



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: February 3, 2022

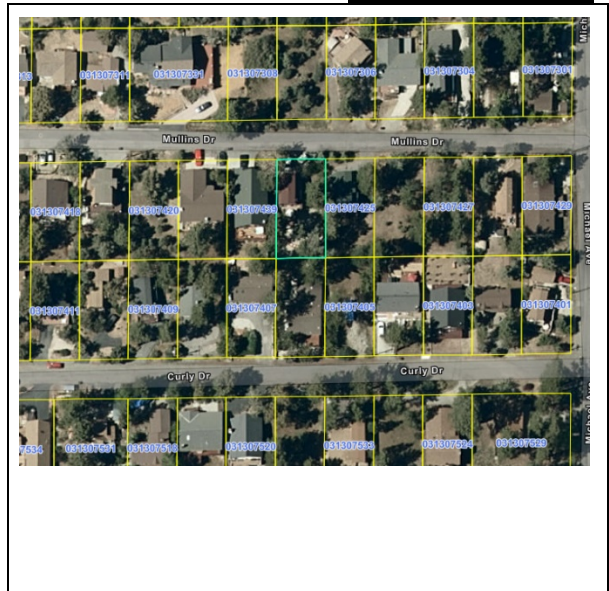
AGENDA ITEM #3

Project Description

Vicinity Map -

APN: 0313-074-40

Applicant: Kathie Mathis
Appellant: Debra Gottlieb & Gene Heller
Community/Supervisorial District: Bear Valley
District: 3rd District
Location: 360 Mullins Drive, Big Bear City
Project No: PAPL-2021-00006
Staff: Azhar Khan
Rep: n/a
Proposal: Appeal of an approval of a Minor Variance (PVAR-2021-00014) to construct a detached accessory structure (garage) to encroach 4-feet into the 10-foot side yard setback on a 4,800 square-foot lot, located in the Low Density Residential (LDR) Land Use Category, Single Residential (RS) Zoning District.



72 Hearing Notices Sent on: January 19, 2022

Report Prepared By: Azhar Khan, Planner

SITE INFORMATION:

Parcel Size: 0.11 acres (4,800 Square feet)
 Terrain: Significantly sloped
 Vegetation: Native trees

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

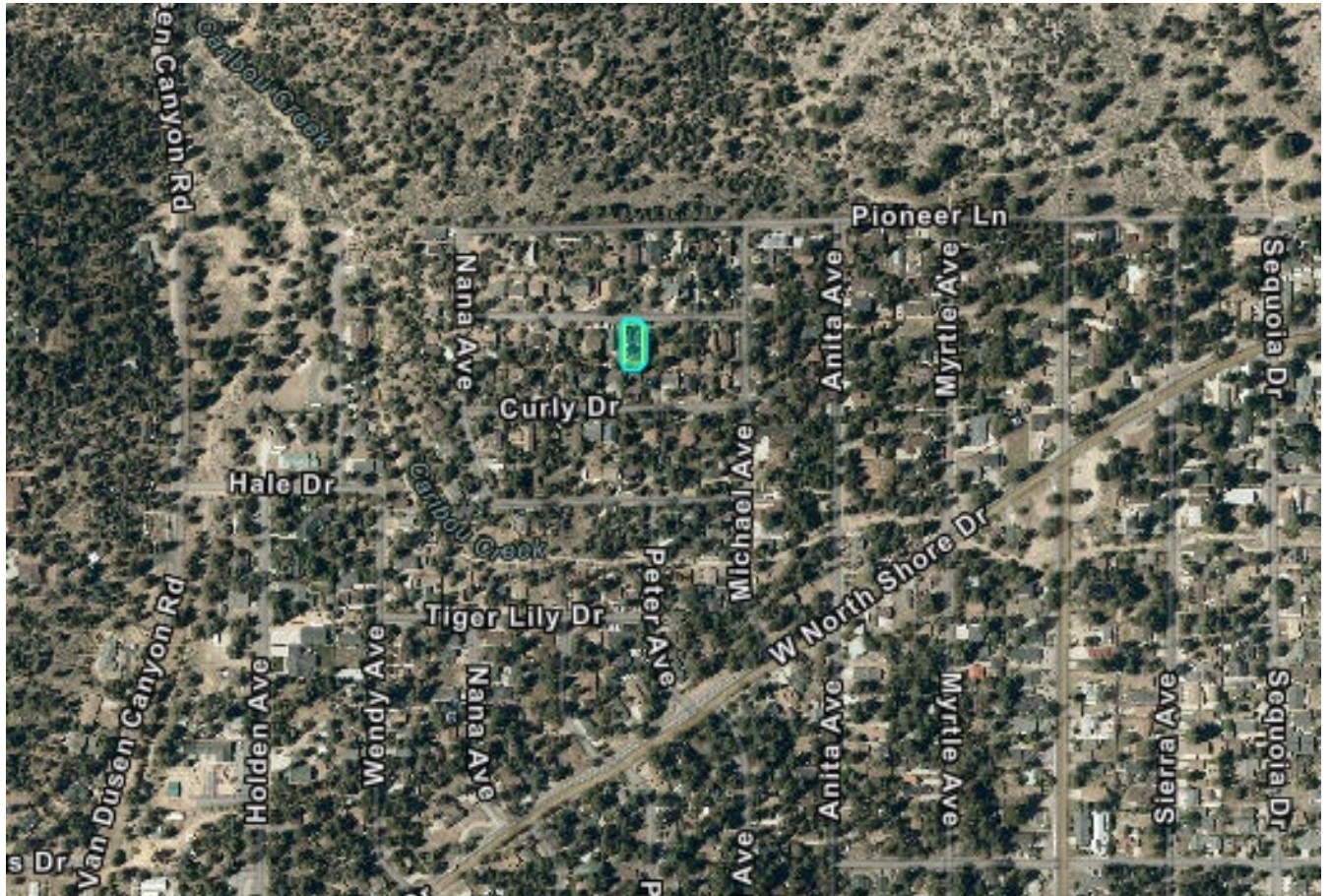
AREA	EXISTING LAND USE	POLICY PLAN DESIGNATION	LAND USE ZONING DISTRICT
Project Site	Residential	Low Density Residential (LDR)	Single Residential (RS)
North	Residential	Low Density Residential (LDR)	Single Residential (RS)
South	Residential	Low Density Residential (LDR)	Single Residential (RS)
East	Residential	Low Density Residential (LDR)	Single Residential (RS)
West	Residential	Low Density Residential (LDR)	Single Residential (RS)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	N/A	N/A
Water Service:	Big Bear City Community Services District Area	Per Service Agreement Resolution
Sewer Service:	Big Bear City Community Services District Area	Per Service Agreement Resolution

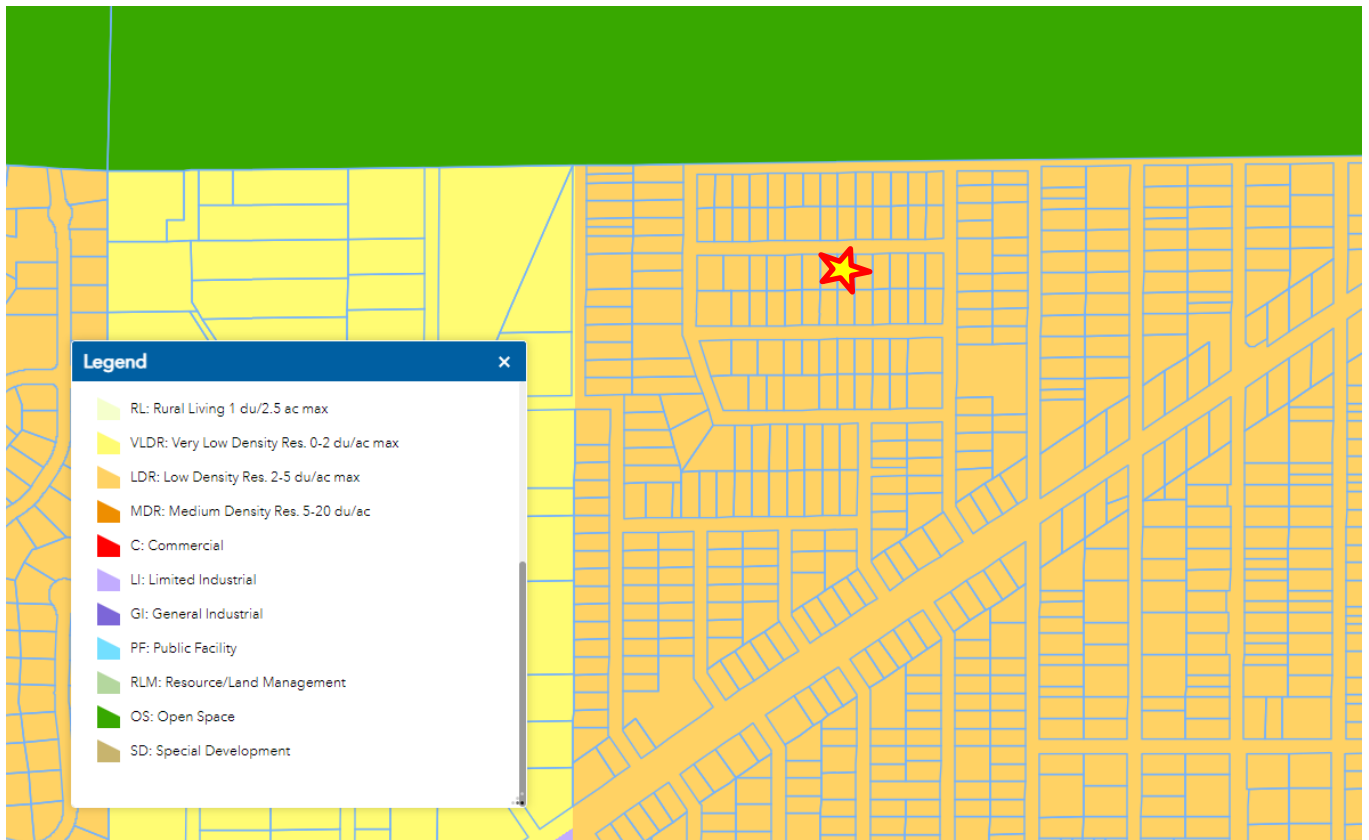
STAFF RECOMMENDATION: That the Planning Commission **DENY** the Appeal and **UPHOLD** Staff's determination to Approve Minor Variance subject to the Findings as contained in the Staff Report¹

