



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

Updated 1/11/2023

Page 1

ID#	FILED	LOCATION	PROJECT NAME/INFORMATION	STAFF	CASE	RESO/ORD	APPLICATION	STATUS	NOTES
S	12/27/22	630 Bartlett Road (Bartlett Parking Lot)	2023 Grill & Chill: Event Date: Friday, May 26 – Sunday, May 28 (10-5)	JCE	PL20330193		Special Event	Applied	
C	10/28/22	664 Pine Knot Ave	AV Bar & Grill: New outdoor dining/seating area comprising 1,800 SF.	AM	PL20220179		PPR	Applied	
L	10/20/22	Citywide	ADU Ordinance Amendment: Development Code Amendment follows Urgency Ordinance to incorporate permanent regulations pertaining to ADUs compliant with SB 897.	JCE	PL20220173		DCA	Applied	
S	10/18/22	41220 Park Ave (Meadow Park)	2022 Big Bear Turkey Trot: Event Date: Thurs 11/24 (7:30-12)	JCE	PL20220169		Special Event	Approved	Expires 11/25/2022
S	8/31/22	40870 Big Bear Blvd (Veterans Park)	2023 Polar Plunge: Event Date: Sat 3/4 (10-2)	AM	PL20220148		Special Event	Approved	Expires 3/5/2023
R	8/31/22	40821 Village Drive	La Pergola Outdoor Patio: New covered outdoor dining areas with 42' x 14' trellis along Pine Knot Ave and 10' x 88' uncovered patio along Village Dr. adding more than 1,470 SF outdoor seating area.	JCE	PL20220147		MNMD	Withdrawn	
S	8/31/22	630 Bartlett Road (Bartlett Parking Lot)	2022 Adventure Van Expo: Event Dates: Sat 10/15 (10-5) – Sat 10/16 (10-3)	AM	PL20220146		Special Event	Approved	Expires 10/17/2022
C	8/31/22	40433 Lakeview Drive	Old Cowboy Steakhouse: Abandonment of a 1,006.89 SF section of Lakeview Drive and Spruce Road.	JCE	PL20220145		VRW	Applied	
C	8/17/22	42252 Moonridge Rd	Moonridge Garden & Gift Shop: 500 square foot office and restroom to an existing nursery business.	NC	PL20220149		PPR	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	PC 2022-24	PPR	Approved	Expires 12/17/2024
C	6/20/22	42656 Moonridge Rd	Moonridge Pizzeria: Change in use from retail to a specialty take-out food service with no onsite seating. Variance requests reduction of onsite parking, from 4 to 2 spaces.	AM	PL20220106 PL20220107	PC 2022-23	PPR VAR	Approved	Expires 11/28/2024
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	PC 2022-18	MDEV	Plan Check	Expires 8/29/2024
C	6/6/22	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	



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

Updated 1/11/2023

Page 2

ID#	FILED	LOCATION	PROJECT NAME/INFORMATION	STAFF	CASE	RESO/ORD	APPLICATION	STATUS	NOTES
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	PC 2022-15	CUP	Approved	Expires 8/15/2024
C	5/20/22	40857 Village Dr	Calvary Chapel Remodel: Convert existing 16,500 SF former chapel use into a vacation rental check-in site with offices, private laundry facility, and storage areas. Also includes exterior rehabilitation.	AM	PL20220090		MNMD	Approved	Expires 8/1/2023
R	5/13/22	42608 Willow Ave	Single-Family Addition: Convert 260 SF outdoor deck habitable living area for existing single-family residence.	NC	PL20220084		MNMD	Construction	
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	Expires 6/27/2023
C	4/12/22	41595 Big Bear Blvd 41594 Brownie Lane	Big Bear Off-Road Experience: Demolish vacant cabins and build a new 3,300 square foot, two story commercial building and demonstration area.	AM	PL20220052	PC 2022-19	CUP	Approved	Expires 8/29/2024
R	4/1/22	527 Georgia St	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	
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	2/10/22	Knickerbocker Pkg Lot & Big Bear Elementary	2023 Goldmine Music Festival 2022 event canceled - Modified approval to new date in 2023 Event Date: Sat 9/16/2023, 2 pm - 9 pm	JCE	PL20220020	PC 2022-22	Special Event	Approved	Expires 9/17/2023
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	Expires 4/18/2024



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

Updated 1/11/2023

Page 3

ID#	FILED	LOCATION	PROJECT NAME/INFORMATION	STAFF	CASE	RESO/ORD	APPLICATION	STATUS	NOTES
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	PC 2022-10	CUP	Plan Check	Expires 7/18/2024
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	Construction	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	
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	Expires 12/27/2022
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 2020-66	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	6/24/19 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 PL20190083 PL20190084	PC 2020-10 CC 2020-57 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	



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

Updated 1/11/2023

Page 4

ID#	FILED	LOCATION	PROJECT NAME/INFORMATION	STAFF	CASE	RESO/ORD	APPLICATION	STATUS	NOTES
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	Construction	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	Expires 1/27/2024
	10/5/22		Modification and Time Extension to CUP 2018-122 reducing project to 36 units, altering Buildings 2, 6, 7, 9, 14, 16, and 18, relocate driveway at Paine Road, and convert proposed retail space to sales office for the timeshare resort.	JCE	PL20220158 PL20220159	PC 2022-26	MJMD Time Extension	Approved	
M	11/7/18	40645 Village Dr (Ph1) 40651 Village Dr (Ph2)	Village Mixed-Use, Phase 2: 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 2	Expires 11/19/2026
R	3/12/18	Mill Creek Road & Talmadge Road	Morgan Pines Subdivision, Tract Map 18580: Subdivision of 6.7 acres and development of 23 single-family residential lots with natural open space and buffer areas.	JCE	PL2018-037	PC2013-15	TTM	Construction	
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	
	10/3/22		Modification to PC2018-01 eliminating several approved architectural features along building elevations.	NC	PL20220156		MJMD	Applied	



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

ID#	FILED	LOCATION	PROJECT NAME/INFORMATION	STAFF	CASE	RESO/ORD	APPLICATION	STATUS	NOTES
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.

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 issued/Construction underway
Completed	Construction completed and final sign-off received

STAFF CONTACT: (909) 866-5831 or
bblplan@citybigbearlake.com

AM = Andrew Mellon, Principal Planner
JCE = Janice Etter, Sr Principal Planner
NC = Nathan Castillo, Associate 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/Minor Modification (MJMD/MNMD)
- Plot Plan Review (PPR)
- Special Event
- Tentative Parcel/Tract Map (TPM/TTM)
- Time Extension
- Vacation of Right-of-Way (VRW)
- Variance (VAR)

\\CBBL21\2-Group\Planning\~ 2021 to New PLANNING FILES ~\~CURRENT PROJECTS\Development Summary List - CONTINUOUS2.docx