



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: DECEMBER 11, 2025

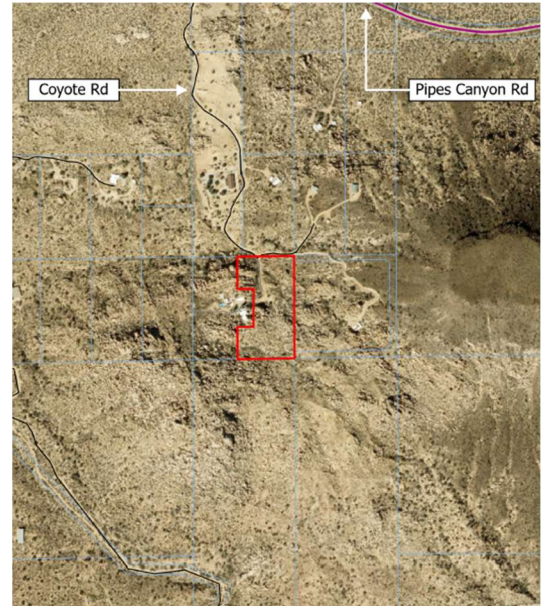
AGENDA ITEM #6

Project Description

APN: 0594-331-20
Applicant: Store Street LLC.
Community: Pioneertown / 3rd District
Location: 53571 Coyote Road
Project No: PVAR-2025-00051
Staff: Amy DeNinno, Contract Planner
Rep: Duane Smith
Proposal: MAJOR VARIANCE APPLICATION TO REDUCE THE SETBACK FROM A FIFTY (50') FOOT WIDE PATENT RESERVATION EASEMENT LOCATED ALONG THE INTERIOR PERIMETER OF THE SITE TO ZERO (0') FEET WHERE TWENTY FIVE (25') FEET IS TYPICALLY REQUIRED IN ORDER TO CONSTRUCT A SINGLE-FAMILY RESIDENCE, POOL, AND DECK.

26 Hearing Notices Sent On: December 1st, 2025
Report Prepared By: Amy DeNinno

Vicinity Map



SITE INFORMATION

Parcel Size: 4.98 acres
Terrain: Rocky and sloped
Vegetation: Site contains low-lying desert vegetation and no protected species

TABLE 1 – SITE AND SURROUNDING LAND USE DESCRIPTION

AREA	EXISTING LAND USE	LAND USE CATEGORY	ZONING DISTRICT
Site	Undeveloped land	Resource/Land Management (RLM)	Resource Conservation (RC)
North	Residential	Resource/Land Management (RLM)	Resource Conservation (RC)
South	Undeveloped	Resource/Land Management (RLM)	Resource Conservation (RC)
East	Residential	Resource/Land Management (RLM)	Resource Conservation (RC)
West	Residential	Resource/Land Management (RLM)	Resource Conservation (RC)

AGENCY

City Sphere of Influence: N/A
Water Service: Mojave Water Agency, Division 2
Sewer Service: Septic

COMMENT

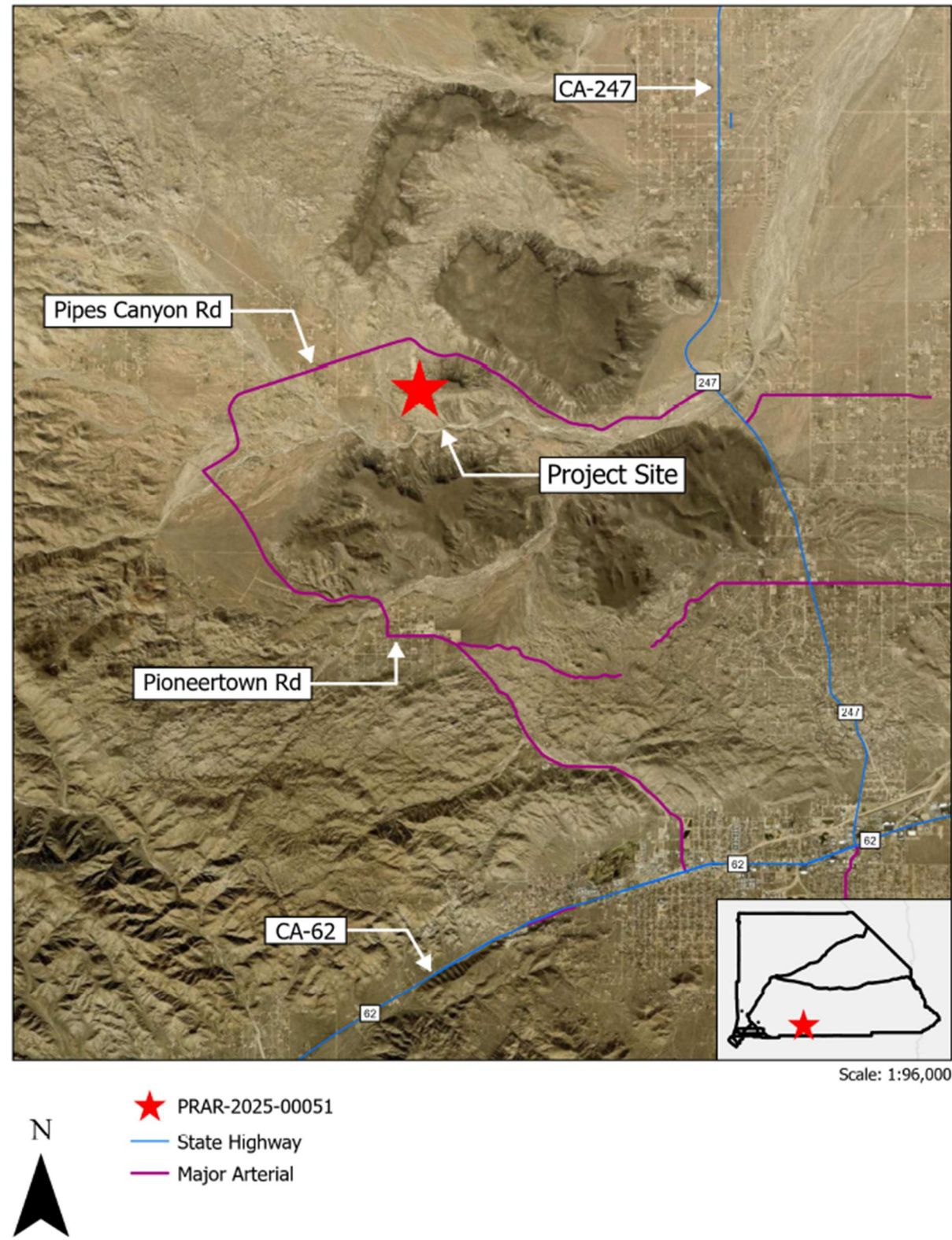
N/A
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STAFF RECOMMENDATION: That the Zoning Administrator **ADOPT** the Findings for approval of the Major Variance; **APPROVE** the Major Variance Permit subject to the attached Conditions of Approval; and **DIRECT** Land Use Services Department to file a Notice of Exemption.¹

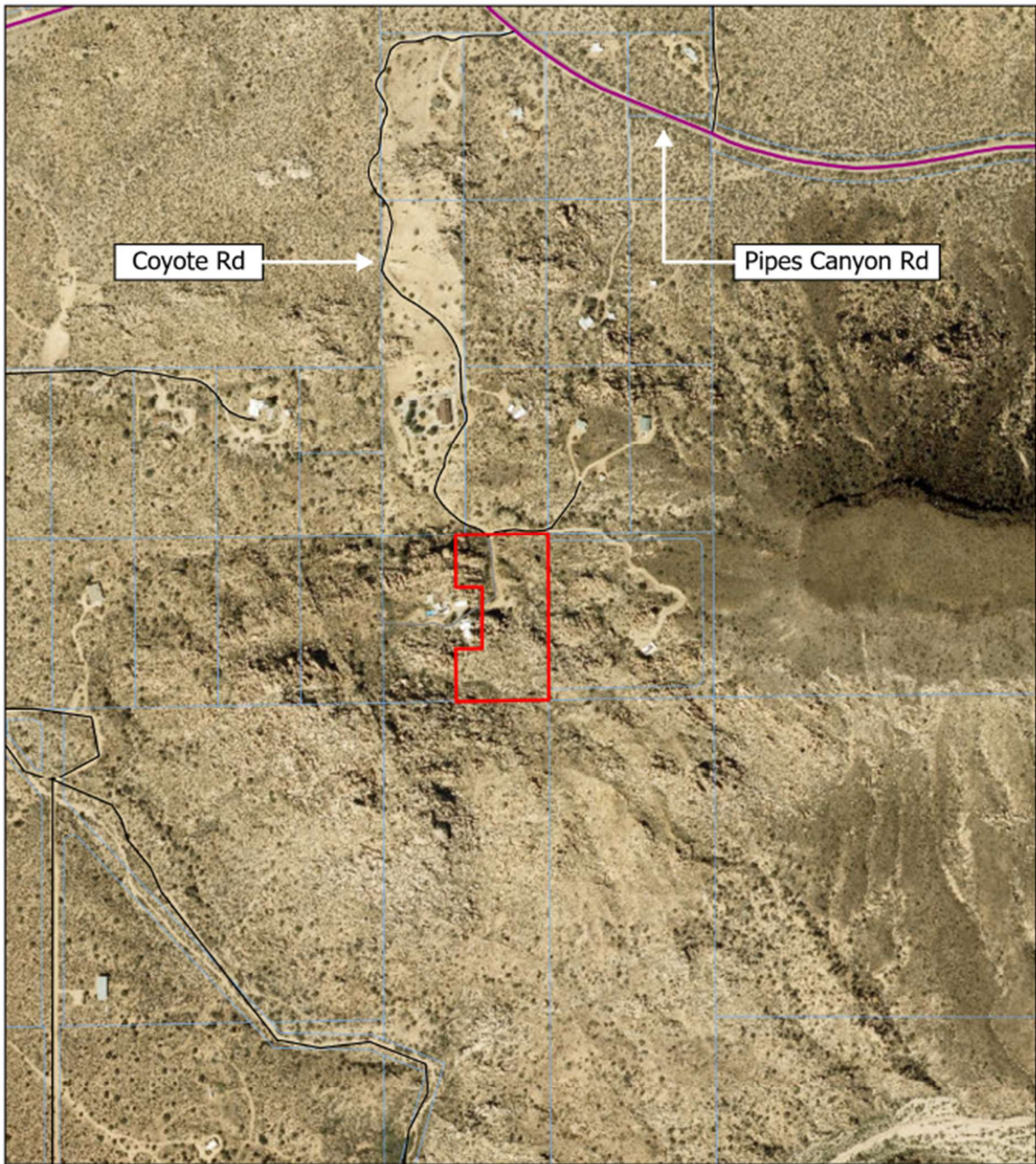
¹ In accordance with Section 86.08 of the Development Code, the action taken by the Zoning Administrator may be appealed to the Planning Commission before its effective date.