¹ In accordance with Section 86.08.010 of the Development Code, the Planning Commission action is final.

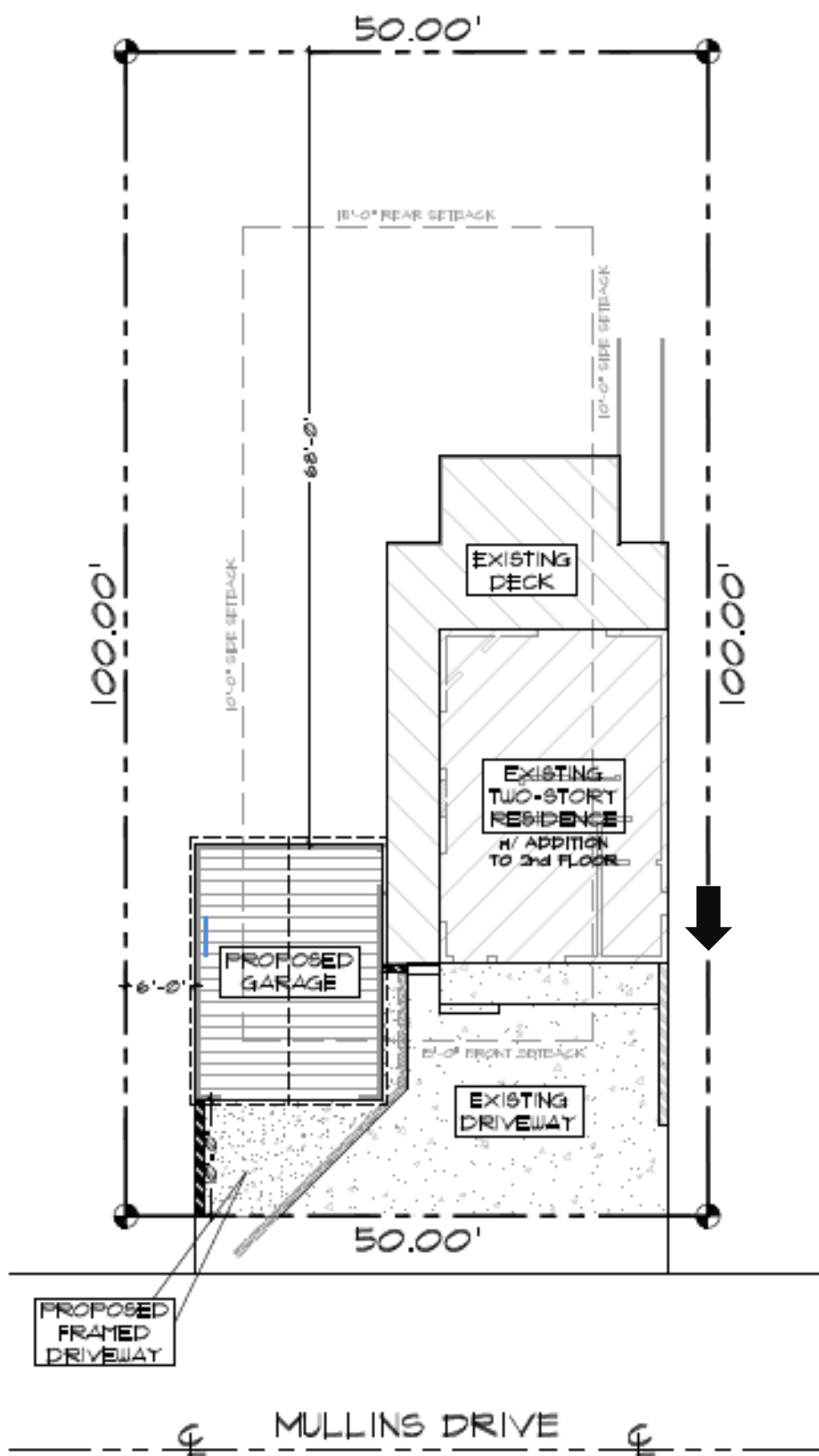
VICINITY MAP:
Aerial view of the Project Site



