



City of Big Bear Lake

NOTICE OF PUBLIC HEARING

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, JULY 6, 2022, AT 1:15 P.M., FOR CONSIDERATION OF THE FOLLOWING ITEM:

Development Code Amendment 2022-100 has been initiated by the City of Big Bear Lake to improve several permit processes, clarify certain development criteria, and align the City's Development Code with State legislation. Specifically, amendments to the Development Code (Title 17 of the Municipal Code) includes §17.02.030 (Definitions) to amend definitions of 'day care, large family' and 'day care, small family' to align with State Law, §17.03.030 (Notification procedures) to clarify the notification process for administrative actions, §17.03.050 (Time limitations for application acceptance) and §17.03.060 (Appeal of determination of incomplete application) to streamline the review process by incorporating a procedure for perpetually 'incomplete' development applications, §17.03.110 (Appeal procedures) to clarify the standard for de novo review of appeals, §17.03.160 (Plot plan review) and §17.03.250 (Minor modifications to approved plans and existing development) adjusting the level of administrative reviews from 500 square feet to no more than 5,000 square feet of additional building area. The new threshold aligns with triggers for stormwater management and WQMP plans. Proposed amendments are also recommended for §17.03.260 (Large family day care) to eliminate the permit process to align with State regulations, §17.03.270 (Home occupation permit) to streamline such reviews by removing the 10-day notice, correct reference to Development Code and clarify the requirement for the applicant to agree with related standards and conditions for a home-based business. Proposed changes to §17.03.290 (Temporary use permits) will streamline such reviews by removing the 10-day notice, §17.03.320 (Nonconforming uses and structures) to clarify the term "nonconforming" applies to legal nonconforming and that illegal uses or structures have no rights under this section. Table 17.25.040.A (Accessory uses and structures permitted in residential zones) is amended to clarify large family day care uses are permitted in residential zones without a Large Family Day Care Permit. Table 17.25.050.A (General development standards in residential zones) is amended to clarify applicability of street frontage setbacks, and identify building coverage and building height criteria as maximums (and not minimums). Existing design standards under §17.25.090.B (Multiple family residential design standards) will be updated to include and clarify objective standards, as required by State law, and Table 17.35.030.A (principal uses permitted in commercial and public zones) is amended to clarify similarity of bus yards as a public service use.

The recommended amendments involve a series of minor text changes to streamline several administrative processes, clarify Code language, and better alignment with State law. None of the proposed amendments would directly result in any physical development, nor will the proposed amendments result in any change to the built-out environment as envisioned by the General Plan or Development Code. Therefore, the proposed Development Code Amendments are not a "project" under Public Resources Code section 21065, and, in the alternative, are exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15061(b)(3), the "common sense exemption," where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Case Planner: Sue O'Strander.

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

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.