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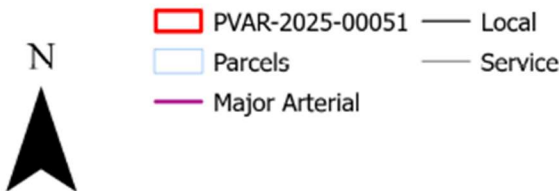
REGIONAL LOCATION



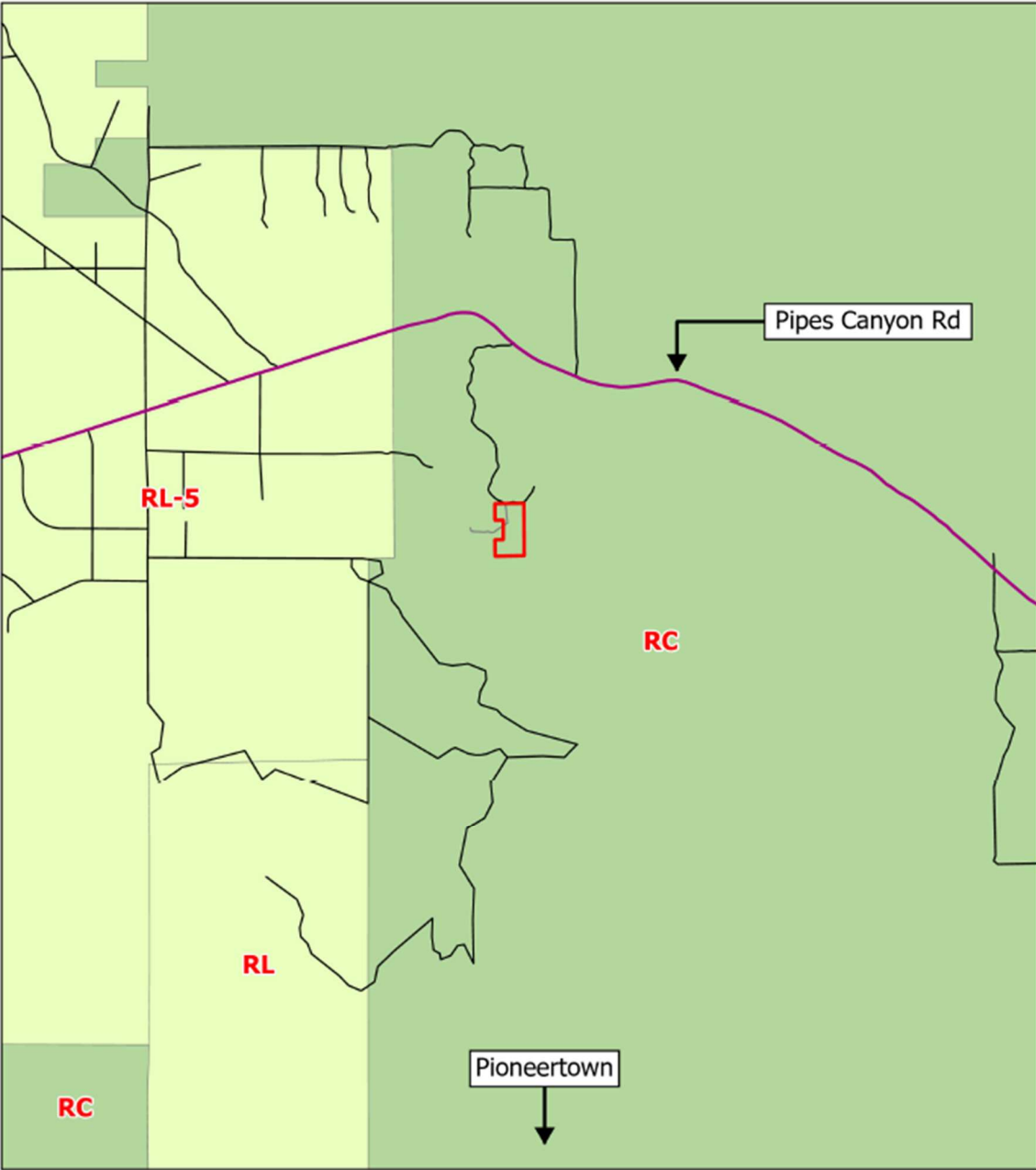
VICINITY MAP



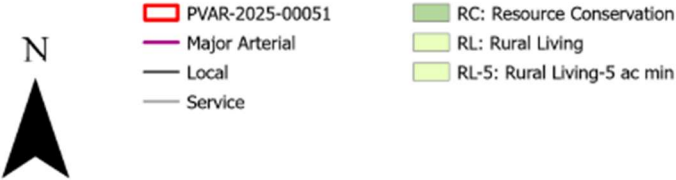
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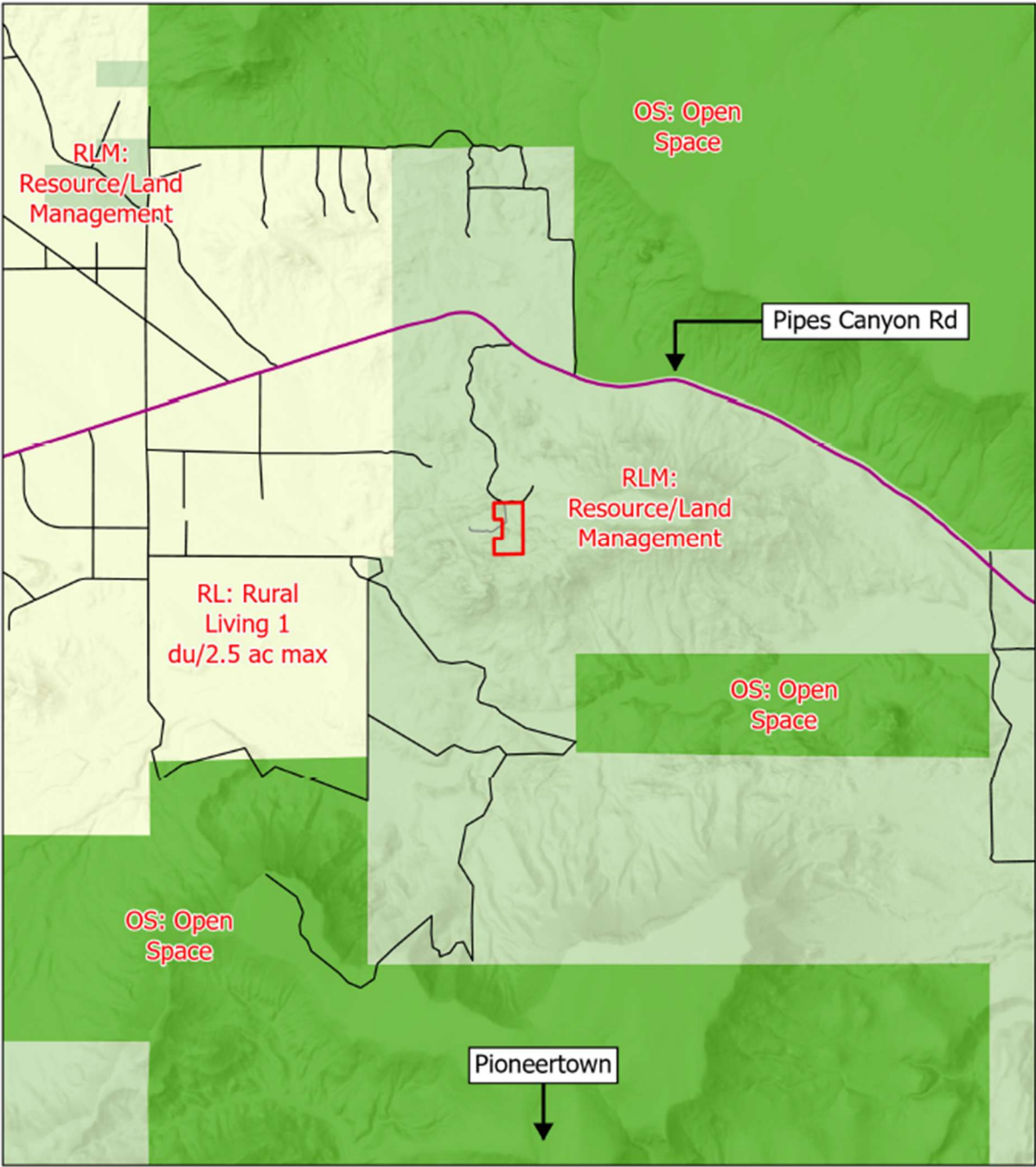
ZONING DISTRICT MAP