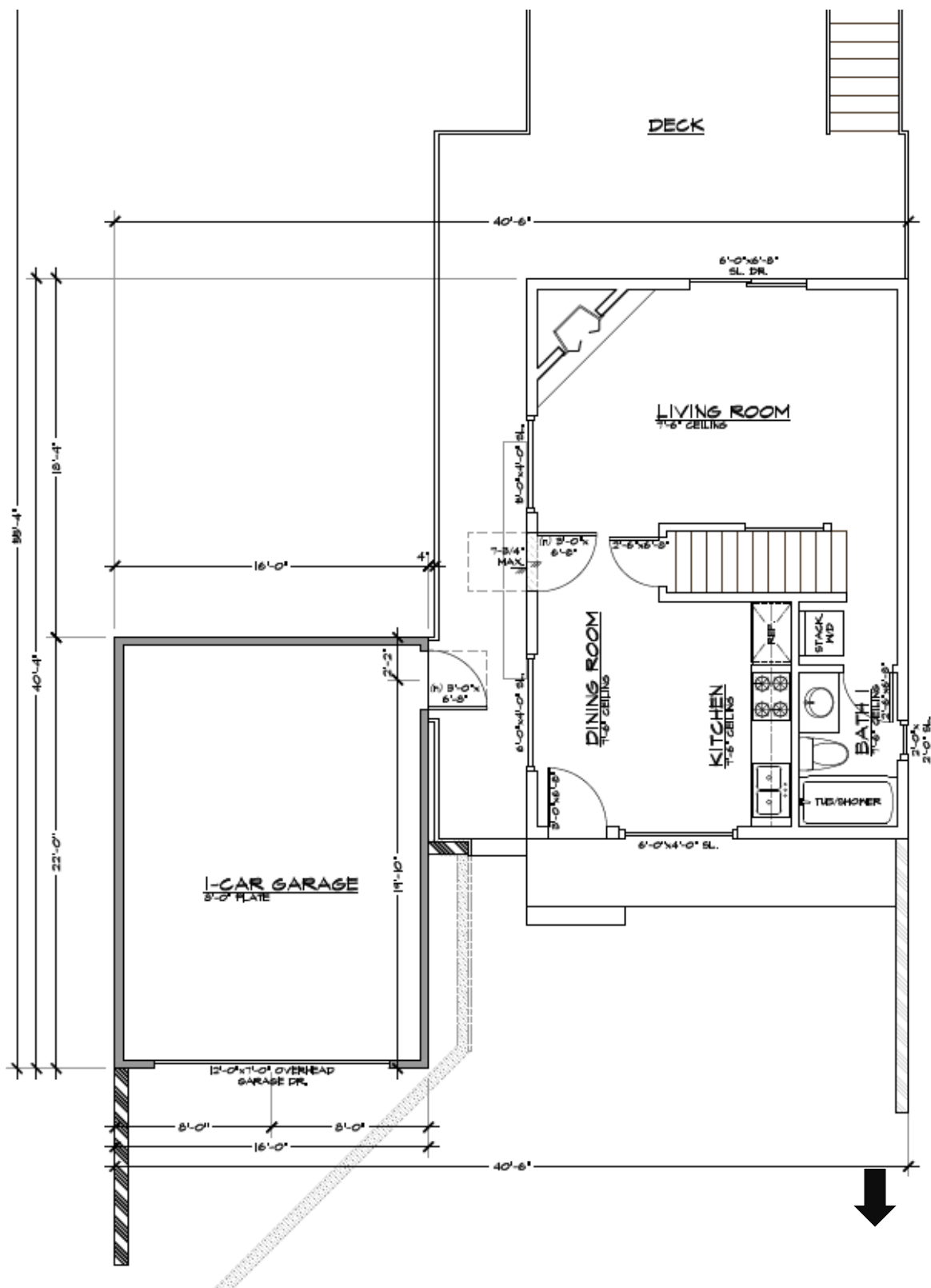
POLICY PLAN DESIGNATION MAP



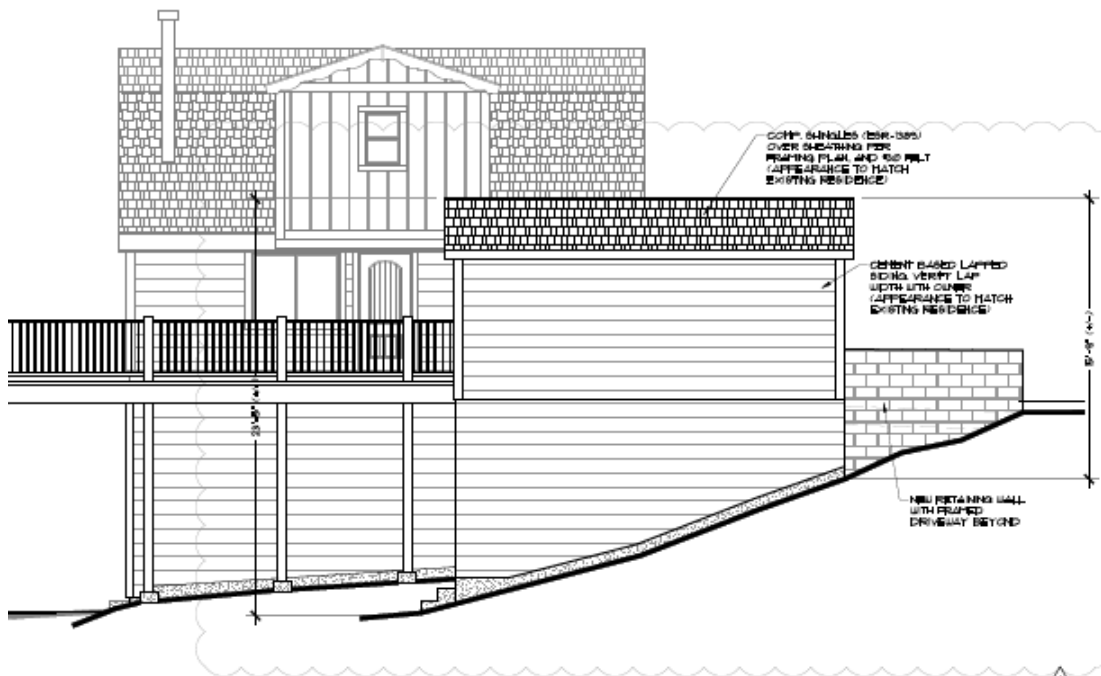
SITE PLAN



PROPOSED GARAGE FLOORPLAN



PROPOSED ELEVATIONS



RIGHT / EAST ELEVATION
SCALE: 1/4"=1'-0"



REAR / SOUTH ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED ELEVATIONS



FIGURE 1

APPLICANT PROVIDED STREETScape OF PROPOSED GARAGE IN RELATION TO NEIGHBORING PROPERTIES

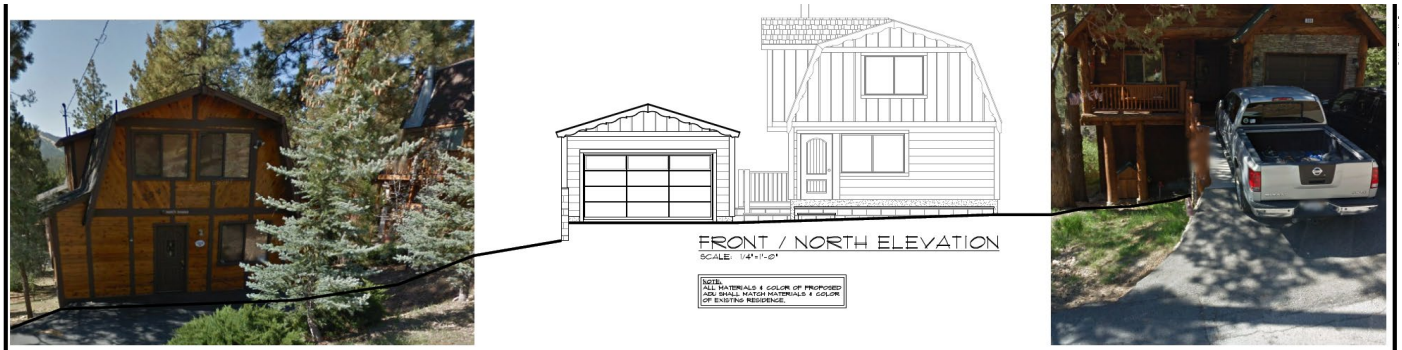


FIGURE 2

NEARBY HOUSES WITH GARAGES



BACKGROUND:

On March 3, 2021, Kathie Mathis (Applicant) submitted a Minor Variance Application (PVAR-2021-00014) for the construction of a single car garage to encroach 4-feet into the 10-foot side yard setback of a 4,800 square foot lot. On April 29, 2021, Project Notices were mailed to property owners within 300' of the subject property. On May 13, 2021, Staff received a letter of opposition (Exhibit A) expressing concerns about the proposed accessory garage structure and the proposed Minor Variance. The letter identifies one of the primary concerns being the height of the proposed garage. Staff notified the Applicant of the concerns raised in the letter. In response to these concerns, the Applicant provided additional building elevations showing the height of the proposed garage in greater detail. The Applicant also included changes to add cement-based lapped siding on all elevations of the proposed structure.

APPEAL:

The Minor Variance was approved on November 10, 2021. On November 18, 2021, Debra Gottlieb and Gene Heller (Appellants) filed a timely appeal of Staff's approval of the Minor Variance. The Appellants have submitted a letter with their appeal (Exhibit B) outlining the reasons they are opposed to the Minor Variance Approval and the proposed single-car garage, which are described below:

1. The lots in Appellants' neighborhood are narrow and a setback encroachment of 4-feet would put this structure very close to their home infringing both open space and light onto their property.
2. Appellants' property is on a downward slope and thus sits below the Applicant's property. To build this structure and connect with the street will have to be very high with strong pilings to support the structure and an automobile. The garage will tower over Appellants' residence and again infringing on the light that enters their home from the west and detracting from the open mountain space surrounding their home.
3. This structure would destroy the look of the neighborhood as most of the homes are smaller and under 1,500 square feet without garages. The Applicant has never had a garage at this location. Appellants' home also has no garage as do many of the homes on this street and in their neighborhood and has been their home for over three decades.
4. Appellants feel local zoning boards should be careful granting variances unless they first find that there is some peculiar condition of the land or structure, not typical in the local zoning district, that will create a hardship for the owner if some limited relief is not granted. The Applicant's property does not meet this requirement. The property is not irregularly shaped and there is not an unusual feature of the existing building that would make it more expensive for her to build an attached garage that does not encroach into the setback.

PROJECT ANALYSIS:

The proposed detached accessory structure (garage) will be constructed 6-feet from the eastern property line, which constitutes a 4-foot encroachment into the required 10-foot side yard setback. Due to site constraints such as the property slope, and the substandard lot size, Staff has determined that there are exceptional or extraordinary circumstances or conditions applicable to the subject property which justify approval of the proposed Minor Variance. Further, the San Bernardino County Development Code (Development Code) requires all single-family houses to include a covered or enclosed space for at least one vehicle. The original house associated with the proposed Minor Variance was constructed prior to the adoption of this parking regulation and is considered to be a legal non-conforming use. Although the owner is not required to comply with the current parking requirements, the construction of the single-car garage would bring the parcel into full compliance with the County Parking Regulations.

Many properties in this neighborhood are considered to be substandard or legal non-conforming lots, as the lots do not meet the Development Code standards for Single Residential (RS) zoned Mountain Region, which requires a minimum lot width of 60-feet and a minimum depth of 100-feet. Although the subject

property does meet the minimum lot depth requirement of 100-feet, it is only 50-feet in width and is considered to be substandard. Therefore, consideration of the lot width was given in the evaluation of the proposed variance. The height of the proposed garage is 23.5-feet at the highest point of the structure, which is well below the maximum height of 35-feet for the RS Zoning District.

