

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, October 29, 2018 at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Bob Botts, Planning Commissioner
Conrad Guzkowski, Planning Commission
Brian Foote, Planning Manager

STAFF: Emily Elliott, Senior Planner
Sean Reilly, Associate Planner

II. APPROVAL OF MINUTES

A. The minutes of October 3, 2018 were approved.

III. PUBLIC COMMENT PERIOD

A. **Meeting Location:** 35 Cajon Street, Suite 20.
Meeting Time: 9:00 A.M.

There were no public comments presented.

IV. NEW BUSINESS

A. **Meeting Location:** Tentative Tract Map 20126, Redlands (meet at the cul-de-sac of E Pennsylvania Avenue, just west of Adeline Avenue)
Meeting Time: 9:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 588** for walls on lots 10, 11, 28, 29, 51, 56, 57, 80, 81, 101, and 102 of Tentative Tract Map No. 20126. The proposal is a request to construct six foot tall (6') split face block walls intended to secure the rear and side yards of the individual lots. The tentative tract is located on the north side of Lugonia Avenue and approximately 630 feet east of Judson Street, in the Planned Residential Development / Residential Estate (PRD/R-E) District (APNs: 0168-161-04-0000, 0168-161-05-0000, 0168-161-06-0000, 0168-161-07-0000). 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." Because the rear and side yards of the subject lots are subject to the twenty five foot (25') street side setback requirements, a Minor Exception Permit is being requested pursuant to RMC Section 18.168.050 which provides for the granting of minor exceptions to the fencing development standards.

Discussion: The Minor Exception Committee met with the applicant Scott Kimball, at the project location. Mr. Kimball presented the proposal to construct a six foot walls along the corner lots within the tract. The Committee inspected the property, site conditions and the tentative tract map's wall and fence plan. After a brief discussion regarding the setback distance from the sidewalk to the proposed walls, the Committee discussed adjacent landscaping and maintenance responsibilities for those areas. It was noted that the plan showed walls on opposite sides of the street which were not parallel with each other. After this discussion, there was a motion by City Planner Brian Foote to approve the proposal. The motion was seconded by Commissioner Botts.

DECISION: The Minor Exception Committee voted 2-0, with Commissioner Guzkowski recusing himself, to approve the applicant's proposal with the following conditions.

1. The applicant shall provide language to the Development Services Department for review and inclusion into the project CC&R's and disclosures. This language shall inform property owners of the location of property lines relative to walls and the requirement to maintain such areas in accordance with the Redlands Municipal Code.
2. The applicant shall revise the wall plan for lots 101 and 102 so that the front plane of the return walls are symmetrical with each other.

B. Meeting Location: 304 W. Olive Avenue
Meeting Time: 9:45 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 584** for 304 W. Olive Avenue, to install approximately eighty five (85) linear feet of five (5) foot high wooden fence surrounding the rear portion of the property and within the front yard setback along Grant Street. The property is located within the Multiple-Family Residential (R-3) 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 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. The applicant Scott Davis was present. The committee reviewed the proposal and viewed the location of the proposed fencing and the site conditions adjacent to the right-of-way. After a brief discussion regarding landscape screening and the existing trees on-site, the Committee determined that that the applicant's proposed fence height was acceptable; however the applicant should be required to set the fence back into the property to allow for the placement of landscaping on the street side of

the fence. There was a motion by Commissioner Guzkowski to approve the proposal. The motion was seconded by Commissioner Botts.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal with the following conditions.

1. The applicant shall place the proposed fence 18" behind the back of the sidewalk to allow for the creation of a landscaped area on the exterior side of the fence to provide screening of the proposed fence.
2. If feasible the applicant shall maintain the existing tree on the north side of the property adjacent to the driveway.

C. Meeting Location: 12846 San Timoteo Canyon Road, Redlands
Meeting Time: 10:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 583** for 112846 San Timoteo Canyon Road, a proposal to construct a series retaining walls totaling approximately 500 linear feet long. Portions of the wall will exceed six feet (6') in height and will be up to fourteen feet (14') tall. The walls will be constructed using an Allan Block Precision Wall System. The property is located within the Agricultural District (A-1). 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 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. The applicant Dr. Whitehouse was present. The applicant presented the proposal to the Committee. The Committee reviewed the proposal and the location of the proposed retaining walls. The Committee expressed concerns related to the aesthetics of a retaining wall that exceeded 6 feet tall and its placement along the proposed driveway. The Committee walked the site and reviewed the location of the proposed walls. After viewing the setback distance of the larger wall portions and the proposed wall material, there was a motion by Commissioner Guzkowski to approve the proposal. The motion was seconded by Commissioner Botts.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal with the following conditions.

1. Prior to the issuance of a building permit for any on-site walls, the applicant shall provide wall plans indicating the color of the selected wall material. Wall materials shall be earth tones or colors closely matching the existing soil.

V. ADJOURNMENT

Sean Reilly
Associate 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 (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 becomes final.