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LAND USE MAP



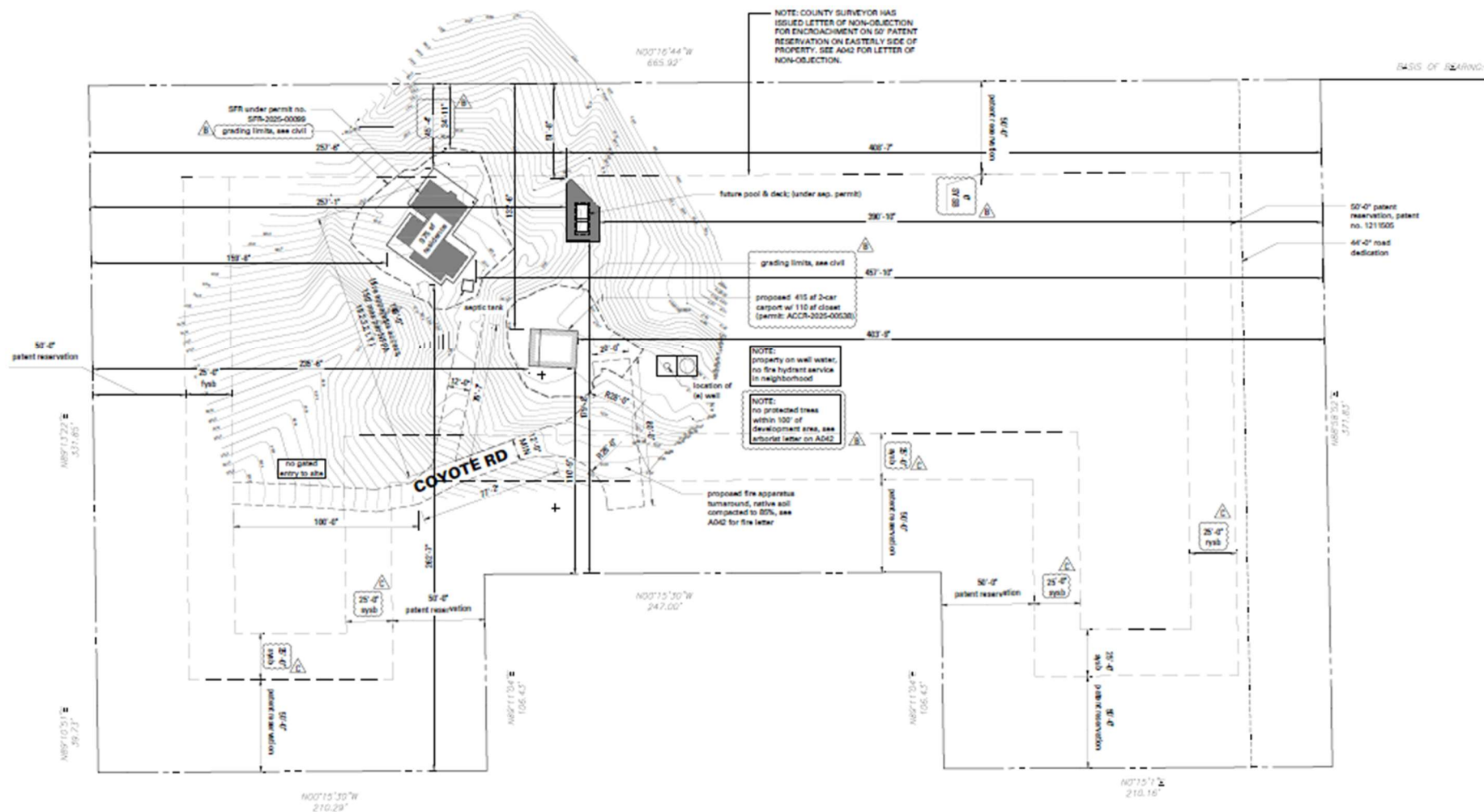
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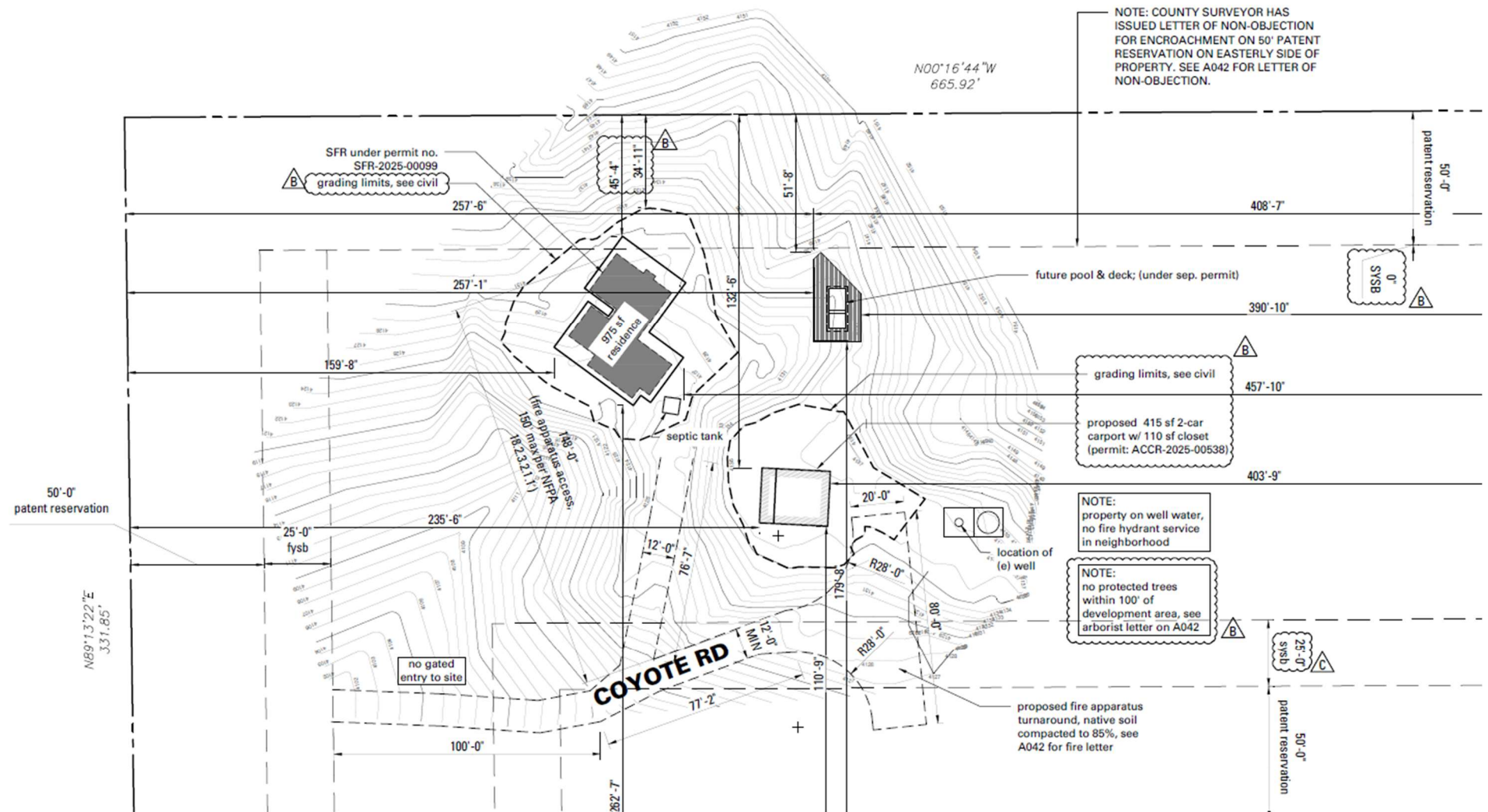
AERIAL VIEW OF PROJECT SITE



SITE PLAN



SITE PLAN - DETAIL



PROJECT DESCRIPTION AND BACKGROUND:

The proposed project is a Major Variance to reduce the setback from a fifty (50') foot wide patent reservation easement located along the interior perimeter of the site to zero (0') feet where twenty-five (25') feet is typically required in order to construct a single-family residence (SFR), pool, and deck (project). (See Exhibit B)

The project site is located within the Resource Conservation (RC) zoning district in the Resource/Land Management land use category. The project site contains a 50-foot patent reservation easement (see Exhibit B and Exhibit C) which runs along the interior perimeter of the project site on all sides. The easement was established by the Bureau of Land Management during the transfer of land to private ownership. The easement is reserved for roadways and public utilities as described in Patent 1211505 (Exhibit C). The Department of Public Works issued a Letter of Non-Objection (See Exhibit E) which would allow the project to encroach into the easement along the interior of the easterly border of the parcel.

The proposed use is consistent with uses outlined by the Countywide Plan and the RC zoning district. Reductions in required setbacks are subject to the approval of a Variance in accordance with Chapter 85.17 of the County's Development Code. The proposed SFR would be located in a previously disturbed area adjacent to where an SFR was previously located and demolished (DEMO-2019-00266). The proposed SFR would be 975 square feet on a 4.98-acre lot.

PUBLIC COMMENTS AND NOTICES

In accordance with Section 85.17.030 and Section 85.03.080 of the County Development Code, Project Notices were sent to all property owners within three hundred feet of the external boundaries of the Project boundary. A total of 26 project notices were sent to surrounding property owners and interested agencies/associations on September 23, 2025. A total of nine Individual comments and one public agency comment (See Exhibit D). Two comments were requests for information. Two comments were in opposition. Three comments were in opposition and requested a public hearing but later rescinded their request for a public hearing upon receipt of project information and phone call with the planner. Two comments were in opposition and requested a hearing. The Mojave Water Agency commented that there are no planned facilities or infrastructure in the area. The Planning Division sent out hearing notices on December 1st, 2025, advertising the Zoning Administrator Hearing to be held on December 11th, 2025. Additionally, emails were sent to all members of the public who requested a public hearing during the previous noticing period.

PROJECT ANALYSIS:

Site Planning:

The Variance includes an SFR, pool, and deck (see Exhibit B). There are also a proposed detached garage and driveway which would meet all Development Code standards and is not a part of the Variance request. The remainder of the project site will remain undeveloped

Consistency with Countywide Plan: The Project is consistent with the Countywide Plan Policy LU-2.4 Land Use Map consistency in that no proposed change in land use category or zoning district is required and the Project is therefore generally compatible and consistent with surrounding land uses and the community's identity.

The Project is also consistent with the Pioneertown Community Action Guide’s “Natural Environment” value by preserving the natural beauty of the desert, scenic vistas, and wildlife.

Code Compliance Summary: With the approval of the Variance, the project will be in compliance with applicable standards of the Development Code for development in the RC zone, as illustrated in Table 2 below. The proposed structure does not meet the required minimum setback measured from the easement but would be allowed with the approval of the Variance. All other components of the project design are in compliance with the Development Code.

The SFR would be forty-five (45’) feet and four (4”) inches away from the easterly property line and grading limits thirty-four (34’) feet and eleven (11”) inches from the easterly property line.

Table 2: *Project Code Compliance*

Project Component	Development Code Standard	Project Plans
Setbacks from easements in the Desert Region	25’	0’ for easterly setback 25’ for all other setbacks
Front Yard Setback	25’	N/A
Interior Side Yard Setback	15’	N/A
Exterior Side Yard Setback	25’	N/A
Rear Yard Setback	15’	N/A

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA): California Environmental Quality Act (CEQA): The proposed project qualifies for a Categorical Exemption pursuant to CEQA State Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures).

The Director of Land Use Services has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the proposed project qualifies for a Categorical Exemption pursuant to State CEQA Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures) because the proposed project consists of a single-family residential structure where it is allowed by right, and proposes a variance to reduce the side yard setback. Thus, no further environmental review is required.

