

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Thursday, May 21, 2020, at 2:00 p.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: Lorelee Farris, Principal Planner
Sean Reilly, Senior Planner
Jocelyn Torres, Assistant Planner

The meeting came to order at 2:05 p.m. located at 1205 W. Highland Avenue.

II. APPROVAL OF MINUTES

A. Minutes of January 21, 2020

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 January 21, 2020.

III. PUBLIC COMMENT PERIOD

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

IV. OLD BUSINESS

A. Meeting Location: 1205 W. Highland Avenue, Redlands
Meeting Time: 2:05 P.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 573** – A request to legalize the height of an approximately five-foot tall chain-link fence in the front yard. The existing fence is located at the front property line of the residential property, extending approximately 143 linear feet, in two segments separately by an existing steel driveway gate, and along the western property line for the first 25 feet (front yard setback). The subject property is located within the West Highland Avenue Historic & Scenic District (Historic District No. 2). Pursuant to Section 18.168.020(B) of the Redlands Municipal Code (RMC), “Open fences not to exceed four feet in height shall be permitted within a required front yard area.” However, RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

DISCUSSION: The Committee convened at the location and opened the public hearing at approximately 2:06 p.m. Lorelee Farris provided a detailed description of the request, explained that the subject property is located within the West Highland

Avenue Historic and Scenic District, and provided relevant history of the application including the prior Minor Exception Committee meeting held on March 6, 2018 (at which this application was continued). One letter was received by Julie Rock, a surrounding neighbor, regarding the historic appropriateness of the fence material. The applicant and property owner, Mr. Corey Stepien, provided information about the existing fence and other aspects related to the construction of his house. The property owner also explained that the fence height is for security purposes since there is a pool that is located towards the front of the house.

One neighbor, Mr. Rock, expressed opposition to the five foot (5'0") fence height, the fence material being a chain link fence, and that the fence is not consistent with the historical design guidelines for the West Highland Avenue Historic and Scenic District. Furthermore, Mr. Rock explained that he had to follow the historic guidelines for his property nearby within the district and that the new landscaping along the front of the property is not appropriate for the historical district. Six other neighbors were present, and four spoke in favor of approving the project. The neighbors that were in favor to approve the proposal stated that the landscaping helps screen the chain link fence, the fence height will provide security around the pool area, and that the property owner has made a lot of good improvements to the property.

Loralee Farris provided additional information about the City's fence regulations, including that a four foot (4'0") open fence could be permitted around a residential front yard without needing any City approvals. Commissioner Shaw asked questions to the applicant, and Mr. Stepien provided additional information regarding the fence height and how the fence was installed a few years ago without City approvals (Minor Exception Permit and Certificate of Appropriateness). Commissioners Shaw and Richardson expressed comments indicating they were in favor of approving the request and that the applicant is entitled to a five foot (5'0") high fence. Brian Foote provided information about the location within the West Highland Avenue Historic and Scenic District, there are no other five foot (5'0") high chain link fences along West Highland Avenue, the landscaping along the front does not completely screen the fence, and approval would set a negative precedent and detrimentally affect other properties in this Historic and Scenic District.

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

DECISION: The Minor Exception Committee voted 2 to 1 (Brian Foote opposed) and approved the project.

V. NEW BUSINESS

- A. Meeting Location:** 1720 W. Redlands Boulevard (to the rear of Smart & Final), vacant parcel with A.P.N. 0292-063-44-0000.
Meeting Time: 2:45 P.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 605** – A request to extend the fence height for an existing cell tower enclosure that is owned and operated by American Tower. Currently, there is a six foot (6'0") concrete masonry unit (CMU) block wall enclosing the cell tower and related equipment. The proposal consists of adding four feet (4'0") to the wall height, with approximately 12 inches of razor wire at the top, for an overall proposed height of approximately 11 feet. The property is located within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan. 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." However, 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 3:00 p.m. and opened the public hearing. The representative for the cell tower operator was present at the site and provided a brief description, and stated that transients have currently established a camp site within the equipment enclosure area. There were no members of the public present to comment on the proposal. Commissioners Richardson and Shaw asked questions to the applicant and observed the project site. The applicant explained that the need for the requested fence height is for safety and for securing the property from transients.

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

DECISION: The Minor Exception Committee voted 3 to 0 and approved the project.

- B. Meeting Location:** 515 Orange Street, Redlands
Meeting Time: 3:25 P.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 606** – A request to construct a masonry wall ranging in height from 10 to 12 feet high, to surround the outdoor patio area of a proposed restaurant. The wall is proposed to be constructed on the west, north and east sides of an existing metal building located in the rear portion of the property. The project is located within the Town Center (TC) District of the Downtown Specific Plan. 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." However, 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 3:15 p.m. and opened the public hearing. The property owner, Mr. Tom Robinson, was present at the site, provided a detailed description of the

request, provided a site tour, and explained how the building will be converted to a full service restaurant. One member of the public, Mr. Brown, was present at the site and did not provide any public comments. Commissioners Richardson and Shaw asked the applicant questions related to the fence height and staff walked around the property to observe the project site. Tom Robinson explained the need for the requested wall heights, including securing the property from transients and other trespassers.

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

DECISION: The Minor Exception Committee voted 3 to 0 and approved the project.

VI. ADJOURNMENT

The meeting was adjourned at 3:30 p.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.