

**MINUTES:** of the Minor Exception Permit Committee Meeting of the City of Redlands held Monday, December 7, 2020, at 9:00 a.m. are as follows:

**I. ATTENDANCE & CALL TO ORDER**

**PRESENT:** Julie Rock, Planning Commissioner  
Joe Richardson, Planning Commissioner  
Brian Foote, City Planner/Planning Manager  
**STAFF:** Lorelee Farris, Principal Planner

The meeting came to order at 9:02 a.m. located at 700 Brookside Ave., Redlands

**II. APPROVAL OF MINUTES**

**A. Minutes of November 16, 2020**

There was a motion by Commissioner Rock to approve the minutes, seconded by Commissioner Richardson, and approved 3-0 to approve the minutes of November 16, 2020.

**III. PUBLIC COMMENT PERIOD**

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

**IV. OLD BUSINESS**

**A. Meeting Location:** 700 & 706 Brookside Avenue, Redlands  
**Meeting Time:** 9:00 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 609** – A request to construct a nine (9) foot tall masonry wall around a trash enclosure and generator at the rear northwest corner of the property and a perimeter retaining/screen wall with a maximum exposed wall height of 8 feet 3 inches running approximately 145 linear feet along the western property line. The subject property is located at 700 & 706 Brookside Avenue, within the Administrative & Professional Office (A-P) zoning district. Pursuant to RMC Section 18.168.020 (B), “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 hearing at 9:05 a.m. No neighbors were present and no public comments were submitted. The applicant, civil engineer, and applicant’s representative described the proposal and discussed the need for the proposed wall height and proposed grading for the related Museum of Redlands project.

Commissioner Rock expressed concerns about safety on the adjacent property's walkway on the westerly side (abutting the proposed wall location). The civil engineer described the overall height at approximately 8'8" for the wall with retaining portions, plus an equipment enclosure up to 9'0" maximum at the northwest (rear) corner of the site. The applicant proposes reducing the block wall height by approximately two feet adjacent to the neighboring building to the west, and change the proposal to have the top two feet designed with tube steel or wrought iron for light, visibility, and safety for the neighboring tenants. The applicant also stated they would reach out to the west neighbor property owner to offer to install security gates where the neighbor's walkway is enclosed by the new wall.

Commissioner Rock made the motion to approve the proposal subject to the following conditions of approval, and seconded by Brian Foote.

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

1. The walls shall be decorative in nature, utilizing plaster to match the building or decorative block.
2. The top 2-3 feet of the wall shall utilize wrought iron or tubular steel to minimize the visual impact of the exposed height.
3. The walls shall be designed in such a way to have a smooth transition between the perimeter wall and the screen wall around the generator.
4. The applicant shall coordinate with the adjacent property, located to the west, and offer to provide and install security gates along the walkway corridor on the adjacent building's eastern elevation.

## V. NEW BUSINESS

- A. Meeting Location:** 118 S. Buena Vista Street, Redlands  
**Meeting Time:** 9:45 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 613** – A request to remove an unpermitted nine (9) foot wall/fence, and construct a five (5) foot tall split face retaining wall with a three (3) foot redwood fence on top of the proposed retaining wall running approximately 50 linear feet along the rear property line. The subject property is located within the Smiley Park Neighborhood Historic and Scenic District (Historic District No. 8). Pursuant to RMC Section 18.168.020 (B), "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 at 9:40 a.m. and opened the hearing at 9:45 a.m. No neighbors were present and no public comments were submitted. The property owner and project architect were present and made a presentation, including description of the dilapidated condition of the existing retaining wall along the rear property line and the need for a new stronger retaining wall. Commissioners Richardson and Rock asked questions and the project architect provided additional information about the structure and design.

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

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

## VI. ADJOURNMENT

The meeting was adjourned at 9:53 a.m.

Loralee Farris  
Principal 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.