

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Monday, February 8, 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: Lorelee Farris, Principal Planner
Ivan Flores, Assistant Planner
Jocelyn Torres, Assistant Planner

The meeting came to order at 9:02 a.m. located at 1342 Industrial Park Avenue, Redlands, CA

II. APPROVAL OF MINUTES

A. Minutes of December 7, 2020

There was a motion by Commissioner Shaw to approve the minutes, seconded by Commissioner Richardson, and approved 3-0 to approve the minutes of December 7, 2020.

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: 1342 Industrial Park Avenue (new hotel under construction adjacent to the northwestern portion of Comfort Suites and AAA building), Redlands
Meeting Time: 9:00 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 611** – A request to construct the following walls and fences. The subject property is located at 1342 Industrial Park Avenue, within General Commercial (EV/CG) District of the East Valley Corridor Specific Plan (APNs: 0169-343-09-0000). 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.

- 345 lineal feet of a 3'4" retaining wall along the southern property line with a wrought iron fence of varying height up to 6'0" high (for a total maximum combined wall/fence height that varies, up to 9'4" at the highest point);
- A 8'0" high split-face CMU block wall around the perimeter of the parking lot located at the westerly end (rear) of the property as well as along the northern (freeway side) property line approximately 1,080 linear feet;
- A 4'0" high retaining wall with an additional 6'-0" block wall (for a maximum combined height up to 10'0") on a portion of the northern (freeway side) property line for approximately 54 linear feet;
- A 4'8" high retaining wall with a 6'0" block wall (for a maximum combined height up to 10'8") adjacent to the rear (freeway side) of the building for approximately 115 linear feet; and,
- A 8'0" wrought iron gate across the driveway access on the southern property line to secure the rear parking lot.

DISCUSSION: The Minor Exception Permit Committee met at the project location at approximately 9:02 a.m. and opened the hearing. The applicant, Gena Patel, was present at the site. There were no neighbors present and no public comments were received for this item. Ivan Flores provided a description of the request, which is a request to construct various walls/fences on the property. Ms. Patel provided additional information regarding the proposal and explained how the fence height will provide additional security for the property which abuts a freeway off-ramp. Ms. Patel also indicated that the wall height varies based on the site conditions of the property. The Minor Exception Committee asked questions regarding the proposal and regarding the fence/wall heights. Ms. Patel provided additional clarification and indicated that along some portions of the site the walls will include a retaining wall with a wrought iron fence on top.

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:** Tentative Tract No. 20257 - Northwest corner of Texas Street and San Bernardino Avenue, Redlands
Meeting Time: 9:45 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 615** – A request to construct a combination retaining wall and 6'0" perimeter wall (up to 8'6" in combined height) for the following specified portions of the Heritage Specific Plan project site. The subject property is located at the northwest corner of Texas Street and San Bernardino Avenue, within Specific Plan No. 62 (Heritage Specific Plan) zoning district (APNs: 0167-091-02-0000, 0167-091-04-0000, 0167-091-05-0000,

0167-091-08-0000). 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 575 linear feet at the rear of the future Lot B of Tentative Tract Map No. 20257, parallel to Texas Street, with a 50 foot return on the south side of the future Lot 82; and
- Approximately 700 linear feet at the rear of the future Lot A on the west perimeter of the property, with four 50 foot returns adjacent to the future lots 175, 185, 186, and 190.
- Walls are proposed to be screened with trees, shrubs, and planted vines.

DISCUSSION: The Minor Exception Permit Committee met at the project location at 9:30 a.m. and opened the hearing at 9:45 a.m. The applicant was present at the site and discussed the proposal which is a request to construct a retaining wall and a wall that is up to 8'6" in height. The applicant explained how the Heritage Specific Plan was recently approved and how the property is currently being graded. The Minor Exception Committee asked questions regarding the proposal and the applicant provided additional clarification and indicated that the wall will be screen with trees, shrubs, and planted vines.

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.

VI. ADJOURNMENT

The meeting was adjourned at 9:55 a.m.

Jocelyn Torres

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.