RECOMMENDATION: That the Zoning Administrator:

- 1) **FIND** the project exempt from CEQA per Section 15303;
- 2) **ADOPT** the findings for approval of the Variance Permit;
- 3) **APPROVE** the Variance Permit to reduce the easterly side yard setback from the edge of the easement to zero feet; and
- 4) **DIRECT** Staff to file a Notice of Exemption.

ATTACHMENTS:

- EXHIBIT A:** Findings
- EXHIBIT B:** Plans
- EXHIBIT C:** Patent 1211505
- EXHIBIT D:** Public Comments
- EXHIBIT E:** Letter of Non-Objection

Exhibit A

Findings

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FINDINGS: MAJOR VARIANCE

MAJOR VARIANCE APPLICATION TO REDUCE THE SETBACK TO ZERO (0') FEET WHERE IT IS TYPICALLY TWENTY-FIVE (25') FEET FROM THE EDGE OF A FIFTY (50') FOOT PATENT RESERVATION EASEMENT LOCATED ALONG THE INTERIOR PERIMETER TO CONSTRUCT A SINGLE-FAMILY RESIDENCE (SFR), POOL, AND DECK, ON A 4.98-ACRE PARCEL, LOCATED AT 53571 COYOTE ROAD, PIONEERTOWN, CA 92268, IN THE RESOURCE/LAND MANAGEMENT (RLM) LAND USE CATEGORY AND RESOURCE CONSERVATION (RC) ZONING DISTRICT; 3RD SUPERVISORIAL DISTRICT; APN 0594-331-20.

- 1. THE GRANTING OF THE VARIANCE WILL NOT BE MATERIALLY DETRIMENTAL TO OTHER PROPERTIES OR LAND USES IN THE AREA AND WILL NOT SUBSTANTIALLY INTERFERE WITH THE PRESENT OR FUTURE ABILITY TO USE SOLAR ENERGY SYSTEMS:**

The proposed project would include an SFR, deck, and pool (project). The development of the project is not detrimental to other properties or land uses in the area as the use is residential in nature and is a typical use within the RC zone district.

The project would not significantly impact the surrounding properties in the area or conflict with future development. The use is typical of the zone and is located entirely within the project parcel. The parcels to the east, west, and north of the project site contain residential uses and the parcel to the south is vacant.

The project is contained entirely within the subject parcel. The project is required to meet standard height requirements for the zone and would not interfere with neighboring property's ability to use solar as it is located on a slope entirely within the subject parcel.

- 2. THERE ARE EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES OR CONDITIONS APPLICABLE TO THE SUBJECT PROPERTY OR TO THE INTENDED USE THAT DO NOT APPLY TO OTHER PROPERTIES IN THE SAME VICINITY AND LAND USE ZONING DISTRICT:**

There are exceptional and extraordinary circumstances and conditions applicable to the subject property which do not apply to other properties in the same vicinity and land use zoning district. The typical required interior side yard setback in the RC zone is 15 feet from property line. However, due to the presence of the 50 foot wide easement, the required setback is 25 feet measured from the edge of the easement per Section 83.02.070(a)(3)(C). The County cannot vacate all other interests in the easement therefore the applicant is required to request an encroachment and Major Variance as the only viable path forward. Additionally, the topography and terrain of the project site further limit the buildable area. As shown in Exhibit B of the staff report, the project site is sloped and contains large boulders throughout.

3. THE STRICT APPLICATION OF THE LAND USE DISTRICT STANDARDS DEPRIVES SUCH PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTIES IN THE VICINITY OR IN THE SAME LAND USE DISTRICT:

The approval of a Variance for the construction of the project would not represent a substantial deviation from similar uses that occur on adjacent parcels. Without the Variance, the subject property would be deprived of privileges enjoyed by other properties in the vicinity and in the same Land Use District. A typical use in the RLM Land Use District includes single family homes on very large parcels and provides no maximum floor area or lot coverage, yet the strict application of the zoning district and land use district would restrict the size of the SFR and would encourage development in other areas of the parcel which would not be aligned with the objectives of the Policy Plan (see Finding 4).

4. THE GRANTING OF THE VARIANCE IS COMPATIBLE WITH THE MAPS, OBJECTIVES, POLICIES, PROGRAMS, AND GENERAL LAND USES SPECIFIED IN THE COUNTYWIDE PLAN AND APPLICABLE SPECIFIC PLAN:

Granting of the Variance does not prevent the continued safe use or enjoyment of other properties that adjoin or are near the site. The Variance would limit new grading and ground disturbance on the project site and preserve biodiversity and scenic resources characteristic of the desert region. Additionally, the Variance would allow the applicant to construct the project in a location on the property that would maintain greater privacy and separation between uses on adjacent parcels which would support the continued enjoyment of other properties near the site. The project supports the Pioneertown Community "Natural Environment" value by preserving the natural beauty of the desert, scenic vistas, and wildlife. The project specifically implements the following San Bernardino County Wide Plan Goals and Policies:

- a) LU 2.1 Compatibility with existing uses: We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.
- b) Policy LU-2.3 Compatibility with natural environment: We require that new development is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity.
- c) Policy LU-2.5 Hillside preservation: We require that new development in sloping hillside areas preserve the natural character of the surrounding environment and does not further exacerbate natural hazards or erosion.
- d) Policy LU-4.1 Context-sensitive design in the Mountain/Desert regions: We require new development to employ site and building design techniques and use building materials that reflect the natural mountain or desert environment and preserve scenic resources.

Major Variance/PVAR-2025-00051
December 11, 2025

- e) Policy LU-4.5 Community identity: We require that new development be consistent with and reinforce the physical and historical character and identity of our unincorporated communities, as described in Table LU-3 and in the values section of Community Action Guides. In addition, we consider the aspirations section of Community Action Guides in our review of new development.

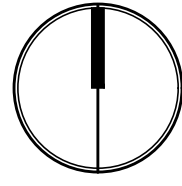
END OF FINDINGS

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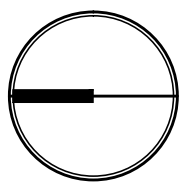
Exhibit B

Plans

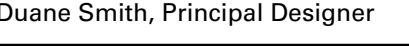
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1



Drawings for Design Intent Purposes Only.
HMH is not responsible for the engineering, construction, coordination or installation for all related trades interfacing on this project. All engineering and shop drawings to be submitted to HMH for final review, comments, or clarifications in conjunction with the architect.



DATE	REVISION
07.10.2025	variance submittal A
09.19.2025	variance submittal B
10.16.2025	variance submittal C

A100

FIRE SAFETY OVERLAY COMPLIANCE
(APPLICABLE WHEN STOCK DESIGN IS BEING USED IN FS1 ZONE)

ROOFS

- Roof s shall comply with the following:
- Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
 - Roof covering shall be Class A as specified in Section 1505.2/R902. (R337.5.1)
 - Valley flashings shall be not less than 0.019 in. (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a 36 in. wide underlayment consisting of one layer of 72-pound mineral-surfaced non-perforated cap sheet meeting ASTM D3909 running the full length of the valley. (R337.5.3)

VENTS

- Vents shall comply with all of the following:
- The dimensions of the openings therein shall be a minimum of 1/16 inch (1.6 mm) and shall not exceed 1/8 inch (3.2 mm).
 - The materials used shall be noncombustible.
 - The materials used shall be corrosion resistant.

EXTERIOR COVERING

The following exterior covering materials and/or assemblies shall comply with this section:

- Exterior wall coverings.
- Exterior wall assemblies.
- Exterior exposed underside of roof eave overhangs.
- Exterior exposed underside of roof eave soffits.
- Exposed underside of exterior porch ceilings.
- Exterior exposed underside of floor projections.
- Exterior underfloor areas.

Exceptions:

- Exterior wall architectural trim, embellishments, fascias and gutters.
- Roof or wall top cornice projections and similar assemblies
- Deck walking surfaces shall comply with Section R337.9 only.

EXTERIOR WALLS

The exterior wall covering or wall assembly shall comply with one of the following requirements:

- Noncombustible material.
- Ignition-resistant material.
- Heavy timber exterior wall assembly.
- Fire retardant treated wood.
- Log wall construction assembly.
- Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section R337.7.3.1.
- Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.
- One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
- The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- Exterior assembly with a 1-hour fire resistance rating, rated on the exterior side in accordance with ASTM E119 or UL 263.
- Gypsum exterior assembly with a 1-hour fire resistance rating, rated on the exterior side in accordance with ASTM E119 or UL 263 (R337.7.3 & R337.7.4)

OPEN ROOF EAVES & ENCLOSED ROOF EAVES/ SOFFITS

The exposed roof deck on the underside of unenclosed roof eaves shall consist of one of the following:

- Noncombustible material.
- Ignition-resistant material.
- Fire retardant treated wood.
- One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck.
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- Material approved for not less than 1 hour fire resistance on the exterior side in accordance with ASTM E119 or UL 263.

Exceptions: Fascia and other architectural trim boards do not require protection.

EXTERIOR PORCH CEILINGS

The exposed underside of exterior porch ceilings shall be protected by one of the following:

- Noncombustible material.
- Ignition-resistant material.
- Fire retardant treated wood.
- One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly or the rafter tails/ soffit assemblies including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- Porch ceiling assemblies with a horizontal underside that meet the performance criteria in Section R337.7.10 when tested in accordance with the test procedures set forth in ASTM E2957.
- Porch ceiling assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.
- Material approved for not less than 1 hour fire resistance on the exterior side in accordance with ASTM E119 or UL 263.

Exception: Architectural trim boards do not require protection.

EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR

Exterior windows, skylights and exterior glazed door assemblies shall comply with one of the following requirements:

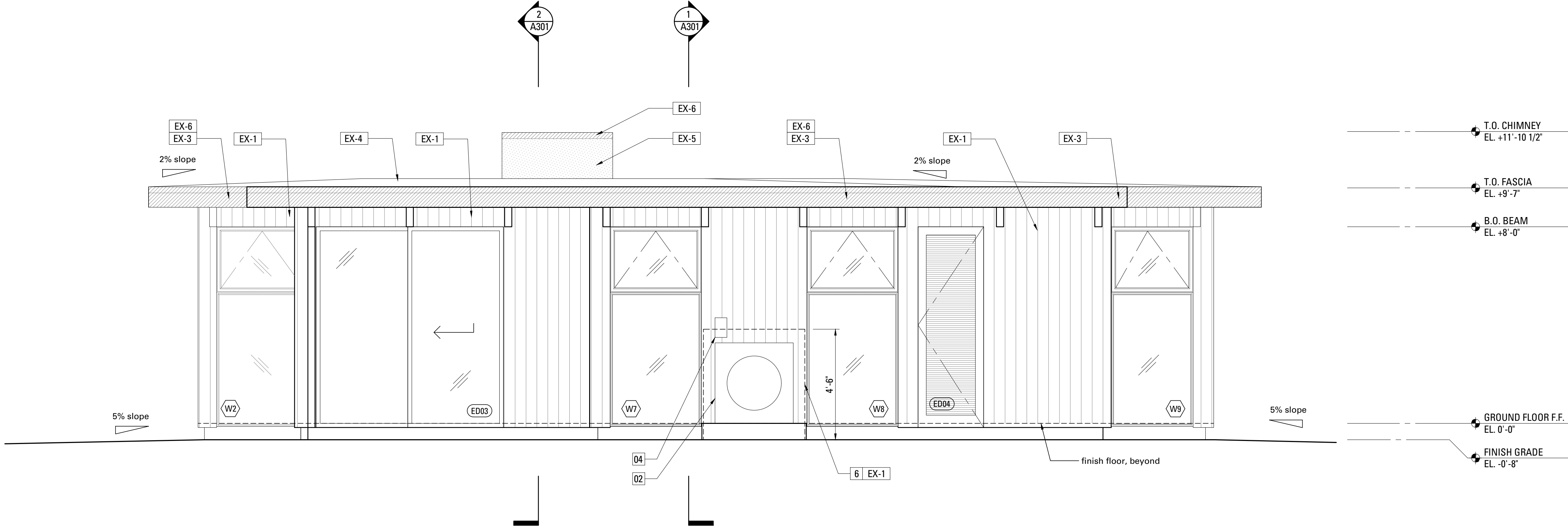
- Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of Section R308 Safety Glazing, or
- Be constructed of glass block units, or
- Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
- Be tested to meet the performance requirements of SFM Standard 12-7A-2.

EXTERIOR DOORS

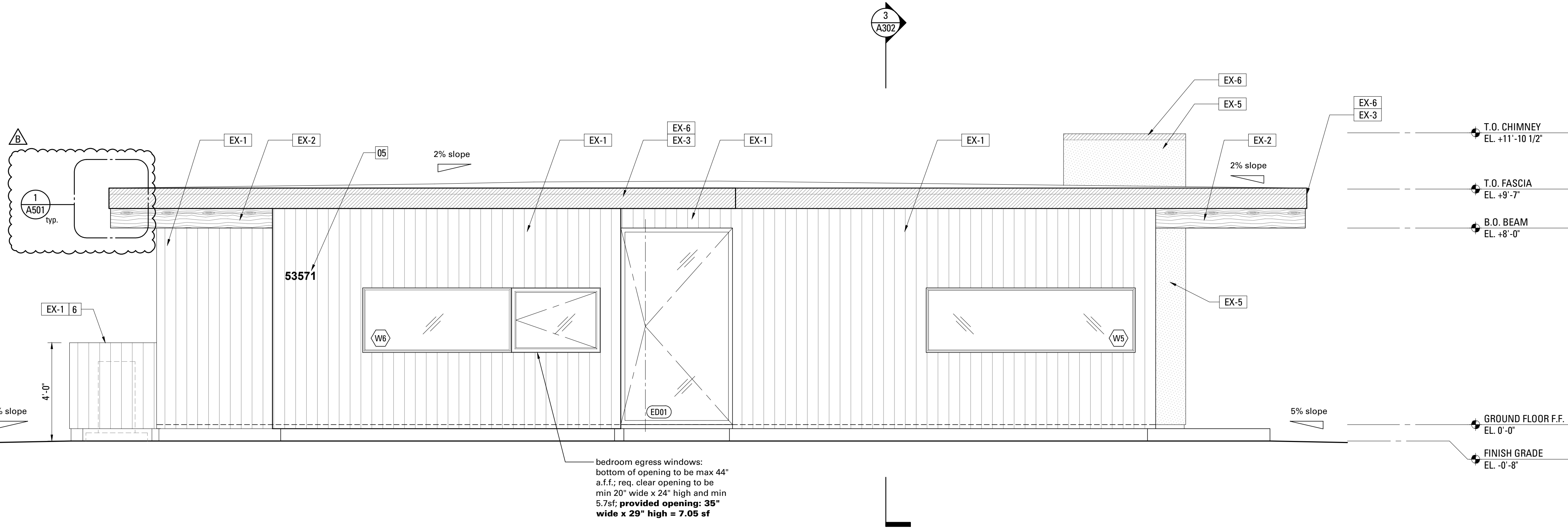
Exterior doors shall comply with one of the following:

- The exterior surface or cladding shall be of noncombustible material, or
 - The exterior surface or cladding shall be of ignitionresistant material, or
 - The exterior door shall be constructed of solid core wood that complies with the following requirements:
1. Stiles and rails shall not be less than 13/8 inches thick
 2. Panels shall not be less than 1 1/4 inches thick, except for the exterior perimeter of the panel that shall be permitted to taper to a tongue not less than 3/8 inch thick.
 3. The exterior door assembly shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.
 4. The exterior surface or cladding shall be tested to meet the performance requirements of Section R337.7.3.1 when tested in accordance with ASTM E2707.
 5. The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

B



ELEVATION 3/8" = 1'-0" 2



ELEVATION 3/8" = 1'-0" 1

FINISH SCHEDULE

- EX-1 Nakamoto Forestry Gendai exterior wood siding , 1x6 shiplap, ASTM E84 Class A fire rating (see A041), install per mfr. req.
- EX-2 wood framing, satin finish
- EX-3 metal flashing, primed & painted, semi-gloss finish, color: to match window frames

- EX-4 Roofing: SBS modified bitumen system with hot roofing asphalt; assembly #16: Base Sheet: type G2 "Gafglass #75 base sheet". Membrane: "Ruberoid Mop FR" white granule, GAF materials corp UL 790 class-A fire rated, ICC-ES report ESR-1274, install per mfg instructions

- EX-7 1x6 thermally modified pine T&G siding, installed over 5/8" type-X gypsum (Per CBC707a.6[5]) , install per manuf. req. see 1/A501
- F-4 drywall, see ID

- EX-5 Fireplace volume finish TBD
- EX-6 Hardi Trim Board, 1/4" smooth, primed for paint Color: to match door and window frames

KEY NOTES

1. -
2. ac condenser
3. electric panel
4. ac shutoff
5. house numbers; min 4" high, illuminated and in contrasting color to background
6. freestanding mechanical equipment fence
7. fire sprinkler riser weatherproof access panel, see plan notes for spec, paint to match EX-3

HUNDRED MILE HOUSE

Residential Design

1701 N Palm Canyon Drive, Suite 3
Palm Springs, CA 92262
P: 310.991.4202
E: duane@hundredmilehouse.co
W: hundredmilehouse.co
Duane Smith, Principal Designer

GENERAL NOTE:

Drawings for Design Intent Purposes Only. HMH is not responsible for the engineering, construction, coordination or installation for all related trades interfacing on this project. All engineering and shop drawings to be submitted to HMH for final review, comments, or clarifications in conjunction with the architect.

OWNER APPROVAL DATE

HMH TWO CABIN
MIGLIACCI RESIDENCE
53571 COYOTE RD,
PIONEERTOWN, CA 92268

DATE REVISION
02.26.2025 Permit Submittal A
05.23.2025 Permit Submittal B
10.16.2025 variance submittal C

SHEET NAME:
BUILDING ELEVATIONS

ISSUANCE DATE:
05.23.2025

DRAWN BY:
JC

SCALE:
3/8"=1'-0"

A201

FIRE SAFETY OVERLAY COMPLIANCE
(APPLICABLE WHEN STOCK DESIGN IS BEING USED IN FS1 ZONE)

ROOFS

- Roof s shall comply with the following:
- Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
 - Roof covering shall be Class A as specified in Section 1505.2/R902. (R337.5.1)
 - Valley flashings shall be not less than 0.019 in. (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a 36 in. wide underlayment consisting of one layer of 72-pound mineral-surfaced non-perforated cap sheet meeting ASTM D3909 running the full length of the valley. (R337.5.3)

VENTS

- Vents shall comply with all of the following:
- The dimensions of the openings therein shall be a minimum of 1/16 inch (1.6 mm) and shall not exceed 1/8 inch (3.2 mm).
 - The materials used shall be noncombustible.
 - The materials used shall be corrosion resistant.

EXTERIOR COVERING

The following exterior covering materials and/or assemblies shall comply with this section:

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- Exterior wall assemblies.
- Exterior exposed underside of roof eave overhangs.
- Exterior exposed underside of roof eave soffits.
- Exposed underside of exterior porch ceilings.
- Exterior exposed underside of floor projections.
- Exterior underfloor areas.

Exceptions:

- Exterior wall architectural trim, embellishments, fascias and gutters.
- Roof or wall top cornice projections and similar assemblies
- Deck walking surfaces shall comply with Section R337.9 only.

EXTERIOR WALLS

The exterior wall covering or wall assembly shall comply with one of the following requirements:

- Noncombustible material.
- Ignition-resistant material.
- Heavy timber exterior wall assembly.
- Fire retardant treated wood.
- Log wall construction assembly.
- Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section R337.7.3.1.
- Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.
- One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
- The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- Exterior assembly with a 1-hour fire resistance rating, rated on the exterior side in accordance with ASTM E119 or UL 263.
- Gypsum exterior assembly with a 1-hour fire resistance rating, rated on the exterior side in accordance with ASTM E119 or UL 263 (R337.7.3 & R337.7.4)

OPEN ROOF EAVES & ENCLOSED ROOF EAVES/ SOFFITS

The exposed roof deck on the underside of unenclosed roof eaves shall consist of one of the following:

- Noncombustible material.
- Ignition-resistant material.
- Fire retardant treated wood.
- One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck.
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- Material approved for not less than 1 hour fire resistance on the exterior side in accordance with ASTM E119 or UL 263.

Exceptions: Fascia and other architectural trim boards do not require protection.

EXTERIOR PORCH CEILINGS

The exposed underside of exterior porch ceilings shall be protected by one of the following:

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- Ignition-resistant material.
- Fire retardant treated wood.
- One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly or the rafter tails/ soffit assemblies including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- Porch ceiling assemblies with a horizontal underside that meet the performance criteria in Section R337.7.10 when tested in accordance with the test procedures set forth in ASTM E2957.
- Porch ceiling assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.
- Material approved for not less than 1 hour fire resistance on the exterior side in accordance with ASTM E119 or UL 263.

