase III: Modify previous approval to include new development of 37 timeshare units, comprising 3-story buildings, including 28 two-bedroom units and 9 three-bedroom units, pool building, and maintenance building.	JCE	PL20180122 PC 2020-01	MNMD/CUP	Plan Check (CUP expires 1/27/2023)
M	11/7/18	40645 Village Dr (Ph1) 40651 Village Dr (Ph2)	Village Mixed-Use: Phase 1 comprises remodel of existing 1,433 SF 2 nd story residential unit. Phase 2 comprises new construction of a 2-story mixed-use building totaling 3,139 SF, including (2) residential units (each 1,160 SF) above a 922 SF commercial restaurant at ground level.	NC	PL20180123 PL20180139 PC2018-24	PPR VAR	Phase 1 completed; Phase 2 exp 11/19/2025
C	11/18/17	685 Pine Knot Ave	Village Commercial: New 2-story multi-tenant commercial building comprising 5,791 SF for a yogurt shop and 2 retail shops.	NC	PL20170174 PC2018-01	PPR	Construction (TCO expires 7/1/2022)
C	1/13/17	40671 Village Dr	The Club, Phase II: Modify previous approval to include new development of 22 timeshare units, comprising 3-story buildings, including 20 two-bedroom units and 2 three-bedroom units.	JCE	PL20170005 PC2017-04	MNMD/CUP	Construction

* Includes projects/actions requiring land use entitlements. Items remain until completion. List does not include Pre-Development Reviews or ministerial projects/actions.

ID# clarifies C (commercial), R (residential), M (mixed-use), S (special event), or L (legislative/city-initiated) types of property/use.



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STATUS	DESCRIPTION
Land Use/Planning Entitlements	
Applied	Project application submitted and under review
Approved/Denied/Adopted	Decision-maker final action
Withdrawn	Application closed or withdrawn before action taken
Expired	Approved entitlement not initiated
Building/Construction Permits	
Plan Check	Building plans submitted and under review
Construction	Building permits approved/Construction underway
Completed	Construction completed and final sign-off received

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AM = Andrew Mellon, Principal Planner
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NC = Nathan Castillo, Associate Planner
RL = Ruth Lorentz, Contract Planner
SOS = Sue O'Strander, Director

APPLICATION TYPES:

Appeal
Conditional Use Permit (CUP)
Development Code Amendment (DCA)
Deviations, Minor (MDEV)
General Plan Amendment (GPA)
Major Modification (MJMD)
Minor Modification (MNMD)
Plot Plan Review (PPR)
Right-of-Way Vacation (ROW)
Special Event
Temporary Certificate of Occupancy (TCO)
Tentative Parcel Map (TPM)
Variance (VAR)

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