The Appellants have indicated that many homes in the area do not have garages, which is true. However, staff found that many houses do have garages and has provided examples as depicted in Figure 2 of this Staff Report.

Code Compliance Summary: The Project satisfies all applicable standards of the Development Code for development in the Single Residential (RS) Land Use District with the requested Minor Variance to deviate from the required side yard setback, as illustrated in Table 2:

Table 2: PROJECT CODE COMPLIANCE

Project Component	Development Code Standard		Project Plans
Building Setbacks	Side yard: 20% of the lot width	10'	6'
Minor Variance Deviation	Not to exceed 40% into the required side yard setback	4'	4'

REQUIRED FINDINGS:

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 proposal will not deprive the neighboring properties from the use of solar energy nor will the proposed changes significantly impact the surrounding properties in the area or conflict with future development. The approval of the minor variance will still maintain a 6-foot side yard setback from the neighboring property line. Of note, recent state housing laws are placing limits on local setback requirements to a maximum of 4 feet from the side and rear lot lines for developments related to accessory dwelling units and urban housing developments. (See, e.g., Government Code Sections 65852.2(a)(1)(D)(vii) and 65852.21(b)(2)(B)(ii).) While the proposal is not a development of an accessory dwelling unit or a second residential unit, a maximum 4-foot setback requirement is evidence of a legislative intent that the encroachment of structures at least 4 feet from a property line is not by itself materially detrimental to other properties or land uses. Moreover, as shown from the figures in the Staff Report, the height of the proposed structure is 23.5 feet at the highest point, which is well below the maximum height of 35 feet for the RS Zoning District and, even with a slight declining slope, would not infringe on open space and light for neighboring properties for solar or otherwise.
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 land use zoning district or vicinity.** The reduction of the required setbacks is necessary in order to accommodate a proposed detached garage. The property is substandard, at 50' in width, as opposed to the 60' in width required by properties in the same land use zoning district. Although other properties in the vicinity have similar non-conforming property width, the subject property's lot width, size and topography would prevent the property owner from constructing the proposed garage under the standard setback requirements as required in the RS Zone and therefore, cause

an unnecessary hardship not imposed on similarly situated properties within the vicinity. Due to the substandard lot width, size and topography of the site, there are exceptional or extraordinary circumstances applicable to the subject property which supports approval of a minor variance.

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.** Approving this variance is necessary for the preservation and enjoyment of a substantial property right, thereby allowing for the construction of a single-car garage enjoyed by other in the vicinity or in other RS Zoning Districts. The property is substandard, at 50' in width, as opposed to the 60' in width required by properties in the same land use zoning district. Although other properties in the vicinity have similar non-conforming property width, the subject property's lot width, size and topography would prevent the property owner from constructing the proposed garage under the standard setback requirements and therefore cause an unnecessary hardship not imposed on similarly situated properties within the vicinity. Due to the substandard width, size and topography of the site, the strict application of the setback requirement would deprive the owner of privileges enjoyed by other properties in both the vicinity, as depicted in Figure 2, and for properties in the same RS Zoning District.
4. **The granting of the variance is compatible with the maps, objectives, policies, programs, and general land uses specified in the County Wide Plan and applicable specific plan.** Additionally, it does not preclude the continued safe use or enjoyment of other properties that adjoin or are in close proximity to the site. The project specifically implements the following San Bernardino Countywide 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.* The granting of this variance will allow for the construction of a detached garage that is in character with the surrounding neighborhood, and in full compliance with all other applicable Development Code standards and Countywide Plan objectives, and designed so as to not hinder the viability and continuity of existing residential development.
 - b) **LU 2.2 Compatibility with planned uses:** *We require that new residential development is located, scaled, buffered, and designed to minimize negative impacts both on and from adjacent areas designated for nonresidential land uses.* Granting of this variance will allow for the construction of a detached garage that would not negatively impact areas designated for residential uses.

RECOMMENDATION:

That the Planning Commission:

1. **DENY** the Appeal and **UPHOLD** Staff's decision to Approve PVAR-2021-00014 subject to the findings contained in the staff report.

ATTACHMENTS:

- EXHIBIT A: Neighbor Opposition (PVAR-2021-00014)
EXHIBIT B: Letter of Appeal
EXHIBIT C: Project Approval Package (PVAR-2021-00014)

EXHIBIT A

Neighbor Opposition (PVAR-2021-00014)

Debra Gottlieb
Greg Heller
Alison Shunneson
354 Mullins Dr.
Big Bear, CA 92314

May 13, 2021

Project Number: PVAR-2021-00014
Assessor Parcel No: 0313-074-40

Dear Mr. Khan,

As owners of the property at 354 Mullins Drive (East side of 360 Mullins Drive), we are opposed to the setback encroachment application filed by Kathie Mathis.

The purpose of most setback ordinances is to prevent houses from being built too close to one another. The setback ordinances govern access to space and light. There are several reasons that an encroachment into the setback is especially egregious to us. Firstly, the lots in our neighborhood are narrow and a setback encroachment of 4 feet would put this structure very close to our home infringing on both our open space and light onto our property. Secondly, our property is on a down slope and (photo attached) thus sits below Ms. Mathis' property. To build this structure and connect with the street it will have to be very high with strong pilings to support the structure and an automobile. The garage will tower over our residence once again infringing on the light that enters our home from the West and detracting from the open mountain space surrounding our home. Thirdly, this structure would also destroy the look of our neighborhood as most of the homes are smaller and under 1500 square feet without garages. The residence Ms. Mathis has lived in for over a decade (360 Mullins Dr.) has never had a garage. Our home 354 Mullins Drive also has no garage as do many of the homes on this street and in our neighborhood and has been our home for over three decades.

We feel local zoning boards should be careful in granting variances unless they first find that there is some peculiar condition of the land or structure, not typical in the local zoning district, that will create a hardship for the owner if some limited relief is not granted. Ms. Mathis' property does not meet this requirement. Her property is not irregularly shaped and there is not an unusual feature of the existing building that would make it more expensive for her to build an attached garage that does not encroach into the setback. While we do not know the reason that Ms. Mathis wants to build a garage (after a decade without), the individual circumstances of the owners cannot form the basis of the hardship. Whatever the reason, Ms. Mathis has the option to build an attached garage avoiding an encroachment into the setback.

We feel that in conclusion, to grant the application to encroach on the setback would be an infringement on the quiet enjoyment of our property which is enjoyed by our extended family who live and use the residence, do so for the views of nature, the sunlight through the trees that light up the house and open space. We want to preserve the nature, space and light that makes our home so enjoyable.

Thank you for your consideration,

Debra Gottlieb

Greg Heller

Alison Shunneson

EXHIBIT B

Letter of Appeal

Debra Gottlieb
Greg Heller
Alison Shunneson
354 Mullins Dr.
Big Bear, CA 92314

May 13, 2021

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Thank you for your consideration.



Debra Gottlieb



Greg Heller



Alison Shunneson

EXHIBIT C

Project Approval Package (PVAR-2021-00014)



Land Use Services Department Planning

Terri Rahhal
Director

November 10, 2021

Effective Date: November 23, 2021

Expiration Date: November 23, 2024

Kathie Mathis
360 Mullins Drive
Big Bear City, CA 92314
drkathiemathis@gmail.com

RE: MINOR VARIANCE FOR A DETACHED ACCESSORY STRUCTURE TO ENCROACH INTO THE EASTERN SIDE YARD SETBACK BY 4' ON A 0.11 ACRE PARCEL; LOCATED WITHIN THE COUNTY WIDE PLAN DESIGNATION LOW DENSITY RESIDENTIAL/SINGLE RESIDENTIAL (LDR/RS) ZONING DISTRICT; AT 360 MULLINS DRIVE; ASSESSOR PARCEL NUMBER: 0313-074-40; PROJECT NUMBER: PVAR-2021-00014

Dear Ms. Mathis:

The above referenced project has been **APPROVED** by the Planning Division. The enclosed Findings support the approval of the Minor Variance. The Findings and approved Site Plan conform to the current San Bernardino County Development Code and the County Wide Plan. Any alterations to the site plan shown on the Approved Site Plan shall require submittal of an additional application for review and approval.

Pursuant to the applicable provisions of the San Bernardino County Development Code Title 8, within 10 days from the date of this letter, any interested person may appeal this action in writing to the County Planning Commission. The appeal must be submitted, along with the appropriate fee, on the forms available from this office. This approval action becomes effective upon completion of the appeal period. The applicant shall ascertain and comply with all applicable requirements of the Federal, State, County and Local Agencies.