Exception: Architectural trim boards do not require protection.

EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR

Exterior windows, skylights and exterior glazed door assemblies shall comply with one of the following requirements:

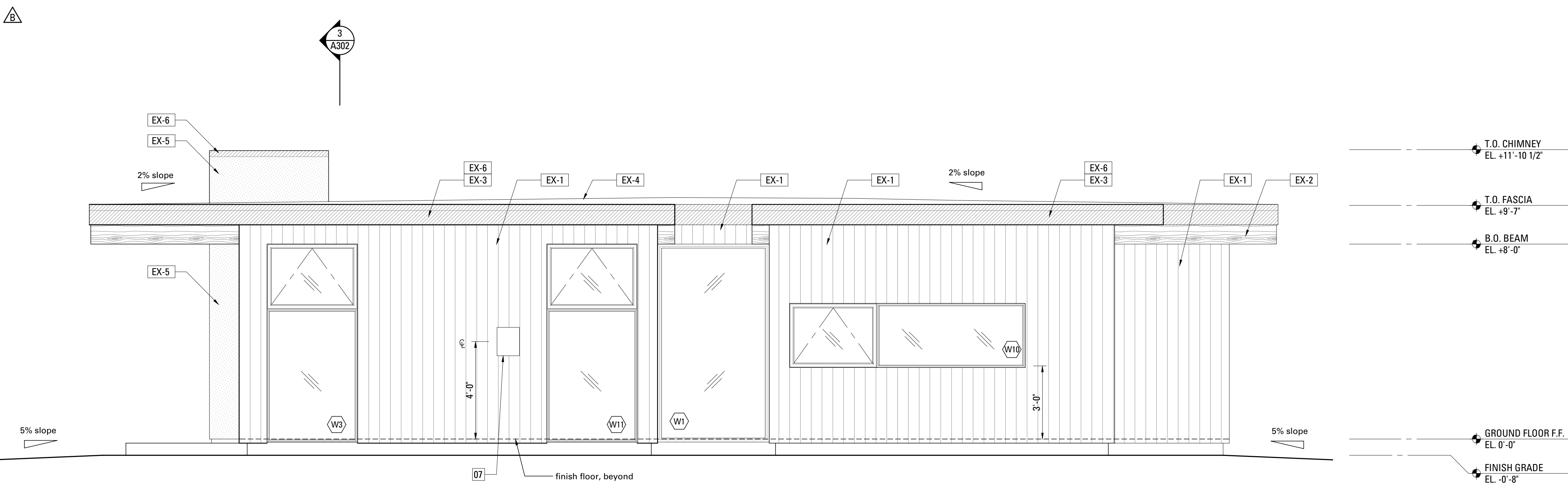
- Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of Section R308 Safety Glazing, or
- Be constructed of glass block units, or
- Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
- Be tested to meet the performance requirements of SFM Standard 12-7A-2.

EXTERIOR DOORS

Exterior doors shall comply with one of the following:

- The exterior surface or cladding shall be of noncombustible material, or
- The exterior surface or cladding shall be of ignitionresistant material, or
- The exterior door shall be constructed of solid core wood that complies with the following requirements:

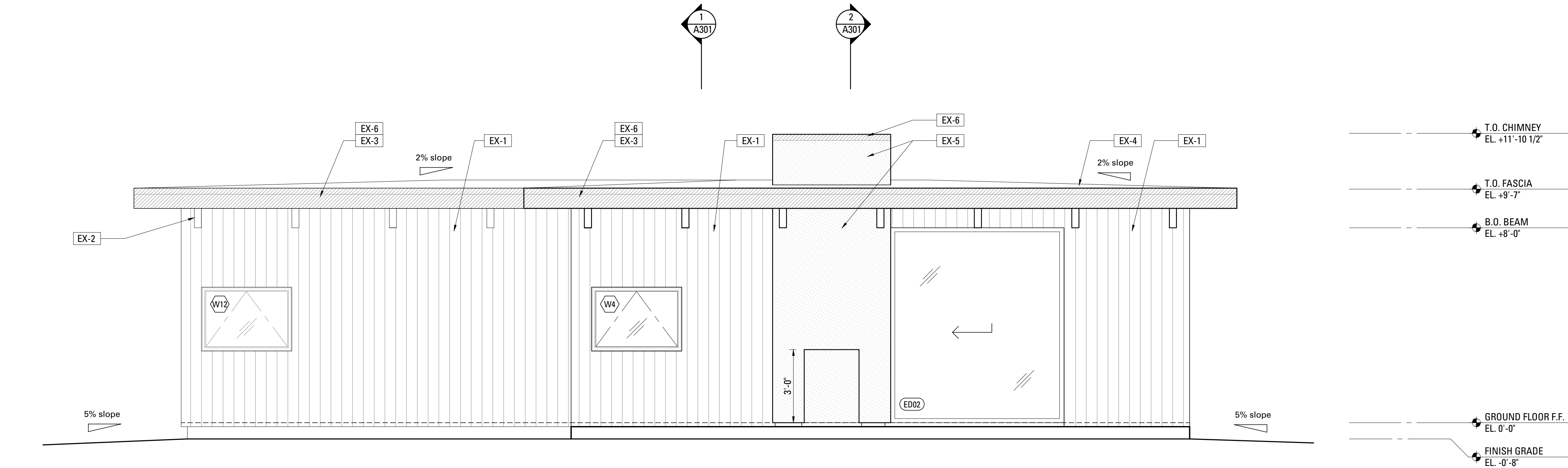
1. Stiles and rails shall not be less than 13/8 inches thick
2. Panels shall not be less than 1 1/4 inches thick, except for the exterior perimeter of the panel that shall be permitted to taper to a tongue not less than 3/8 inch thick.
3. The exterior door assembly shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.
4. The exterior surface or cladding shall be tested to meet the performance requirements of Section R337.7.3.1 when tested in accordance with ASTM E2707.
5. The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.



ELEVATION

SCALE:
3/8" = 1'-0"

4



ELEVATION

SCALE:
3/8" = 1'-0"

3

FINISH SCHEDULE

- EX-1 Nakamoto Forestry Gendai exterior wood siding , 1x6 shiplap, ASTM E84 Class A fire rating (see A041), install per mfr. req.
- EX-2 wood framing, satin finish
- EX-3 metal flashing, primed & painted, semi-gloss finish, color: to match window frames

- EX-4 Roofing: SBS modified bitumen system with hot roofing asphalt; assembly #16: Base Sheet: type G2 "Gafglass #75 base sheet". Membrane: "Ruberoid Mop FR" white granule, GAF materials corp UL 790 class-A fire rated, ICC-ES report ESR-1274, install per mfg instructions

- EX-7 1x6 thermally modified pine T&G siding, installed over 5/8" type-X gypsum (Per CBC707a.6[5]) , install per manuf. req. see 1/A501
- F-4 drywall, see ID

- EX-5 Fireplace volume finish TBD

- EX-6 Hardi Trim Board, 1/4" smooth, primed for paint Color: to match door and window frames

KEY NOTES

1. -
2. ac condenser
3. electric panel
4. ac shutoff
5. house numbers; min 4" high, illuminated and in contrasting color to background
6. freestanding mechanical equipment fence
7. fire sprinkler riser weatherproof access panel, see plan notes for spec, paint to match EX-3

GENERAL NOTE:

Drawings for Design Intent Purposes Only. HMH is not responsible for the engineering, construction, coordination or installation for all related trades interfacing on this project. All engineering and shop drawings to be submitted to HMH for final review, comments, or clarifications in conjunction with the architect.

OWNER APPROVAL DATE

HMH TWO CABIN
MIGLIACCI RESIDENCE
53571 COYOTE RD,
PIONEERTOWN, CA 92268

DATE	REVISION
02.26.2025	Permit Submittal A
05.23.2025	Permit Submittal B
10.16.2025	variance submittal C

SHEET NAME:
BUILDING ELEVATIONS

ISSUANCE DATE:
05.23.2025

DRAWN BY:
JC

SCALE:
3/8"=1'-0"

Exhibit C

Patent

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Los Angeles 0167958

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Los Angeles, California,** has been issued showing that full payment has been made by the claimant

Jerry Charles Zimmer

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

San Bernardino Meridian, California.

T. 1 N., R. 5 E.,

Sec. 6, Lot 77.

The area described contains **5** acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding **50** feet in width, for roadway and public utilities purposes, to be located **along the boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **TWELFTH** day of **AUGUST** in the year of our Lord one thousand nine hundred and **SIXTY** and of the Independence of the United States the one hundred and **EIGHTY-FIFTH.**

[SEAL]

For the Director, Bureau of Land Management.

By *Robert W. Taylor*
Chief, Patents Section.

Patent Number **1211505**

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Exhibit D

Public Comments

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From: [David Miller](#)
To: [DeNinno, Amy](#)
Subject: RE: PROJECT NUMBER: PVAR-2025-00051
Date: Thursday, September 25, 2025 11:16:36 AM
Attachments: [image001.png](#)

You don't often get email from davesmiller09@gmail.com. [Learn why this is important](#)

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Thank you. This is exactly the detail I needed. I appreciate your timely response.
David

From: DeNinno, Amy <Amy.DeNinno@lus.sbcounty.gov>
Sent: Thursday, September 25, 2025 10:49 AM
To: davesmiller09@gmail.com
Cc: amy.deninno@weareharris.com
Subject: RE: PROJECT NUMBER: PVAR-2025-00051

Hi David,

I can provide you with more information on this project. The project is proposing a variance to reduce the side yard setback to 0' on the easterly side of the property as measured from the edge of a 50' patent reservation easement, and would allow their single-family residence to encroach into the patent reservation easement. The project would allow a portion of the eave and grading to encroach into the side yard setback. If you refer to the site plan which I have attached here, on sheet A100, on the easterly side of the property, the limits of grading would be 34'-11" away from the property line, and the structure would be 45'-4" from the property line. Please let me know if you have any questions or comments related to the project.

