



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

Updated May 2024

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**DISCRETIONARY PERMITS/LAND USE ACTIONS**

ID#	FILED	LOCATION	PROJECT NAME/INFORMATION	STAFF	CASE	RESO/ORD	APPLICATION	STATUS	NOTES
C	4/23/24	40740 Village Drive	<b>Whiskey Dave's:</b> New outdoor area with gas firepits and guest seating.	NC	PL20240045		MNMD	Applied	
R	4/18/24	489 Tennessee Lane	<b>Single-Family Addition:</b> 150 SF addition to an existing nonconforming residential structure due to the rear yard setback.	GB	PL20240044		MNMD	Approved	Expires 5/13/2025
C	3/13/24	476 Jeffries/41250 Big Bear Blvd	<b>Big Bear Retro Arcade:</b> New 1,400 SF retro arcade at a commercial building that was previously a retail store.	GB	PL20240030		CUP	Applied	
C	3/5/24	41563 Big Bear Blvd	<b>"O" Resort:</b> New construction of a 13 building resort with 10 detached lodging units, a café, full restaurant, and 2 manager units.	NC	PL20240025		PPR	Applied	
C	11/7/23	40861 Stone Road	<b>Big Bear Association of Realtors:</b> Installation of an approximately 120 SF accessory structure.	GB	PL20230149		MNMD	Approved	Expires 12/29/2024
C	10/3/23	40821 Village Drive	<b>La Pergola:</b> 499 square foot deck addition to an existing commercial restaurant	NC	PL20230137		MNMD	Approved	Expires 5/6/2025
L	9/18/23	Citywide	<b>Sign Code Review:</b> Development Code Amendment to revise A-Frame sign regulations in the sign ordinance.	AM	PL20230129		DCA	Applied	
C	8/24/23	42172 Moonridge Road	<b>Moonridge Hotel:</b> New 56 room hotel with two manager units. Proposed 3-story structure, over parking, with an overall building height of 40 feet. Includes 86 parking spaces and 6 motorcycle spaces. Existing restaurant on-site will remain.	NC	PL20230112	PC 2024-03	PPR	Approved	Expires 2/20/2026
R	8/22/23	456 Quail Avenue	<b>Single-Family Addition:</b> Adds 168 SF to existing 1,386 SF residential structure with nonconforming setbacks.	GB	PL20230110		MNMD	Plan Check	Expires 10/16/2024
C	8/15/23	42167 Big Bear Blvd	<b>Chipotle Restaurant with Drive-Thru:</b> New construction of a 2,323 SF restaurant with drive-thru. Project includes demolition of an existing structure and a 3-lot Parcel Map subdivision.	NC	PL20230106 PL20230107		CUP TPM	Applied	
L	7/26/23	Southwest corner of Big Bear Boulevard & Talbot Drive	<b>Castle Rock Trail Parking Lot &amp; Trailhead:</b> New Public parking lot with 30 spaces, restrooms, and trailhead connecting to Castle Rock Trail.	NC	PL20230097 PL20230098	PC 2024-05 PC 2024-06	CUP VAR	Approved	Expires 4/1/2026



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C	7/25/23	652 Pine Knot Avenue	<b>Paisley Boutique:</b> Addition of a 75 SF outdoor patio area for beer and wine tasting for "Elevation 6752" Shop & Sip.	NC	PL20230096		MNMD	Approved	Expires 8/29/2024
C	7/05/23	735 Stocker Road	<b>Indoor Self Storage:</b> Conversion of an existing 7,241 SF (plus 1,712 SF mezzanine) warehouse space into 48 indoor individual self-storage units.	GB	PL20230089	PC 2023-17	CUP	Approved	Expires 11/15/2025
R	6/27/23	39572 Forest Road	<b>Single Family Addition:</b> Adds 845 SF to existing 2-story house and 502 SF new exterior deck space. Variance requests 6 ½ foot encroachment into required street side yard.	NC	PL20230083 PL20230084	PC 2023-15	PPR VAR	Plan Check	Expires 10/16/2024
L	6/7/23	Citywide	<b>R-3 Land Uses Ordinance Amendment:</b> Development Code Amendment proposes to eliminate commercial uses and restrict single-family home development in the R-3 zone.	AM/NC	PL20230068	PC 2023-16	DCA	PC Approved	
C	4/21/23	560 Bartlett Road	<b>Private Laundry Facility:</b> Convert approximately 1,500 SF of an existing garage for use as a non-public laundry facility for private commercial use by a vacation rental company.	GB	PL20230038		MNMD	Approved	Expires 8/17/2024
R	3/31/23	675 Daisy Lane	<b>Residential Setback Encroachment:</b> Minor Deviation requests 15% reduction from the required rear setbacks for development of new 2,062 SF single family residence. Rear setback proposed at 12'9" instead of 15'.	NC	PL20230030		MDEV	Approved	Expires 8/28/2024
R	3/13/23	355 Canvas Back Road	<b>Single-Family Addition:</b> Adds 109 SF to existing nonconforming residence for laundry room and half-bath.	NC	PL20230025		MNMD	Plan Check	Expires 6/12/2024
C	3/13/23	42124-42126 Big Bear Blvd	<b>Big Bear Mountain Brewery:</b> Adds 495 SF to existing building for walk-in cooler. Addition encroaches 17' into 20' setback.	AM	PL20230023 PL20230024	PC 2023-07	MNMD VAR	Approved	Expires 5/29/2024
R	2/7/23	41311 Lahontan Drive	<b>Georgia Street Cabins:</b> Proposes 2 affordable units, comprising new manufactured homes, each 624 SF in size (less than required 800 SF minimum), with narrower roof overhangs (less than 12" required), and with open parking spaces (instead of covered).	AM/NC	PL20230014		VAR	Applied	
C	1/17/23	42124-42126 Big Bear Blvd	<b>Wood Investments:</b> Alteration of existing retail space (former K-mart) to split/demise the area into three smaller spaces (17,913 SF, 23,228 SF, and 22,756 SF) for occupancy by allowed commercial/retail uses.	AM/NC	PL20230003		MNMD	Plan Check	Expires 6/12/2024



