

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Monday, March 1, 2021, at 9:00 a.m. are as follows:

I. ATTENDANCE & CALL TO ORDER

PRESENT: Joe Richardson, Planning Commissioner
Mario Saucedo, Planning Commissioner
Brian Foote, City Planner/Planning Manager
STAFF: Sean Reilly, Senior Planner
Ivan Flores, Assistant Planner
Jocelyn Torres, Assistant Planner

The meeting came to order at 9:05 a.m. located at 31313 Alta Vista Drive, Redlands, CA

II. APPROVAL OF MINUTES

A. Minutes of February 8, 2021

There was a motion by Commissioner Richardson to approve the minutes, seconded by Brian Foote, and approved 2-0 (Commissioner Saucedo abstained) to approve the minutes of February 8, 2021.

III. PUBLIC COMMENT PERIOD

There were no public comments provided on any matters not on the agenda.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

A. Meeting Location: 31313 Alta Vista Drive, Redlands
Meeting Time: 9:00 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 616** – A request to construct a combination retaining wall consisting of 5'-6" CMU block wall and 42" of decorative iron guardrail for a maximum height of 9'-0". The subject property is located at 31313 Alta Vista Drive, within the Rural Residential Animals (R-R-A) District (APNs: 0300-151-11-0000). Pursuant to Section 18.212.220 (B) of the Redlands Municipal Code (RMC), "Retaining walls exceeding thirty inches (30") in height will require a protective fence or guardrail of at least thirty six inches (36") in height either of solid material or with intermediate members so spaced that a nine inch (9") sphere will not pass through. The combination of a retaining wall may not exceed nine feet (9'), except if such retaining wall and guardrail is within fifteen feet (15') of an existing dwelling,

the combination of retaining walls and guardrails shall not exceed six feet (6') in height." However, RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

DISCUSSION: The Minor Exception Permit Committee met at the project location and opened the hearing. A neighbor who lives in one of the adjacent properties was present at the meeting. The architect, Darryl K. Cartozian, from DKC Architects, Inc. was present as well as the property owner. Mr. Cartozian provided information regarding the proposal and regarding the current conditions of the existing retaining wall. Commissioner Saucedo asked questions regarding the proposed location and the setbacks from property line. Mr. Cartozian provided additional information regarding the proposal and explained how the proposal includes the construction of a retaining wall and a guardrail. The property owner and the architect explained the current conditions of the retaining wall and explained how the existing retaining wall was slowly failing and needed to be replaced with a stronger retaining wall. The Minor Exception Committee asked questions regarding the location of the proposed retaining wall, the height, and regarding the current site conditions.

Commissioner Richardson made the motion to approve the proposal, and seconded by Commissioner Saucedo.

Decision: The Minor Exception Committee voted 3 to 0 to approve the applicant's proposal with no conditions.

- B. Meeting Location:** 317 Brookside Ave, Redlands
Meeting Time: 9:45 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 614** – A request to construct walls, pilasters, and tubular steel vehicle entry gates approximately 26 feet wide and exceeding 6 feet tall within the front yard setback for an approved eight unit apartment project located at 317 Brookside Avenue, within the Administrative and Professional Office (A-P) District (APNs: 0171-241-24-0000). 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." RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

DISCUSSION: The Minor Exception Permit Committee met at the project location at 9:40 a.m. and opened the hearing at 9:45 a.m. A resident was present at the meeting. The architect for the Brookside Court Apartment project was present at the meeting. Mr. Reilly described the proposal and discussed how the proposal includes the construction of walls, pilasters, and tubular steel vehicle entry gates within the front yard setback. The Minor Exception Permit Committee asked questions regarding the proposed location and regarding the height. Mr. Reilly provided additional clarification regarding the proposal and the setback from property line.

Commissioner Richardson made the motion to approve the proposal, and seconded by Commissioner Saucedo.

DECISION: The Minor Exception Committee voted 3 to 0 to approve the applicant's proposal with no conditions.

VI. ADJOURNMENT

The meeting was adjourned at 10:20 a.m.



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.