Amy DeNinno, (she/her/hers)
Planner III



Harris & Associates

2375 Northside Drive, Suite 125
San Diego, CA 92108
c: 619.997.5894
www.WeAreHarris.com

From: David Miller <davesmiller09@gmail.com>
Sent: Wednesday, September 24, 2025 8:34 AM
To: DeNinno, Amy <Amy.DeNinno@lus.sbcounty.gov>

Subject: PROJECT NUMBER: PVAR-2025-00051

You don't often get email from davesmiller09@gmail.com. [Learn why this is important](#)

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Hello Amy – I just received a Project Notice Variance .pdf requesting public comment. I am attempting to recover project information from SB County Land Use Services and have not been successful. Can you please direct me to project PVAR-2025-00051? This is the first notice I have gotten on the request and I would like to understand more about their request.
Dave Miller



David S. Miller
PO Box 667
Pioneertown, CA 92268
760-365-0988

From: [millerc22](#)
To: [DeNinno, Amy](#)
Subject: RE: PVAR 2025-00051
Date: Tuesday, September 30, 2025 4:47:14 PM

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So why not just vacate the entire easement so that the setback is measured from the property line, thereby eliminating the need for the variance? No variance no required findings. While there is some topography and rocks, I do not believe it reaches the level of a hardship given the limited size of the structure on a 4 plus acre parcel. At this point it seems like a self imposed hardship. Vacating the easement seems like the path of least resistance. The non obstruction letter even mentions vacating it.

Thx
Carol

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "DeNinno, Amy" <Amy.DeNinno@lus.sbcounty.gov>
Date: 9/30/25 1:52 PM (GMT-08:00)
To: millerc22@aol.com
Subject: RE: PVAR 2025-00051

Hi Carol,

Thank you for your response. It will be included in the project record.

You are correct in your clarification. The setback is measured from the edge of the patent reservation easement. The county has determined that there is no planned ROW to be located in the patent reservation easement area and therefore issued the letter of non-objection. You can find more information on patent reservations [here](#) and if you have additional questions related to the patent reservation easement or the letter of non-objection, I can connect you with the Department of Public Works.

As noted, the primary reason for the variance request is due to topography and rock outcroppings

limiting the buildable area on the site.

The approval letter and findings are being drafted as this is the public noticing period and no decision has been rendered - pending public input. Per your request, I will notify you when the findings are finalized. Additionally, I'd be happy to respond to any additional questions or concerns you may have related to the project. Let me know if you'd like to hop on a call and discuss.

Thank you,

Amy DeNinno, (she/her/hers)
Planner III



2375 Northside Drive, Suite 125

San Diego, CA 92108

c: 619.997.5894

www.WeAreHarris.com

From: millerc22@aol.com <millerc22@aol.com>
Sent: Monday, September 29, 2025 5:50 PM
To: DeNinno, Amy <Amy.DeNinno@lus.sbcounty.gov>
Subject: PVAR 2025-00051

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Hello.

I have read the Variance Project Notice and reviewed site plan and have questions. First, why is building within a patent reservation easement which is for road/ access considered an encroachment and variance item? Variances are a means of providing relief from development standards. Building in potential future RofW is just not permitted. I see a letter of Non-Objection was provided back in May of this year. Within the letter it states that it strongly advises the application to apply for a vacation

of the patent reservation. This would appear the appropriate course of action and not a part of a variance application. Secondly, the Variance notice states that a 100% encroachment into the easterly setback is being requested. I believe this is a bit lacking on detail. I'm guessing if more detail was provided it might read something like this if I understand the Dev Code: encroaching 25 feet into the required 25' street side setback as measure from the access easement. But given the significance of the encroachment and Director review, the notice should inform the public how they can go about obtaining a staff report? Personally, I would like to read the findings justifying this request. It is hard to believe that a structure less than 1,000 sf can't be fit on a 4.5 acre parcel without encroaching into the street side yard setback. I'm familiar with the general area, so I understand the rock outcroppings and some topo issues, but it still goes back to why given the structure size verses lot size. If anything, it seems like a self-imposed hardship??

I would appreciate any information or insight that might answer my questions. Thank you

Carol Miller

PVAR 2025-00051

I am here to request this application be denied by the Director, and that I am not here to request a public hearing. My reasoning is based on the following comments.

I would first like to say that reviewing the variance description against site/grading plan does not appear to match. On sheet A100, I see that along the easterly side of the property, the limits of grading would be 34'-11" away from the property line, and the structure would be 45'-4" from the property line. This equates to an approximately 15-foot encroachment of the grading into the 50-foot easement and the structure encroaching 4'-6" into the easement. Based on a 25-foot building setback as measured from the edge of the easement, the encroachment of the structure goes beyond an encroachment into a required setback. I would further add that it appears the future pool encroaches as well. This would seem to make the public notice inaccurate.

Although this is a legal nonconforming RC zoned parcel, the parcel still comprises of nearly 5 acres. The biggest challenge for this parcel is not the topography or rock outcroppings but the burden of the patent easements. The Public Works Department issued a letter of non-objection with the recommendation that the impacted portion be vacated. It would appear the County does not anticipate a need for such access reservation, which if true the entire Patent Reservation along the easterly property line should be vacated. By vacating the reservation/easement the Variance is no longer necessary. Nevertheless, I would offer these comments towards the required findings.

The subject property is similar in size to the adjacent and has similar physical features. Therefore, there are no exceptional or extraordinary circumstances or conditions applicable to the subject property that do not apply to other properties in the same vicinity and zoning. This nonconforming RC zoned parcel still comprises of nearly 5 acres. The biggest challenge for this parcel is not the topography or rock outcroppings but the burden of the patent easements which can be vacated where deemed unnecessary for future access which appears to be the case based on the Public Works letter.

By vacating the easement, the strict application of the land use zoning district does not deprive the subject property of privileges enjoyed by other properties in the vicinity or in the same land use zoning district. Any unwillingness by the property owner to proceed with the vacation of the easement, is a self-imposed hardship. With respect to the any physical constraints that the parcel might have, the parcel is nearly 5 acres in size and is not entirely impacts by rock outcroppings that would prohibit a structure (less than a 1,000 s.f.) to be constructed. With an alternative site design, I believe the property has sufficient area that enables the reasonable use of the property. The surrounding parcels have similar physical characteristics any patent reservations, to approve this request would set a precedence for similar requests.

I will stop my comments here but would ask if you could email me any action that is taken on this application. Please consider my request that this application be denied.

Carol Miller
2922 Acacia Ave
Pioneertown

Email: millerc22@aol.com

9-30-25 4:10PM

James Lebs from 53574 Coyote Rd called for additional information regarding the project.

10-01-25 8:53AM

Called James Lebs and left a voicemail

From: [Jerry Broyles](#)
To: [DeNinno, Amy](#)
Subject: Project Number PVAR-2025-00052 APN 0594-331-20
Date: Monday, October 6, 2025 9:06:21 AM

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We are opposed to granting the variance requested by this project. Existing LUS Building Code rules and regulations are designed to protect our neighborhood by maintaining specific standards. Granting this variance will simply open the door to more of the same by this developer.

William Broyles and Jennifer Williams
53230 Chia Trail
PO Box 56
Pioneertown, CA 92268-0056
(951) 313-7856
jerrybro@verizon.net

From: [Annie Psaltiras](#)
To: [DeNinno, Amy](#)
Subject: Re: Project # PVAR-2025-00051
Date: Monday, October 6, 2025 12:07:38 PM

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Thank you so much for taking the time to explain the project to me over the phone! As discussed, I no longer feel it's necessary to have a public hearing on this matter. Thank you!

Sent from my iPhone

On Oct 6, 2025, at 9:45 AM, DeNinno, Amy <Amy.DeNinno@lus.sbcounty.gov> wrote:

Hi Annie,

Received. Thank you for your comments. They will be included in the public record and taken into consideration. I am also noting your request for a public hearing.

Quick clarifying response to your comments below. The proposed structure will still be contained entirely within the applicant's property and will not be encroaching onto another parcel.

The patent reservation easement is a 50 foot reservation BLM granted to the County that is contained entirely within the boundaries of the applicant's lot. Additionally, as part of the review for this project, the County determined there is no planned road in the portion of the reservation easement that the applicant is proposing an encroachment into. I am including a snapshot below – the red circle indicates where the encroachment is occurring. The proposed structure will be 45 feet and 4 inches from the nearest property line.

<image001.png>

Please let me know if you have any additional questions.

Thank you,

Amy DeNinno, (she/her/hers)
Planner III

2375 Northside Drive, Suite 125
San Diego, CA 92108
c: 619.997.5894
www.WeAreHarris.com

-----Original Message-----

From: Annie Psaltiras <annie.p76@gmail.com>
Sent: Sunday, October 5, 2025 8:33 AM
To: DeNinno, Amy <Amy.DeNinno@lus.sbcounty.gov>
Subject: Project # PVAR-2025-00051

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Dear Ms. DeNinno,

My name is Annie Psaltiras and I own the property at 53677 Coyote Rd. Pioneertown, 92268. I am writing today in reference to Project # PVAR-2025-00051, Assessor Parcel # 0594-331-20. I share a property line with this parcel.

I recently received a notice that a company purchased the property at 53571 Coyote Rd. and they are proposing an easement that would encroach on my neighbor's property at 53533 Coyote Rd., also known as "Boulder House." This is of HUGE concern to me. The neighborhood and environment on Coyote Road are extremely fragile and should not be modified to accommodate any new build. Boulder House has historical significance in the area and has been referenced in several publications, including the book "Low Life in the High Desert" by David Hirst. No one should be encroaching on this property.

I purchased my property in 2015. I took several years, and great care in designing a house that would not encroach on ANY neighboring property, affect our shared road, nor would it have long term effects on the delicate flora and fauna surrounding it. I am also concerned about this property's new owners, as it is an LLC, not a private citizen. We do not want any new Airbnb's on our quiet and peaceful road. Most of us do not rent out our homes and are full-time residents.

I would like a public hearing on this matter, where the residents of Coyote Rd can express our concerns. I have also faxed in this request.

Thank you so much for your attention to this very important matter. Please feel free to contact me with any questions.

Annie Psaltiras
(323) 864-8289

From: [Jean Delbos](#)
To: [DeNinno, Amy](#)
Cc: [Jean Delbos](#)
Subject: Re: Project # PVAR-2025-00051 Assessor Parcel #0594-331-20
Date: Monday, October 6, 2025 12:15:00 PM
Attachments: [image002.png](#)
[image001.png](#)
[PVAR-2025-00051 Site Plan 002.pdf](#)

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Amy,

Thanks for sharing this information. Based upon reviewing it, we don't think there is a need for a public hearing.

Robert and Jean Delbos

On Oct 6, 2025, at 10:11, DeNinno, Amy <Amy.DeNinno@lus.sbcounty.gov> wrote:

Hi Jean,

Received. Thank you for your comments. They will be included in the public record. I am also noting your request for a public hearing.