This Variance approval shall become null and void if building permits have not been issued within 3 years of the effective date of this approval, unless an Extension of Time is granted. Extensions may be granted upon written application and the payment of the required fee to the Planning Division not less than 30 days prior to the date of the expiration. Building and Safety will require a copy of this approval and a site plan of the project in order to obtain permits.

PLEASE NOTE: This is the only notice given of the expiration date. The property owner is responsible for initiation of any extension request; the granting of an extension is a discretionary action.

If you have any questions or concerns regarding this letter, you may contact me via e-mail at azhar.khan@lus.sbcounty.gov or by phone at (909) 601-4667.

Sincerely,

A handwritten signature in black ink, appearing to read "Azhar Khan".

Azhar Khan, Planner

AK/cw

BOARD OF SUPERVISORS

COL. PAUL COOK (RET.)
First District

JANICE RUTHERFORD
Second District

DAWN ROWE
Vice Chair, Third District

CURT HAGMAN
Chairman, Fourth District

JOE BACA, JR.
Fifth District

Leonard X. Hernandez
Chief Executive Officer

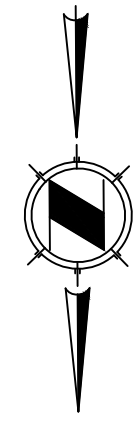
NOTES

- CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS AND UTILITY SIZES.
- FIELD INFORMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO THE DESIGNER FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.
- CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL WORK AND MATERIAL- INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES, PRIOR TO CONTINUING.
- ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
- THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.
- ALL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
- ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION ON FILE WITH THE APPROPRIATE AGENCIES.
- CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.
- CONTRACTOR SHALL PROVIDE BACKING FOR SUPPORT OF ALL WALL, CEILING, AND PARTITION MOUNTED ITEMS SUCH AS LIGHT FIXTURES, SHELVING, EQUIPMENT, AND TELEVISIONS. COORDINATE LOCATIONS AND REQUIREMENTS WITH THE PLUMBING, MECHANICAL, ELECTRICAL DRAWINGS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR(S) SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
- CONTRACTOR SHALL PROVIDE PROTECTION IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. CONTRACTOR SHALL PROVIDE REQUIRED PROTECTION INCLUDING, BUT NOT LIMITED TO SHORING, BRACING, AND ALL OTHER SUPPORTS (INCLUDING ENGINEERING OF SYSTEMS) NECESSARY TO MAINTAIN OVERALL STRUCTURAL INTEGRITY OF THE BUILDING.
- ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
- INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.
- GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.
- ALL GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS THE U.S. CONSUMER PRODUCT SAFETY COMMISSION SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS.
- PIPES, CONDUITS, OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.
- CONTRACTOR SHALL REFER TO AND CONFORM WITH ALL FINDINGS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS IN THE SOILS REPORT, NOR FOR THE FINAL RECOMMENDATIONS SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION NOTIFY THE SOILS ENGINEER FOR INSTRUCTIONS PRIOR TO CONTINUING WORK.
- EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.
- ACCURATE AS-BUILT DRAWINGS SHALL BE GENERATED BY CONTRACTOR DURING CONSTRUCTION AND SUBMITTED TO OWNER UPON COMPLETION OF FINAL PUNCH LIST, BUT PRIOR TO REQUEST FOR FINAL PAYMENT.
- ROOF OBSTRUCTIONS SUCH AS TELEVISIONS ANTENNA, SOLAR PANELS, AND GUY WIRES SHALL NOT BE LOCATED OR INSTALLED IN SUCH A WAY AS TO PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
- AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
- SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING.
- CF-4R AND CF-6R CERTIFICATE FORMS SHALL BE COMPLETED AS APPLICABLE AND BE PRESENTED TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION IN ACCORDANCE WITH THE ENERGY CALCULATIONS.

NOTE:
PER SECTION 301.11 CAL GREEN AND CIVIL CODE 101.1, ALL NON-COMPLIANT PLUMBING FIXTURES WITHIN THIS BUILDING SHALL BE REPLACED WITH WATER-CONSERVING FIXTURES. BUILDINGS THAT RECEIVE A FINAL INSPECTION ON OR AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT. THIS REQUIREMENT APPLIES TO SINGLE-FAMILY RESIDENTIAL BUILDINGS WHERE REMODEL/ALTERATIONS, GARAGE CONVERSION AND/OR ADDITIONS OCCUR.

NOTE:
CONSTRUCTION FOR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THE JURISDICTION CODE OR OF OTHER ORDINANCES OF THE JURISDICTION. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THE JURISDICTION CODE OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID. IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. NEITHER THE BUILDING OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF ANY MATERIAL REQUIRED TO ALLOW INSPECTIONS.

ORIENTATION



BUILDING SUMMARY

EXISTING & PROPOSED SQ. FOOTAGES:

(e) 1st FLOOR LIVING:	551 SQ.FT.
(e) 2nd FLOOR LIVING:	551 SQ.FT.
(n) 2nd FLOOR LIVING ADDITION:	38 SQ.FT.
(e) DECK:	362 SQ.FT.
(n) GARAGE:	352 SQ.FT.
(n) TOTAL LIVING:	1,125 SQ.FT.
(n) TOTAL ALL:	1,866 SQ.FT.
(n) FOOTPRINT:	1,280 SQ.FT.
(e) LOT AREA:	5,000 SQ.FT.
(n) LOT COVERAGE:	25.60 % (40.00 % MAX.)

LEGAL DESCRIPTION

LOT: 6
BLOCK: 204
TRACT: 2550
MAP BOOK: -
CITY: BIG BEAR CITY
COUNTY: SAN BERNARDINO
STATE: CALIFORNIA
A.P.N.: 0313-074-40-0000

BUILDING ANALYSIS

CONSTRUCTION TYPE:
BUILDING: V-B
GARAGE: V-B
OCCUPANCY:
BUILDING: R-3
GARAGE: U
BUILDING CODES: 2019 CBC, CEC, CPC, CMC, CFC, CRC, CGBSC, & 2019 CALIFORNIA ENERGY CODE
NUMBER OF STORIES:
BUILDING: 2
GARAGE: 1
FIRE SPRINKLERS: NO

- GREEN BUILDING SITE NOTES:**
- OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
 - DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
 - OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
 - EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
 - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
 - LANDSCAPE IRRIGATION SYSTEMS.
 - WATER REUSE SYSTEMS.
 - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOGICION.
 - PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
 - EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
 - INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
 - INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
 - INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
 - INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
 - A COPY OF ALL SPECIAL INSPECTIONS VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
 - DURING CONSTRUCTION ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED.
 - THIRD PARTY VERIFICATION IS REQUIRED FOR MANDATORY CALGREEN MEASURES.
 - SEAL BUILDING ENVELOPE JOINTS AND OPENINGS ACCORDING TO CEC.
 - AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.

NOTE:
THE CONSTRUCTION SHALL COMPLY WITH CHAPTER 7A CBC (WILDLAND-URBAN INTERFACE FIRE AREA)
a. SEE SHEET T-3, TOTA.3 AND DETAIL "A" ON SHEET A-2 FOR WALL FINISH
b. SEE SHEET T-3, TOTA.4 AND DETAIL "A" ON SHEET A-2 FOR BAYE FINISH
c. SEE SHEET T-3 FOR CHAPTER 7A CONSTRUCTION NOTES.

San Bernardino County Planning
Azhar Khan - Planner 11.10.2021
Approved - PVAR-2021-00014

MINOR VARIANCE FOR A DETACHED ACCESSORY STRUCTURE TO ENCRACH INTO THE EASTERN SIDE YARD SETBACK BY 4' ON A 0.11 ACRE PARCEL; LOCATED WITHIN THE COUNTY WIDE PLAN DESIGNATION LOW DENSITY RESIDENTIAL/SINGLE RESIDENTIAL (LDR/RS) ZONING DISTRICT; AT 360 MULLINS DRIVE; ASSESSOR PARCEL NUMBER: 0313-074-40; PROJECT NUMBER: PVAR-2021-00014