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	10/3/23	42124-42126 Big Bear Blvd	<b>Wood Investments/Tractor Supply Co:</b> Proposed use for tenant space 3 includes exclusive outdoor display areas (approx.. 13,680 SF) for proposed Tractor Supply Co. In addition, shops building would e reduced to about 5,920 SF to increase on-site parking area.	NC	PL20230135	PC 2024-04	MJMD	Approved	Expires 3/4/2026
C	8/17/22	42252 Moonridge Road	<b>Moonridge Garden &amp; Gift Shop:</b> 500 square foot office and restroom to an existing nursery business.	NC	PL20220149	PC 2023-03	PPR	Construction	
R	6/23/22	39077 Big Bear Blvd	<b>Single-Family Dwelling:</b> 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	Plan Check	Expires 12/17/2024
C	6/20/22	42656 Moonridge Road	<b>Moonridge Pizzeria:</b> 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	Plan Check	Expires 11/28/2024
R	6/9/22	808 Peninsula Lane	<b>Single-Family Dwelling:</b> Minor Deviation requests 15% reduction into required setbacks; 17' front (instead of 20'), 13' rear (instead of 15').	AM/NC	PL20220104	PC 2022-18	MDEV	Construction	
C	6/6/22	39769 Big Bear Blvd	<b>Johnny's Ski Shop Demonstration Area:</b> Conditional Use Permit for a new 14,750 SF demonstration area in association with Johnny's Ski and Board Shop.	NC	PL20220098	PC 2024-02	CUP	Approved	Expires 1/29/2026
C	5/25/22	42825 Big Bear Blvd	<b>Big Bear Snow Play/Cell Tower:</b> New construction of a 70-foot tall mono-pine faux tree to serve as a wireless communication facility.	AM/NC	PL20220095	PC 2022-15	CUP	Construction	Expires 8/15/2024
R	5/13/22	42608 Willow Avenue	<b>Single-Family Addition:</b> Convert 260 SF outdoor deck habitable living area for existing single-family residence.	NC/GB	PL20220084		MNMD	Construction	
C	5/2/22	170 Business Center Drive	<b>Mountain Transit Authority:</b> 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	PC 2023-05 PC 2023-04	CUP	Plan Check	Expires 5/1/2026, Phase 1
C	4/13/22	41787 Big Bear Blvd	<b>Hacienda Restaurant:</b> Add 392 SF outdoor seating area to existing restaurant, and 107 SF storage room.	AM	PL20220054		MNMD	Construction	Expires 6/28/2024
C	4/12/22	41595 Big Bear Blvd 41594 Brownie Lane	<b>Big Bear Off-Road Experience:</b> 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



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C	3/11/22	40359 Big Bear Blvd 800 Wildrose Lane	<b>Alpine Slide:</b> 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	PC 2024-01	TPM	Approved	
R	1/25/22	867 Jaybird Lane	<b>Single-Family Dwelling:</b> Adds 900 SF (2-story configuration) to existing residential structure with nonconforming setbacks.	NC	PL20220014	PC 2022-05	PPR	Construction	Expires 4/18/2024
C	1/19/22	42173 ½ Big Bear Blvd Unit "1"	<b>Massage Spa:</b> Reuse of existing retail space with new massage spa with 7 treatment rooms.	AM	PL20220006	PC 2022-10	CUP	Construction	Expires 7/18/2024
C	7/28/20	42151 Big Bear Blvd	<b>Get The Burger:</b> 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	<b>Hampton Inn/Home 2:</b> 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		<b>Modification</b> to PC2020-066 adds 500 SF and clarifies room count of 130 rooms. No change to actual number of rooms.	NC	PL20210152		MNMD		
	8/16/23		<b>Modification:</b> 82.5 sf addition to the approved Hampton Inn hotel for an exterior expansion to the proposed pool equipment room.	NC	PL20230109		MNMD		
C	6/24/19 6/27/19	42460 & 42488 Moonridge Road 592-612 Elm Street	<b>The Barn:</b> 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 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).	AM/NC	PL20190079 PL20190083 PL20190084	PC 2020-10 CC 2020-57 ORD 2020-483	CUP GPA DCA	Construction	Expires 11/27/2024
	4/21/23	42488 Moonridge Road	<b>Modification</b> for the addition of accessory structure, covered bridge, and trellis entry to CUP and Landscape Plan	AM/NC	PL20230039		MNMD		
C	5/29/19	43101 Goldmine Drive	<b>Big Bear Mountain Ski Resort:</b> 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.	AM	PL20190066	PC 2019-11	CUP	Construction	



