



**CITY OF BIG BEAR LAKE  
NOTICE OF PUBLIC HEARING BEFORE THE  
CITY COUNCIL**

**NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE CITY COUNCIL OF THE CITY OF BIG BEAR LAKE FOR CONSIDERATION OF THE FOLLOWING ITEM:**

**Appeal 2019-078**, an appeal submitted by Mr. Abel Sanchez against an action by the Planning Commission taken on June 19, 2019, adopting Resolution No. PC2019-08, which approved **Minor Subdivision 2019-030, Tentative Parcel Map No. 19185**, which is an application submitted by Boyer & Associates on behalf of property owner, Armen Avedian, to subdivide an existing 1.78-acre property into three parcels; Parcel 1, 2, & 3 each containing approximately 0.60 acres for the purpose of single family residential construction. The property is located at 42483 Moonridge Road, Assessor's Parcel Number 2328-312-29. The General Plan designation of the property is Single Family Residential (SFR-4) and zoned Single Family Residential (R-1-7,200). This project has been determined to be exempt from environmental review pursuant to Section 15315, Class 15, of the California Environmental Quality Act (CEQA). Case Planner: Janice Etter.

PLACE OF HEARING: Council Chambers  
Big Bear Lake Civic Center – Hofert Hall  
39707 Big Bear Boulevard  
Big Bear Lake, CA 92315

DATE & TIME OF HEARING: Monday, August 26, 2019  
6:30 p.m.

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](mailto: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  
APPEAL 2019-078, SUBMITTED BY ABEL SANCHEZ  
AGAINST  
MINOR SUBDIVISION 2019-030  
TENTATIVE PARCEL MAP 19185  
42483 MOONRIDGE ROAD, APN 2328-312-29  
ARMEN AVEDIAN, PROPERTY OWNER  
BOYER & ASSOCIATES, REPRESENTATIVE

★ Subject Site –  
42483 Moonridge Road  
APN 2328-312-29