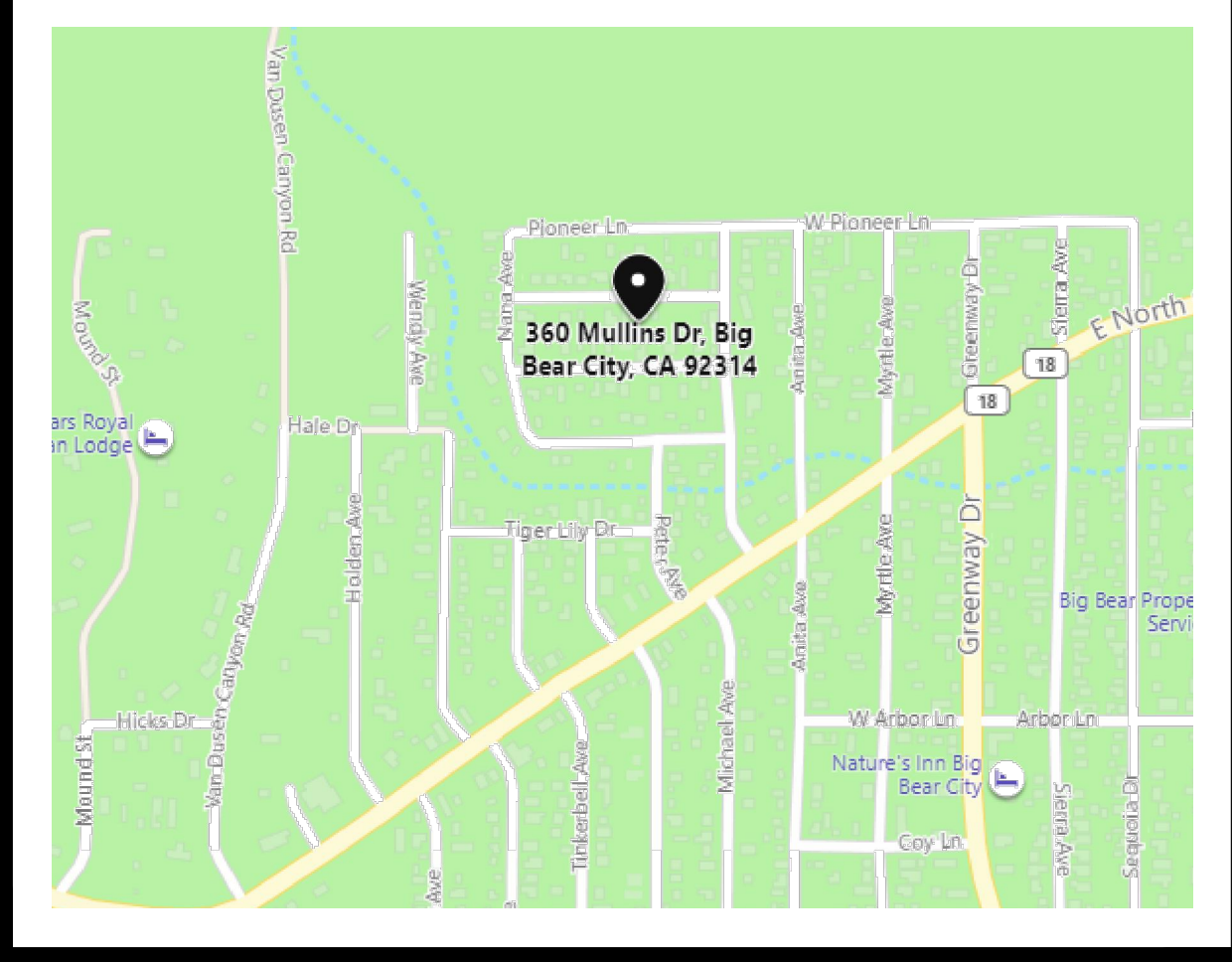
SHEET INDEX

- T-1 PLOT PLAN
A-1 LOWER & MAIN FLOOR PLANS
A-2 UPPER FLOOR PLAN
A-3 ELEVATIONS

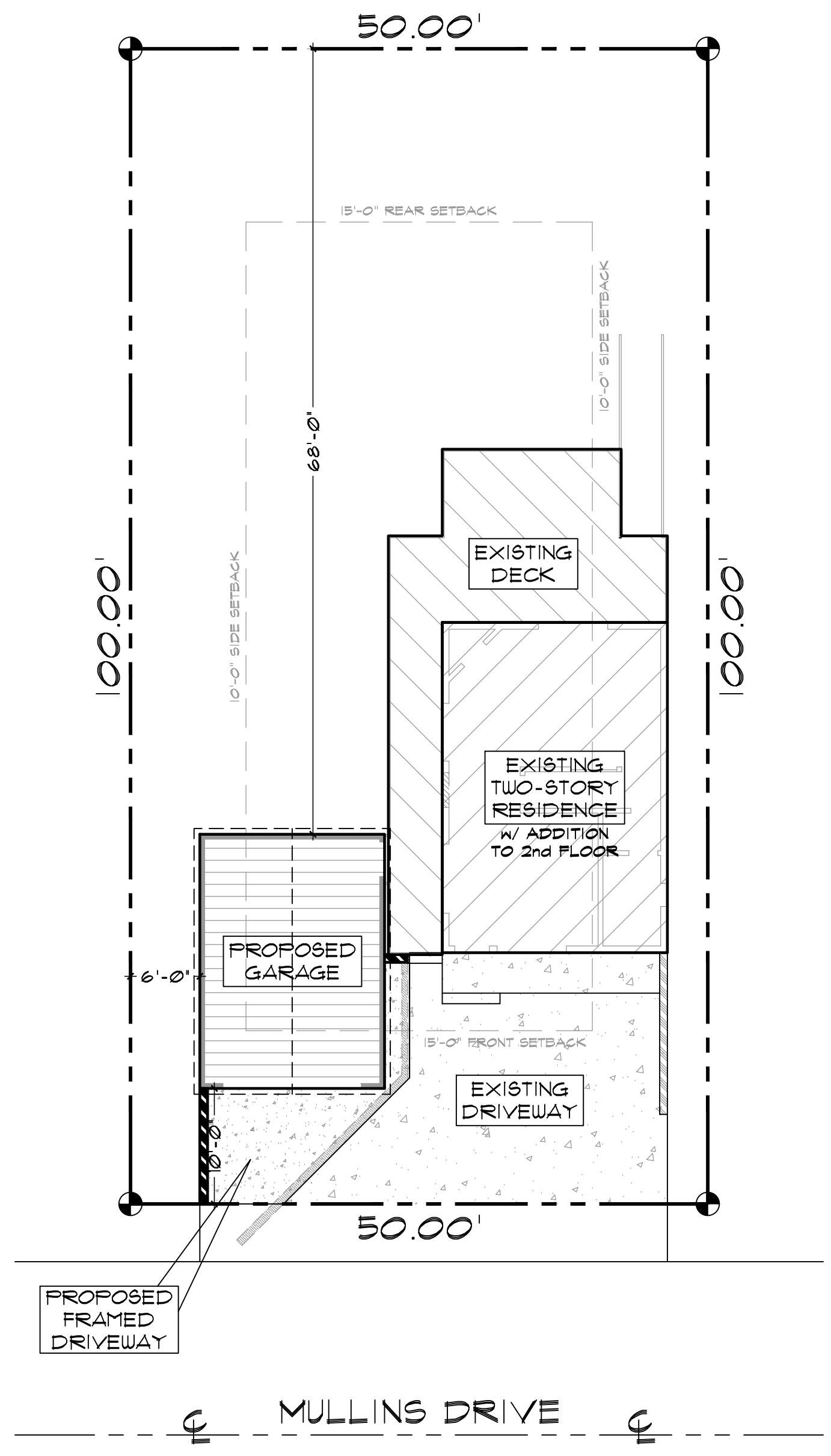
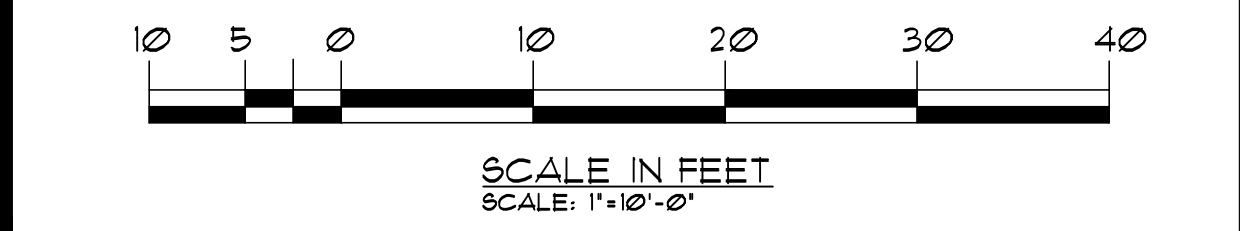
PROJECT DESCRIPTION (SCOPE OF WORK)

- REMODEL EXISTING 2nd STORY OF RESIDENCE & CONSTRUCT 38 SQ.FT. ADDITION TO ACCOMMODATE (N) BATHROOM
- CONSTRUCT NEW 352 SQ.FT. GARAGE.