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C	5/24/19	40770 Big Bear Blvd	<b>Marina Resort:</b> 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.	AM	PL20190065	PC 2020-02	MJMD	Construction	3/14/2024, TCO deadline to complete check-in facility per MJMD 2020-02.
	7/11/22		<b>Modification</b> 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.	AM	PL20220116	PC 2023-06	MJMD	Approved	MJMD 2022-116 expires 5/29/2024
C	8/24/18	40671 Village Drive	<b>The Club, Phase III:</b> 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.	AM/NC	PL20180122	PC 2020-01	MNMD/CUP	Expired	Expired 1/27/2024
	10/5/22		<b>Modification and Time Extension</b> 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.	AM/NC	PL20220158 PL20220159	PC 2022-26	MJMD Time Extension		
M	11/7/18	40651 Village Drive	<b>Village Mixed-Use, Phase 2:</b> 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	Approved	Expires 11/19/2026
C	1/13/17	40671 Village Drive	<b>The Club, Phase II:</b> 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.	AM/NC	PL20170005	PC2017-04	MNMD/CUP	Complete	

\* Includes projects/actions requiring land use entitlements. Items remain until completion. List does not include Special Event Permits, Pre-Development Reviews or ministerial projects/actions.



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**SPECIAL EVENT PERMITS**

ID#	FILED	LOCATION	EVENT NAME/INFORMATION	STAFF	CASE	RESO/ORD	APPLICATION	STATUS	NOTES
S	4/15/24	Christmas Tree Corner/40803 Village	<b>Big Bear Grand Fondo &amp; NUE Grizzly 100 &amp; 75</b> Event dates: October 5, 2024	GB	<b>PL20240043</b>		Special Event	Applied	
S	4/3/24	Bartlett/Village/Pine Knot/630 Bartlett	<b>Antique Car Club Fun Run</b> Event dates: August 9-11, 2024	JRE	<b>PL20240040</b>		Special Event	Applied	
S	3/26/24	Moonridge Road/Elm to Clubview	<b>Moonridge Mondays</b> Event dates: 8/19; 8/26; 9/2; 9/9	NC/AM	<b>PL20240037</b>		Special Event	Applied	
S	3/21/24	43101 Goldmine (Bear Mountain)	<b>Tour de Big Bear</b> Event date: August 3, 2024	JRE	<b>PL20230159</b>		Special Event	Approved	
S	2/20/24	Knickerbocker Parking Lot & Big Bear Elementary School	<b>Puptopia</b> Event date: July 27, 2024	NC	<b>PL20240022</b>		Special Event	Applied	
S	2/20/24	880 Summit Blvd (Snow Summit)	<b>Big Bear Spartan Trifecta</b> Event dates: May 18-19, 2024	JRE	<b>PL20240021</b>		Special Event	Approved	
S	1/30/24	630 Bartlett	<b>Porsche Timeline Car Show</b> Event dates: September 14-15, 2024	GB	<b>PL20240013</b>		Special Event	Applied	
S	1/22/24	630 Bartlett	<b>Grill &amp; Chill</b> Event dates: May 26-27, 2024	GB	<b>PL20240010</b>		Special Event	Approved	
S	12/12/23	42090 Brownie	<b>Manx Club – Big Bear Bash</b> Event Dates: July 11-14, 2024	GB	<b>PL20230158</b>		Special Event	Approved	
S	11/29/23	630 Bartlett	<b>Memorial 5K</b> Event Date: May 27, 2024	GB	<b>PL20230154</b>		Special Event	Approved	

*Special Events are not included on the City's map of Development Projects. More information may be available on the Visit Big Bear Events Calendar (<https://www.bigbear.com/events/>)*



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ID# clarifies C (commercial), R (residential), M (mixed-use), S (special event), or L (legislative/city-initiated) types of property/use.

STATUS	DESCRIPTION
<b>Land Use/Planning Entitlements</b>	
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
<b>Building/Construction Permits</b>	
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  
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AM = Andrew Mellon, Community Development Manager  
GB = Garret Brosky, Associate Planner  
JRE = Jennifer Ellis, Planning Technician  
NC = Nathan Castillo, Principal Planner

**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)

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