

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Wednesday, December 15, 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 9:15 a.m. with a quorum of Committee members, located at 114 Terracina Blvd, Redlands, CA.

II. APPROVAL OF MINUTES

A. Minutes of November 3, 2021 and November 8, 2021.

Mr. Brian Foote had a revision to the November 3, 2021 Minor Exception Permit Committee meeting for the property at 287 Tennessee Street to add that the barb wire will be located inside the subject property and will not be visible from the public right-of-way.

Mr. Brian Foote had a revision to the November 8, 2021 Minor Exception Permit Committee meeting for the property at 802 Birch Court to add additional clarification on who voted adjacent and who voted to approve the applicants proposal.

Commissioner Richardson made a motion to approve the minutes of November 3, 2021 and the minutes of the November 8, 2021 seconded by Brian Foote, and approved the minutes 3-0.

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: 110 & 114 Terracina Boulevard, Redlands
Meeting Time: 9:00 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 631** – A request to construct a 6'-0" high decorative split face CMU wall with a decorative cap along the front property line located at 110 Terracina Blvd (for approximately 80 linear feet in length) and at 114 Terracina Blvd (for approximately 35 linear feet in length) within the A-1 (Agricultural) District (APNs: 0293-141-32-0000 and 0293-141-19-0000). Pursuant to Section 18.168.020 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.

Discussion: The Minor Exception Permit Committee met at the project location and opened the public hearing. The property owner Mike Tekin was present at the meeting. Mr. Brian Foote provided a brief description on the proposed request and the property owner Mr. Tekin indicated that the request includes constructing a 6 foot high decorative split face CMU wall along the front property line to provide additional privacy and protection from the wildlife in the area. Mr. Tekin indicated how the block wall will be similar in color and material as the existing CMU block wall located at 11554 Terracina Blvd. Mr. Tekin also indicated that he plans on installing gates adjacent to the driveway entrances with a maximum height of 6 feet along the front property line and columns/posts that incorporate a decorative element with a maximum height of 7 feet. The Minor Exception Permit Committee ask the applicant if the block wall will also be located along the side property lines and Mr. Tekin indicated that the block wall with also be located along the side property lines.

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 application as proposed, with the following Conditions of Approval.

1. The proposed request includes constructing a 6'-0" high decorative split face CMU wall with a decorative cap along the front yard setback including the side property line (first 25 feet from property line), installing gates adjacent to the driveway entrance with a maximum height of 6 feet on the property line, and constructing columns/post with a decorative element adjacent to the gates with a maximum height of 7 feet for the properties located at 110 Terracina Blvd, 114 Terracina Blvd, and 11554 Terracina Blvd (APN's: 0293-141-32-00000, 0293-141-19-0000, and 0293-141-30-0000).
2. The existing landscaping (e.g. citrus trees) located within the public right-of-way shall remain.

B. Meeting Location: 1702 West Park Avenue, Redlands
Meeting Time: 9:30 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 629** – A request to construct a combination of retaining walls and masonry walls with a new metal railing to provide fall protection along the north and west portions of the property for a combined height ranging from 6'-6" to a maximum height of 10.67 feet, and a request to construct a 10'2" high masonry wall around new trash enclosure due to new grade difference between the subject property and the neighboring property when measured from the adjacent property's finished grade. The property is located at 1702 West Park Avenue within the Commercial Industrial (EV/IC) District of the East Valley Corridor

Specific Plan (APN: 0292-155-22-0000). Pursuant to Section EV4.0235 of the East Valley Corridor Specific Plan, 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.

Discussion: The Minor Exception Permit Committee met at the project location and opened the public hearing. Mr. Brian Foote provided an overview of the Minor Exception Permit request and indicated how an entitlement is associated to the subject property to develop the site for an office and/or commercial building. The applicant, Ben Millet, was present at the subject property and indicated how the subject site drains to the south and a combination of retaining walls/walls are proposed along the northern and western portion of the property. Mr. Ben Millet indicated how there will be a grade difference between the subject property and the adjacent property and that the walls will be greater than 6 feet when measured from the adjacent property finished grade. Mr. Millet indicated how there is also a gap between their property line and the neighbor's property line along the northern and western portions of the site. Mr. Millet indicated how their team has explored a wide range of options such as removing the neighbors existing block wall, removing existing mature trees from the neighbor's property, or filling the gap with concrete. Mr. Millet indicated that when the neighbor's property was developed to the west the existing CMU wall was not constructed on their property line and there is now a gap between the subject property and the neighbor's property. The applicant indicated how the existing gap that is in place between the neighbor's property and the subject property will be filled in with concrete. The applicant also indicated that given the height of the walls a metal railings on top of the existing CMU wall will be required to provide additional fall protection as required by the California Building Code. Ms. Jocelyn Torres indicated how the applicant also provided a rendering of the subject property with the CMU wall and the railing and the Minor Exception Permit Committee reviewed the renderings.

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 application as proposed with no Conditions of Approval.

- C. Meeting Location:** 19 N. Center Street, Redlands
Meeting Time: 10:00 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 628** – A request to install two electrical security gates located on the west side of 19 N. Center Street's garage and one on the west side of 923 State Street's garage. The proposed wrought iron entry gates will consist of a 22 foot slide gate, 6 feet tall with a 2" frame and 5/8" pickets and will be located within the front yard setback along the Pine Avenue and Tamarisk Street within the R-2 (Multiple Family Residential) District (APN: 0171-452-82-0000). Pursuant to Section 18.168.020 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.

Discussion: The Minor Exception Permit Committee met at the project location and opened the public hearing. Mr. Brian Foote provided an overview of the Minor Exception Permit request which includes installing two security gates located on the west side of the 19 N. Center Street garage and one on the west side of the 923 State Street garage. The Minor Exception Permit Committee ask the applicant questions and inquired if the gate was going to be located adjacent to the existing garages. The Community Manager, Jeffrey Gupta, from Citrus HOA Management indicated that they have explored the option of placing the security gate adjacent to the existing garages, but they have to consult with the company they hired to install the gates to ensure that there is enough vehicular access for the cars to exit and enter into the garages. The Minor Exception Permit Committee ask the applicant if the intent of the gates was to prevent vehicles or people from accessing the property. Two board members from the HOA were also present at the site and they indicated that the security gates will be to prevent vehicles from entering the property given that there has been a lot of illegal dumping occurring at the subject property.

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

Decision: The Minor Exception Committee voted 3-0 to approve the application as proposed, with the following Conditions of Approval.

1. The proposed security gates shall be located within 5 feet from the existing garage and will include a wrought iron fence with a maximum height of 6 feet to enclose the portion where the security gates will be located and the garage.

VI. ADJOURNMENT

The meeting was adjourned at 10:15 a.m.

Jocelyn Torres

Jocelyn Torres
Assistant Planner
City of Redlands

NOTICE: The Minor Exception Permit Committee visited the above-referenced property and made a decision on the application(s). If one wishes to appeal a decision, said Appeal must be submitted within ten days from the date of the decision (RMC Section 18.168.100). A formal Appeal, with the appropriate submittal fee, must be submitted to the Development Services Department within the 10-day appeal period. If no Appeal is received within ten days of the decision, then the Minor Exception Committee's action shall be final.