



CITY OF  
**BIG BEAR LAKE** *California*

**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 OF THE CITY OF BIG BEAR LAKE ON WEDNESDAY, DECEMBER 7, 2022, AT 1:15 P.M., FOR CONSIDERATION OF THE FOLLOWING ITEMS:**

**Time Extension 2022-158 and Major Modification 2022-159**, submitted by Bluegreen Vacations Unlimited, Inc., represented by Lou Ochoa, Ochoa Development Corp. The applications apply to The Club at Big Bear Village, 40671 Village Drive and 695 Paine Road (APN's 0308-121-52, 53, 54, 56, 57, 59, 66, 67, 68, 69, 71, 72, 73, 78 & 79; and 0308-137-12). The Time Extension application requests a 12-month extension of Conditional Use Permit 2018-122, which was approved by Resolution PC2020-01 and which will expire on January 27, 2023. The Major Modification application requests to eliminate one unit to make the project a 36-unit timeshare addition, increase the size of Building 14 and change its use from a retail space to an on-site sales office, reduce the size of Building 9 - the pool house, change the driveway location of 695 Paine Road, change the orientation and increase the size of Maintenance Building 7, and make minor floor plan and elevation changes to Buildings 2, 6, 16 & 18. The net increase in building area of the project is approximately 4,300 square feet. The Village Drive property is zoned Village Specific Plan Commercial Lodging (VSP-CL). The Paine Road property is zoned Multiple Family Residential (R-3). An Environmental Impact Report and addendum were prepared and are contained in the record. This project is determined to be categorically-exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of the State CEQA Guidelines pertaining to the minor alteration of the approved project involving negligible expansion of the approved use. 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, P.O. 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: [bblplan@citybigbearlake.com](mailto:bblplan@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. **Publication Date: November 23, 2022**

**VICINITY MAP – THE CLUB AT BIG BEAR VILLAGE**

TIME EXTENSION 2022-158 AND MAJOR MODIFICATION 2022-159  
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