



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:

General Plan Map Amendment 2022-044 and Zone Change 2022-045, submitted by property owner, Barret Randel. The applications request to change the General Plan land use map designation of the property at 527 Georgia Street (APN 0309-144-24) from Commercial General (CG) to Single Family Residential (SFR-4), and the accompanying Zone Change from Commercial General (C-2) to Single Family Residential (R-1). The property contains 7,250 sf in area and is developed with a 1,500 sf residence, garage, and 370 sf apartment over the garage, which were approved by the City in 1987 by Plot Plan Review 87-35. In 2003, the allowable land uses in Commercial-General (CG) (designated in orange) changed to no longer allow this residential use. The project is determined to be categorically-exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 is excluded from the definition of a project by Section 21065 of the Public Resources Code and Section 15378(b) of the State CEQA Guidelines. 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.

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.

VICINITY MAP

GENERAL PLAN AMENDMENT 2022-044 AND
ZONE CHANGE 2022-045
527 Georgia Street
APN 0309-144-24