VICINITY MAP



GRAPHIC SCALE



PLOT PLAN
SCALE: 1"=10'-0"

10/04/21 PLANNING COMMENTS
01/27/18/20 VARIANCE SUBMITTAL
REV DATE DESCRIPTION

EW-Webb Engineering Inc.
1299 Columbia Ave. Ste. E-7
Riverside CA 92507
(951) 788-2050 - fax (951) 788-2075
ew-webb.com

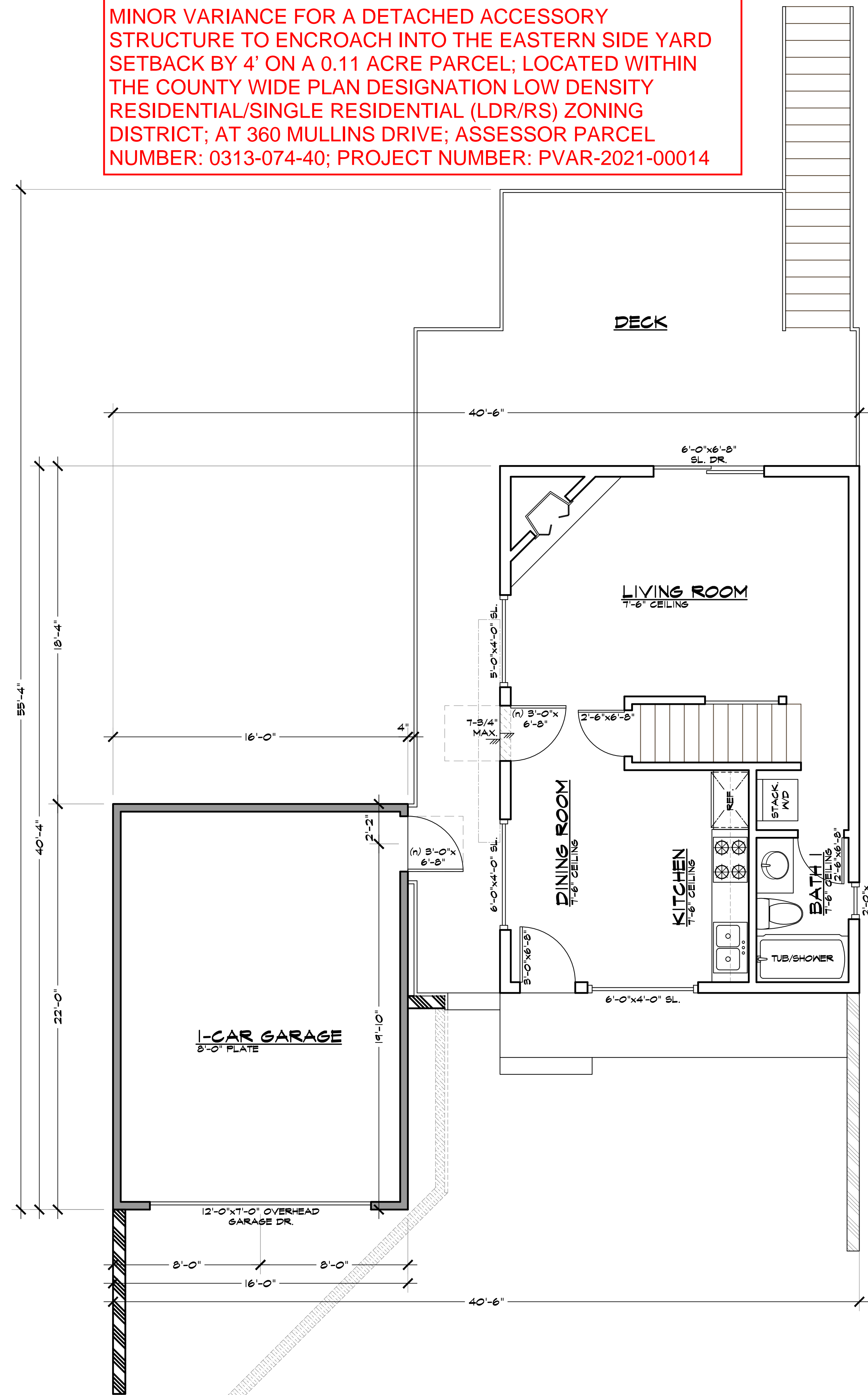
PLOT PLAN

Addition & Remodel
for
Mathis Residence
360 Mullins Drive
Big Bear, CA 92314

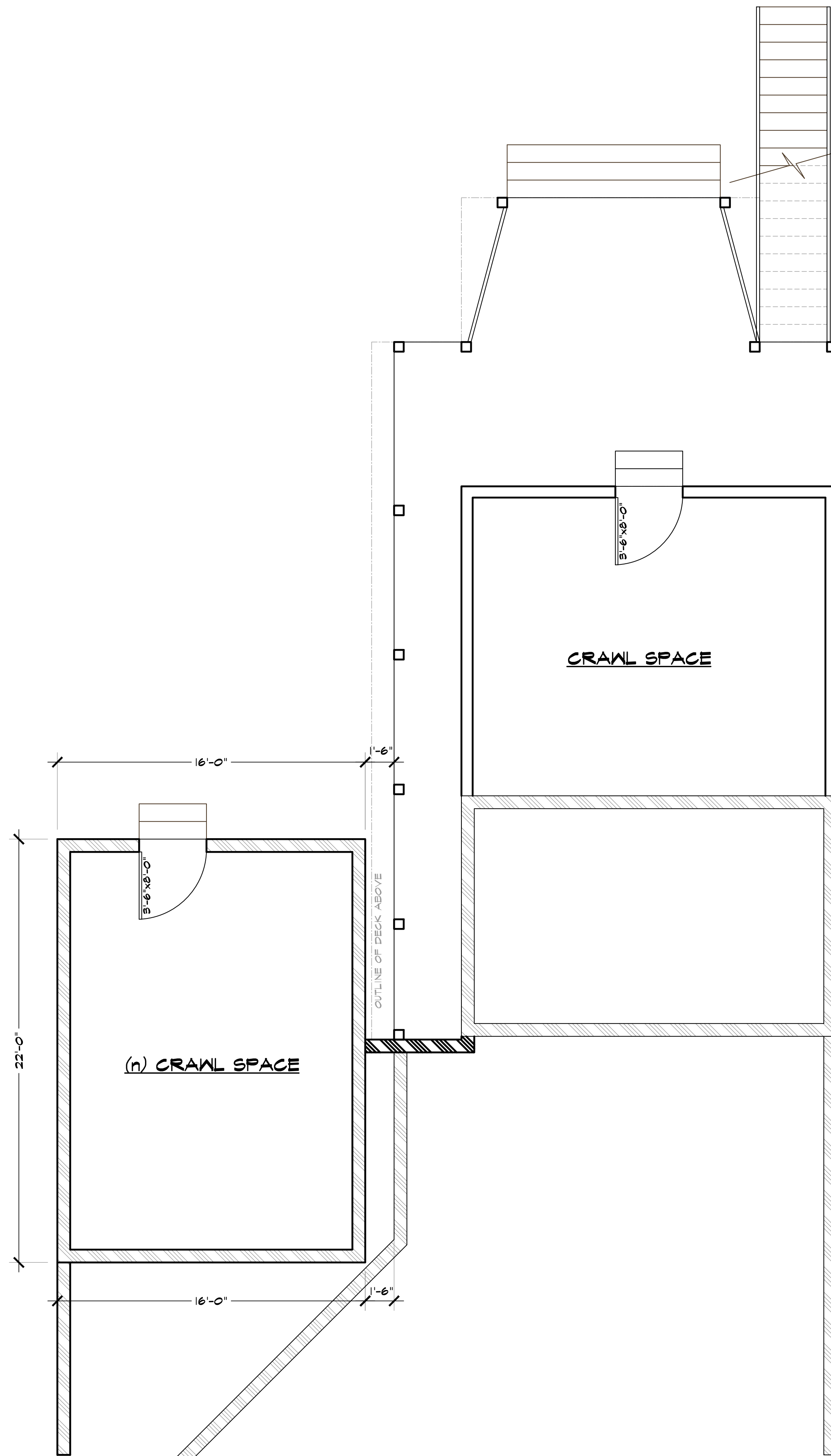
SHEET NO. **T-1**

San Bernardino County Planning
 Azhar Khan - Planner 11.10.2021
 Approved - PVAR-2021-00014

MINOR VARIANCE FOR A DETACHED ACCESSORY
 STRUCTURE TO ENCROACH INTO THE EASTERN SIDE YARD
 SETBACK BY 4' ON A 0.11 ACRE PARCEL; LOCATED WITHIN
 THE COUNTY WIDE PLAN DESIGNATION LOW DENSITY
 RESIDENTIAL/SINGLE RESIDENTIAL (LDR/RS) ZONING
 DISTRICT; AT 360 MULLINS DRIVE; ASSESSOR PARCEL
 NUMBER: 0313-074-40; PROJECT NUMBER: PVAR-2021-00014



MAIN FLOOR PLAN
 SCALE: 1/4"=1'-0"



LOWER FLOOR PLAN
 SCALE: 1/4"=1'-0"

NOTES

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING SITE WALL
- NEW WALL
- NEW SITE WALL
- EXISTING WALL TO BE REMOVED

HIGH FIRE FINISHES

1. CHAPTER 7A: EXTERIOR WINDOWS LABELED W/ A (T) SYMBOL SHALL HAVE EXTERIOR GLAZING W/ TEMPERED PANE OR 20 MINUTE RATED (PER SHEET T-3: CHAPTER 7A REQUIREMENTS).
 2. EXTERIOR DOORS LABELED W/ A (T) SYMBOL BE 20 MINUTE RATED (PER SHEET T-3: CHAPTER 7A REQUIREMENTS).
- ** NON-COMBUSTIBLE MATERIAL IS A MATERIAL THAT, UNDER THE CONDITIONS ANTICIPATED WILL NOT IGNITE OR BURN WHEN SUBJECTED TO FIRE OR HEAT. MATERIALS THAT PASS ASTM E 136 ARE CONSIDERED NONCOMBUSTIBLE MATERIALS.
- (T) EXTERIOR WINDOWS OR DOORS LABELED W/ A (T) SYMBOL SHALL HAVE ALL WINDOW PANES TAMPERED.