I am attaching the site plan for the project for your reference. The project proposes an encroachment into a 50 foot patent reservation easement. Refer to sheet A100 for the site plan showing where the project will be located on the project site.

The 50 foot reservation was granted to the County by BLM and is contained entirely within the boundaries of the applicant's lot. Additionally, as part of the review for this project, the County determined there is no planned road in the portion of the easement that the applicant is proposing an encroachment into. I am including a snapshot below as well – the red circle indicated where the encroachment is occurring. The proposed structure will be 45 feet and 4 inches from the nearest property line.



Please let me know if you have any additional questions or comments at this time.

Thank you,

Amy DeNinno, (she/her/hers)
Planner III



Harris & Associates

2375 Northside Drive, Suite 125
San Diego, CA 92108
c: 619.997.5894
www.WeAreHarris.com

From: Jean Delbos <delbos@pacbell.net>
Sent: Sunday, October 5, 2025 4:51 PM
To: DeNinno, Amy <Amy.DeNinno@lus.sbcounty.gov>
Cc: delbos@pacbell.net
Subject: Project # PVAR-2025-00051 Assessor Parcel #0594-331-20

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Ms. DeNinno,

Our names are Robert & Jean Delbos, and we are members of the Delbos Family Trust. We own the property at 53520 Coyote Rd. Pioneertown, 92268. We are writing today in reference to Project # PVAR-2025-00051, Assessor Parcel # 0594-331-20. We share a property line with this parcel and cannot determine from the Project Notice Variance we received how it would impact our and our neighbors' properties.

This application for a major variance appears to be an attempt to increase the buildable area for this parcel. Large-scale houses are inappropriate for this area and would negatively impact our fragile environment.

Our family has owned and improved this property since 1978. Coyote Road is not maintained by the county. The residents of Coyote Road actively contribute to its upkeep through labor and financial support.

We are strongly opposed to this request. Based on this, we are requesting a public hearing on this project.

Sincerely,

Robert & Jean Delbos

Email: Delbos@pacbell.net

Mailing Address: P.O. Box 463, Pioneertown, CA 92268

From: [DeNinno, Amy](#)
To: ["Barbara DeSantis"](#)
Subject: RE: Public comment and hearing request for project number is PVAR-2025-00052
Date: Monday, October 6, 2025 2:16:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[PVAR-2025-00051 Site Plan 002.pdf](#)

Hi Barbara,

Following up on our call. You can find the site plan for the SFR attached here. Also confirming that after discussing the project you are okay with the project as proposed, as long as it does not block access your property.

Thank you,

Amy DeNinno, (she/her/hers)
Planner III



Harris & Associates

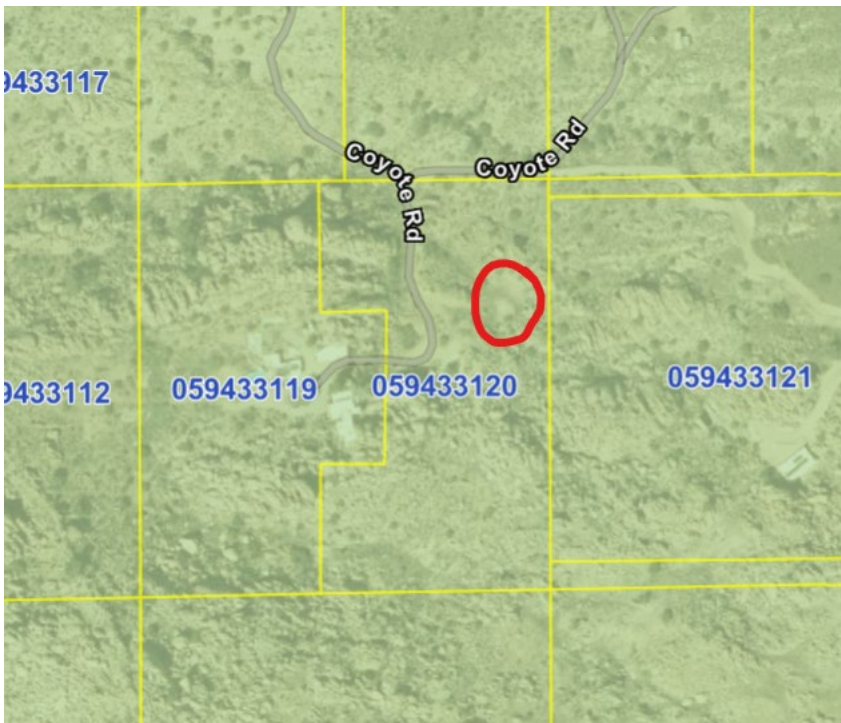
2375 Northside Drive, Suite 125
San Diego, CA 92108
c: 619.997.5894
www.WeAreHarris.com

From: DeNinno, Amy
Sent: Monday, October 6, 2025 9:33 AM
To: 'Barbara DeSantis' <barbarajdesantis@gmail.com>
Subject: RE: Public comment and hearing request for project number is PVAR-2025-00052

Hi Barbara,

Received. Thank you for your comments. They will be included in the public record. I am also noting your request for a public hearing.

Quick clarifying response to your comments below. The proposed encroachment into the patent reservation easement will not be encroaching into an existing road or easement. The patent reservation easement is a 50 foot reservation BLM granted to the County. As part of the review for this project, the County determined there is no planned road in the portion of the reservation easement that the applicant is proposing an encroachment into. I am including a snapshot below – the red circle indicates where the encroachment is occurring. As you can see it is not encroaching into Coyote Rd.



Amy DeNinno, (she/her/hers)
Planner III



Harris & Associates

2375 Northside Drive, Suite 125
San Diego, CA 92108
c: 619.997.5894
www.WeAreHarris.com

From: Barbara DeSantis <barbarajdesantis@gmail.com>

Sent: Saturday, October 4, 2025 1:36 PM

To: DeNinno, Amy <Amy.DeNinno@lus.sbcounty.gov>

Subject: Public comment and hearing request for project number is PVAR-2025-00052

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Hello, I am Barbara DeSantis, owner of 53533 Coyote Road in Pioneertown, CA 92268. We have received a letter informing us of an application of a variance. The project number is

PVAR-2025-00052 and the APN is 0594-331-20. We would like to request a public hearing for this, but also file a public comment on the record as we have just received this letter today, Saturday the 4th, and cannot reply back by mail in time for the cutoff date which is Monday the 6th.

As of now, our comment is that this variance would impede access to our home, negatively affect the aesthetics of the entrance to our home, as well as obscure our views. It would also encroach on what has been a private, shared road since we bought this property 20 years ago. This has been an agreed upon easement with the multiple past owners of this neighboring property of which there have been many since the death of the original owner approximately 10 years ago. This is not the first time speculators have attempted commercial use of this property which is a small, hauled water property upon which well drilling was attempted unsuccessfully repeatedly. Coyote Road is a small community of longstanding, multi-generational, largely residential owners and we staunchly oppose absent multi-national corporate ownership by people are only interested in making a profit, not contributing to the community. It is a beautiful Boulder strewn area in largely original condition and the entire neighborhood would like it to remain as such. We are publicly stating we are 100% against this request and as stated before, we request a public hearing regarding this matter. Thank you.

From: [Dave](#)
To: [DeNinno, Amy](#)
Subject: Project # PVAR-2025-00051 Assessor Parcel #
Date: Monday, October 6, 2025 3:39:36 PM

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Hello,

We are David and Ann Garry. Our address is 53682 Coyote Rd Pioneertown, Ca. 92268.
Phone number 760 974-7797.

We would like to request a public hearing for the above mentioned project.

Coyote Road is a small community of longstanding, multi-generational, largely residential owners and we staunchly oppose absent multi-national corporate ownership by people are only interested in making a profit, not contributing to the community. It is a beautiful Boulder strewn area in largely original condition and the entire neighborhood would like it to remain as such. We are publicly stating we are 100% against this request and as stated before, we request a public hearing regarding this matter. Thank you.



September 29, 2025

Land Use Services Department – Planning Division
Attention: Amy Deninno
amy.deninno@lus.sbcounty.gov

Regarding: PVAR-2025-000051

Dear Amy,

The Mojave Water Agency has reviewed the attached project and has determined that the Agency does not currently have facilities or infrastructure within the area based on the information submitted. If any of the information is incomplete, please notify MWA as soon as possible so that we can provide additional information regarding your request

Sincerely,
Christy Huiner
Senior Water Resource Analyst
Engineering Department
Mojave Water Agency
chuiner@mojavewater.org
760-946-7066

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Exhibit E

Letter of Non- Objection

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Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Special Districts
- Surveyor
- Transportation

www.SBCounty.gov

Noel Castillo, P.E.
Director

Byanka Velasco, P.E.
Assistant Director

David Doublet, M.S., P.E.
Assistant Director

May 19, 2025

STORE STREET LLC, a California Limited Liability Company
53571 Coyote Road
Pioneertown, CA 92268

Re: Letter of Non-Objection – Proposed residential dwelling encroachment of 19.5-feet, within the 50-foot patent reservation on the easterly side of APN 0594-331-20, at 53571 Coyote Road in the Unincorporated Area of Pioneertown, Ca 92268

To whom it may concern:

*The San Bernardino County Department of Public Works (County) has issued this **Letter of Non-Objection**, for the encroachment pertaining to APN 0594-331-20, address of 53571 Coyote Road in the Unincorporated Area of Pioneertown, Ca 92268. The property owner shall take **all responsibility** for maintenance of the encroachment described above. The County strongly advises that you, the applicant/owner, apply for the vacation of the patent reservation within the area of the proposed encroachment.*

This encroachment falls within the 50-foot patent reservation, along the Easterly portions of APN 0594-331-20, which is not included within the County Maintained Road System (CMRS). The County of San Bernardino, however, strongly recommend that all construction be in a workmanlike manner consistent with currently accepted practices.

This **Letter of Non-Objection** is valid only to the extent of County interest. It shall be the property owners' responsibility to ensure that all Federal, State and Local agencies' environmental laws and regulations are adhered to, and it is the property owners' responsibility to obtain all permits required by other agencies.

If you have any questions regarding the above, please contact the undersigned at (909) 387-8279. Enclosed for your information is the Customer Information sheet on the procedure to vacate a patent reservation.

Sincerely,

George E. Gutierrez Jr.,
Supervising Project Manager
Transportation Right of Way

RH:gg
Encloser

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