

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Monday, April 12, 2021, at 9:00 a.m. are as follows:

I. ATTENDANCE & CALL TO ORDER

PRESENT: Joe Richardson, Planning Commissioner
Karah Shaw, Planning Commissioner
Brian Foote, City Planner/Planning Manager
STAFF: Jocelyn Torres, Assistant Planner

The meeting came to order at 9:05 a.m. located at 420 Oriental Avenue, Redlands, CA

II. APPROVAL OF MINUTES

A. Minutes of March 1, 2021

There was a motion by Commissioner Richardson to approve the minutes, seconded by Brian Foote, and approved 2-0 (Commissioner Shaw abstained) to approve the minutes of March 1, 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: 420 Oriental Ave. (J. Riley Distillery), Redlands
Meeting Time: 9:00 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 617** – A request to construct a patio sound barrier/screen wall as described below. The subject property is located at 420 Oriental Ave., within Service Commercial (SC) District of the Downtown Plan (APN: 0169-271-59-0000). 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 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.” However, RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

- Approximately 91 linear feet of a tempered and laminated glass sound barrier (5.5 feet in height) atop an existing cast-in-place board formed concrete wall

(varying heights). The concrete wall will increase in height by 1' 5". The concrete and glass sound barrier has a combined maximum height of 11'10" from the lowest adjacent grade.

- Approximately 19.5 linear feet of corten steel screen atop an existing cast-in-place board form concrete wall. The concrete and corten steel sound barrier has a combined maximum height of 7'0" from the lowest adjacent grade.

DISCUSSION: The Minor Exception Permit Committee met at the project location and opened the hearing. The applicant's team was present at the meeting and provided a detailed description of the proposal. The applicant explained how the proposal includes the construction of glass sound barrier and the construction of a corten steel screen that will be placed on top of an existing board-formed concrete wall located within an existing patio area. The Minor Exception Permit Committee asked questions regarding the height of the proposed glass sound barrier and regarding the proposal. The applicant explained how the building is located within a busy intersection and the proposed glass sound barriers will help reduce the noise generated from the intersection.

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

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

B. Meeting Location: 405 W. Stuart Ave. (Packing House District, Phase II, Building A), Redlands

Meeting Time: 9:45 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 618** – A request to construct a patio sound barrier/screen wall as described below. The subject property is located at 405 W. Stuart Avenue, within Town Center (TC) District of the Downtown Plan (APN: 0169-271-58-0000). 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 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." However, RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

- Approximately 60 linear feet of a tempered and laminated glass sound barrier (5.5 feet in height) atop a cast-in-place board formed concrete wall (1.5' in height) around the perimeter of the west patio of Building A. The sound barrier has a combined height of 7'0" from the lowest adjacent grade.

DISCUSSION: The Minor Exception Permit Committee met at the project location. The applicant's team was present and provided a description regarding the proposed scope of work. The Minor Exception Permit Committee inquired regarding the proposed demolition of the existing canopies. The applicant indicated that the existing canopies were being demolished to construct larger canopies that will provide additional shade for the proposed outdoor patio area. The Committee also asked the applicant to provide additional clarification regarding the proposed location of the proposed sound walls and gates. The applicant indicated the proposed location and indicated that a rendering of the proposed sound wall was included with the plans.

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

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 9:50 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.