REV	DATE	DESCRIPTION
1	10/04/21	PLANNING COMMENTS
0	12/16/20	VARIANCE SUBMITTAL

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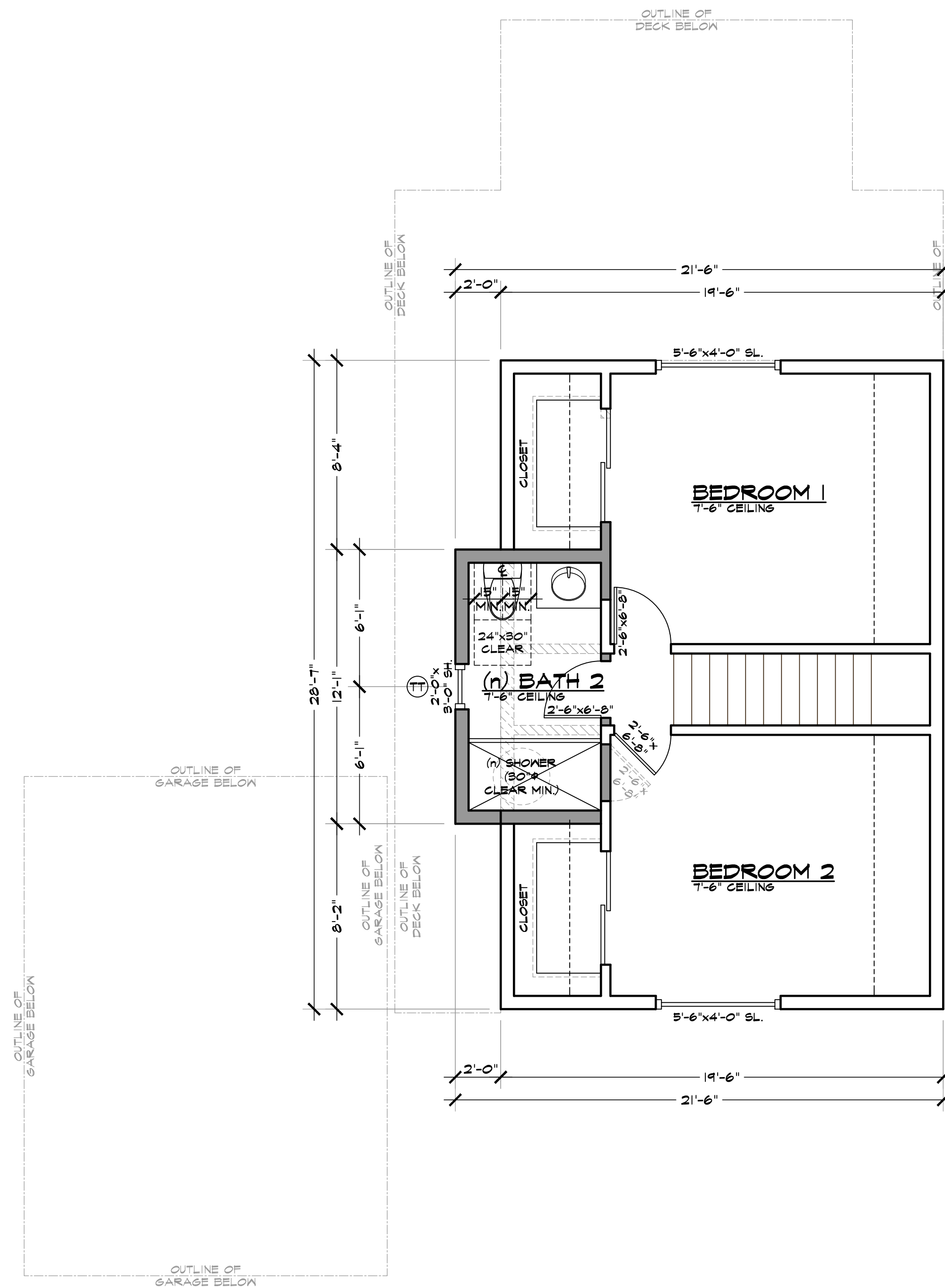
LOWER AND MAIN FLOOR PLANS

Addition & Remodel
 for
Mathis Residence
 360 Mullins Drive
 Big Bear, CA 92314

SHEET NO. **A-1**

San Bernardino County Planning
 Azhar Khan - Planner 11.10.2021
 Approved - PVAR-2021-00014

MINOR VARIANCE FOR A DETACHED ACCESSORY
 STRUCTURE TO ENCROACH INTO THE EASTERN SIDE YARD
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 DISTRICT; AT 360 MULLINS DRIVE; ASSESSOR PARCEL
 NUMBER: 0313-074-40; PROJECT NUMBER: PVAR-2021-00014



UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NOTES

WALL LEGEND

	EXISTING WALL TO REMAIN
	EXISTING SITE WALL
	NEW WALL
	NEW SITE WALL
	EXISTING WALL TO BE REMOVED

HIGH FIRE FINISHES

- 1. CHAPTER 7A: EXTERIOR WINDOWS LABELED W/ A (T) SYMBOL SHALL HAVE EXTERIOR GLAZING W/ TEMPERED PANE OR 20 MINUTE RATED (PER SHEET T-3: CHAPTER 7A REQUIREMENTS).
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- (T) EXTERIOR WINDOWS OR DOORS LABELED W/ A (T) SYMBOL SHALL HAVE ALL WINDOW PANES TAMPERED.

REV	DATE	DESCRIPTION
0	12/18/20	VARIANCE SUBMITTAL
1	10/04/21	PLANNING COMMENTS

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 ew-webb.com

Sheet Title
UPPER FLOOR PLAN

Project/Client/Job Address: JOB No.: 2020-231
Addition & Remodel
 for
Mathis Residence
 360 Mullins Drive
 Big Bear, CA 92314

SHEET NO.
A-2

San Bernardino County Planning
 Azhar Khan - Planner 11.10.2021
 Approved - PVAR-2021-00014

MINOR VARIANCE FOR A DETACHED ACCESSORY
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 DISTRICT; AT 360 MULLINS DRIVE; ASSESSOR PARCEL
 NUMBER: 0313-074-40; PROJECT NUMBER: PVAR-2021-00014



FRONT / NORTH ELEVATION
 SCALE: 1/4"=1'-0"

NOTE:
 ALL MATERIALS & COLOR OF PROPOSED
 ADU SHALL MATCH MATERIALS & COLOR
 OF EXISTING RESIDENCE.




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ELEVATIONS

Job No.: 2020-231
 Project/Client/Job Address:
Addition & Remodel
 for
Mathis Residence
 360 Mullins Drive
 Big Bear, CA 92314

SHEET NO. 
A-3

REV	DATE	DESCRIPTION
1	10/04/21	PLANNING COMMENTS
0	12/18/20	VARIANCE SUBMITTAL

San Bernardino County Planning
 Azhar Khan - Planner 11.10.2021
 Approved - PVAR-2021-00014

MINOR VARIANCE FOR A DETACHED ACCESSORY
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 NUMBER: 0313-074-40; PROJECT NUMBER: PVAR-2021-00014



RIGHT / EAST ELEVATION
 SCALE: 1/4"=1'-0"



REAR / SOUTH ELEVATION
 SCALE: 1/4"=1'-0"

NOTE:
 ALL MATERIALS & COLOR OF PROPOSED
 ADU SHALL MATCH MATERIALS & COLOR
 OF EXISTING RESIDENCE.

NOTES

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Job No.: 2020-231
 Project/Client/Job Address:

SHEET NO. 0

A-4

REV	DATE	DESCRIPTION
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ELEVATIONS

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