

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, July 30, at 2:00 p.m. are as follows:

I. ATTENDANCE & CALL TO ORDER

PRESENT: Joe Richardson, Planning Commissioner
Bob Botts, Planning Commissioner
Brian Foote, City Planner/Planning Manager

STAFF: Jocelyn Torres, Assistant Planner

The meeting came to order at 2:00 p.m.

II. APPROVAL OF MINUTES

A. Minutes of June 18, 2019

There was a motion by Commissioner Botts to approve the minutes, seconded by Brian Foote, and approved 3-0 to approve the minutes of June 18, 2019.

III. PUBLIC COMMENT PERIOD

There were no public comments presented.

IV. OLD BUSINESS - None

V. NEW BUSINESS

A. Meeting Location: 848 West Sunset Drive, Redlands
Meeting Time: 2:15 P.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 598** for 848 West Sunset Drive, Redlands, CA 92373 (APN: 0176-052-37), which is located on a vacant parcel east of 856 West Sunset Drive. The proposal includes a request to increase the height of a retaining wall from three feet (3') to a maximum of eight feet (8') in height within the required front yard area and side property lines running approximately 171 linear feet in length. The proposed retaining wall will have approximately thirty-two (32) linear feet of visible area along the east and west property lines not to exceed eight feet (8') in height. The portion of visible area along the side property lines will consist of a decorative split face concrete block wall. The applicant proposes to construct a single family residential dwelling with a horseshoe driveway in the future within the R-E (Residential Estate) District. Pursuant to Section **18.168.020(B)** of the Redlands Municipal Code (RMC), "Fences and walls not to exceed six feet (6') in height shall be permitted along the side and rear property lines, except that no fence or wall exceeding three feet (3') in height shall be located within

any required front yard area.” **RMC Section 18.168.050** provides for the granting of minor exceptions to the fencing development standards.

DISCUSSION: The Minor Exception Committee met at the project location at approximately 2:15 p.m. and opened the hearing. The applicant’s representative, Brad Robertson, was present along with the property owners. The property owner mentioned that she also owns the adjacent parcel and that the retaining wall is needed to construct their proposed single-family residential dwelling. Mr. Robertson explained the proposal which is to construct a retaining wall that will be maximum eight feet (8’) in height within the required front yard area and side property lines. Mr. Robertson mentioned that the proposed retaining wall will only be visible from the east and west property lines. A brief discussion occurred regarding how the property will drain and Mr. Robertson explained that drainage will be analyzed by their civil engineer once the construction plans for the proposed single-family residential home are submitted. The Committee did not add any conditions.

There was a motion by Commissioner Botts to approval the proposal which was seconded by Commissioner Richardson approving the proposed project.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant’s proposal. Staff explained the 10-day appeal period provided by the Redlands Municipal Code and the procedure for filing any appeals.

- B. Meeting Location:** 303 East Mariposa Drive, Redlands
Meeting Time: 2:45 P.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 599** for 303 East Mariposa Drive, Redlands, CA 92373 (APN: 0176-093-18), a proposal to replace an existing six foot (6’) chain link fence with a decorative six foot (6’) wrought iron fence, approximately 304 linear feet in length, and a proposal to construct a six foot (6’) wrought iron gate with two (2) pilasters that are eight feet (8’) in height. The proposed wrought iron fence will have a four foot (4’) gap from the property line to the proposed fence. The property is located within the R-E (Residential Estate) District. Pursuant to Section **18.168.020(B)** of the Redlands Municipal Code (RMC), “Fences and walls not to exceed six feet (6’) in height shall be permitted along the side and rear property lines, except that no fence or wall exceeding three feet (3’) in height shall be located within any required front yard area.” **RMC Section 18.168.050** provides for the granting of minor exceptions to the fencing development standards.

DISCUSSION: The Minor Exception Committee met at the project location at approximately 2:45 p.m. and opened the hearing. The applicant’s representative Michael Edwards was present at the site along with the property owner Brooks Bailey. Mr. Edwards explained the proposal which is to replace a six foot (6’) chain link fence with a six foot (6’) wrought iron fence and to construct a six foot (6’) wrought iron gate

with two (2) eight foot (8') high pilasters. A brief discussion occurred regarding the placement of the fence and the material that will be utilized for the pilasters. The property owner explained how the proposed fence will be placed about six feet (6') from property line to allow their existing landscaping to remain. The property owner also mentioned that the pilasters will have a white stucco finish.

There was a motion by Commissioner Botts to approval the proposal which was seconded by Commissioner Richardson approving the proposed project.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal. Staff explained the 10-day appeal period provided by the Redlands Municipal Code and the procedure for filing any appeals.

The meeting was adjourned at 3:00 p.m.

Jocelyn Torres

Jocelyn Torres
Assistant Planner
City of Redlands

NOTICE: The Minor Exception Permit Committee visited the above referenced properties and made a determination on the request(s). If one wished to appeal a decision, said appeal must have been submitted within ten days (RMC Section 18.168.100) from date of the decision. A formal appeal, with the appropriate submittal fee, must have been submitted to this Development Services Department within this time frame. If no appeals are received within these ten days, the decision of the Minor Exception Committee shall become final.