

**MINUTES:** of the Minor Exception Permit Committee Meeting of the City of Redlands held Wednesday, August 21, at 9:00 a.m. are as follows:

**I. ATTENDANCE & CALL TO ORDER**

**PRESENT:** Julie Rock, Planning Commissioner  
Bob Botts, Planning Commissioner  
Brian Foote, City Planner/Planning Manager

**STAFF:** Jocelyn Torres, Assistant Planner

The meeting came to order at 9:00 a.m.

**II. APPROVAL OF MINUTES**

**A. Minutes of July 30, 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 July 30, 2019.

**III. PUBLIC COMMENT PERIOD**

There were no public comments presented.

**IV. OLD BUSINESS - None**

**V. NEW BUSINESS**

**A. Meeting Location:** Tract No. 19956 – Southeast corner of Citrus and Wabash  
**Meeting Time:** 9:15 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 600** for Tract No. 19956 located at the southeast corner of Citrus and Wabash Avenue. The proposal consists of constructing a six foot (6') block wall at the top of the slope on Lot 12 within the required 25 foot front yard setback. The applicant also proposes to construct a retaining wall three feet (3') in height around Southern California Edison transformers as a result of grade transitions. The property is located within the Residential Estate (R-E) 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 alongside 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." In addition, **Section 18.212.220** of the RMC states that "Retaining walls shall not exceed six feet (6') in height, except in front yard areas where retaining walls may not exceed thirty inches (30") in height." **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 9:15 a.m. and opened the hearing. The applicant's representative, Chris Courtney, was present at the site. Mr. Courtney explained how the committee had previously reviewed Tract 19956 during the April 9, 2019 Minor Exception Committee meeting. Mr. Courtney began by explaining how the Commission had concerns regarding the reduced setback on the wall on Lot 12 during the April 2019 meeting. Therefore, he voluntarily removed Lot 12 from April 2019 meeting, and is now resubmitting. The committee reviewed the proposal and Mr. Courtney explained how they graded along Highland Avenue in order to be able to increase the setback. The Committee explained to the applicant that by adding a setback from the sidewalk to the wall it softens the appearance of having a six (6) foot wall within the required front yard setback area. Mr. Courtney also explained how he needs to add retaining walls up to three (3) feet in height around Southern California Edison transformers. The Committee explained to Mr. Courtney how the Redlands Municipal Code states that retaining walls shall not exceed thirty inches (30") in height within the front yard area. Mr. Courtney agreed to comply with the thirty inch (30") height requirement.

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

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

The following condition of approval was added by the Committee:

1. The height of the retaining walls shall not exceed thirty inches (30") within the front yard area.

The meeting was adjourned at 9:30 a.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.