



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

REV 20210519

**PLANNING PERMITS AND APPROVAL AUTHORITY**

APPLICATION	DECISION-MAKER	CODE SECTION
Affordable Housing Agreement	Planning Commission	17.03.230
Annexation	Planning Commission recommends to City Council	17.03.080
Appeals - of City Planner decision - of Planning Commission decision	- Planning Commission - City Council	17.03.110
Conditional Certificate of Compliance	Planning Commission	16.10.030
Conditional Use Permit - CUP minor revision - CUP major revision	Planning Commission - City Planner - Planning Commission	17.03.170
Determination on Unlisted Uses	City Planner; or may refer to Planning Commission	17.03.210
Development Agreement	Planning Commission recommends to City Council	17.03.220
Development Code Amendment	Planning Commission recommends to City Council	17.03.200
General Plan Amendment	Planning Commission recommends to City Council	17.03.080
Home Occupation Permit	City Planner	17.03.270
Horse-Drawn Vehicle Permit	City Council	5.91.100
Large Family Daycare	City Planner; or may refer to Planning Commission	17.03.260
Lot Merger	Planning Commission	16.11.050
Major Special Event	Planning Commission for 1 <sup>st</sup> and 2 <sup>nd</sup> time events; City Planner possibly for subsequent same events.	17.13.050
Minor Deviation	City Planner	17.03.180
Minor Modification	City Planner	17.03.250
Minor Special Event Permit	City Planner	17.13.050
Mobile Home Park	Planning Commission	15.72.050
Newsrack on Private Property	City Planner	17.04.060
Plot Plan Review - PPR minor revision - PPR major revision	Planning Commission - City Planner - Planning Commission	17.03.160
Preliminary Development Review	City Planner	17.03.150
Reversion to Acreage	Planning Commission recommends to City Council	16.11.040
Sign Permit	City Planner	17.12.030
Sign Program	City Planner	17.12.040
Sign Variance	City Planner (minor); Planning Commission (major)	17.12.160
Specific Plan Review	Planning Commission may deny or recommend approval to City Council	17.03.280
Taxicab/Vehicle-For-Hire	City Council	5.90.030
Temporary Use Permit	City Planner	17.03.290
Tentative Map	Planning Commission	16.01.050
Time Extension	Considered by original approval/appeal body	17.03.120
Tree Removal Permit	City Planner	17.10.060
Variance	Planning Commission	17.03.180
Wireless Communication Facility - Facility per 47 CFR §1.40001(b)(3) - All others, per CUP	- City Planner - Planning Commission	17.14.010
Zone Change/Pre-Zoning	Planning Commission may deny or recommend approval to City Council	17.03.190
Zoning Clearance	City Planner	17.03.240