



# City of Big Bear Lake

## NOTICE OF PUBLIC HEARING

### CITY OF BIG BEAR LAKE NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION ON WEDNESDAY, JANUARY 19, 2022, AT 1:15 P.M., FOR CONSIDERATION OF THE FOLLOWING ITEM:**

**Development Code Amendment 2021-160** pertaining to adoption of an ordinance to implement Senate Bill 9 (“SB 9”). This law became effective on January 1, 2022, and makes changes to the California Subdivision Map Act (Cal. Govt. Code Section 66411.7) and zoning law (Cal. Govt. Code Section 65852.21.) SB 9 requires cities to allow “second units” and “two-unit projects” on any lot that is zoned single family residential. It further requires cities to allow single family lots to be split roughly in half, called “urban lot splits” and for two new units to be built on the newly created lots. The City proposes to add Section 16.07.060 to the city’s subdivision regulations contained in Municipal Code Chapter 16.07 to allow “urban lot splits.” The City further proposes to repeal and replace the standards contained in Development Code Chapter 17.25, Section 17.25.130 to allow “second units” and “two-unit” projects and to revise Table 17.25.030.A. to prohibit a single family detached dwelling unit as a principal land use in the multiple family residential (R-3) zone. An ordinance adopted to implement the provisions of SB 9 shall not be considered a project under Division 13, commencing with Section 21000 of the Public Resources Code, and therefore the provisions of the California Environmental Quality Act (CEQA) do not apply. An action to prohibit a land use is Statutorily Exempt under Section 15061(b)(3), the common sense rule that CEQA applies only to projects, which have the potential to cause a significant environmental effect. Where it can be seen with certainty that the activity will not have a significant effect on the environment, the activity is not subject to CEQA.  
Case Planner: Janice Etter

The public hearing will be held in Hofert Hall of the City of Big Bear Lake Civic and Performing Arts Center at 39707 Big Bear Boulevard, Big Bear Lake, CA, 92315. Any person may appear and be heard in support or opposition to the proposal at the time of the hearing. Please address written responses to the Planning Division, Post Office Box 10000, Big Bear Lake, CA 92315. Information on the above items is available for review at the Planning Division, 39707 Big Bear Blvd., Big Bear Lake, (909) 866-5831, fax: (909) 866-7511, e-mail: [bbplan@citybigbearlake.com](mailto:bbplan@citybigbearlake.com)

If you challenge the above action in court, you may be limited to raising only those issues which you or someone else raised at the public hearing described in this notice or any future public hearing on this item, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

The City of Big Bear Lake wishes to make all of its public hearings accessible to the public. If you need special assistance to participate in this hearing, please contact the City Clerk’s office at (909) 866-5831. Notification 72 hours prior to the hearing will enable the City to make reasonable arrangements to ensure accessibility to this hearing.

**Publish Date: January 5, 2022**