

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, October 3, 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: Lorelee Farris, Principal Planner
Sean Reilly, Associate Planner

II. APPROVAL OF MINUTES

A. The minutes of August 21, 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:** Occidental Drive and Crystal Court
Meeting Time: 9:15 A.M.

PUBLIC HEARING to consider **Minor Exception Permit No. 581** for vacant properties located at the southeast corner of Lugonia Avenue and Occidental Drive. The proposal includes a request to construct a six foot tall (6') chain link fence with a green wind screen running a total of 900 linear feet, with approximately 150 linear feet running along the northern property line, adjacent to Lugonia Avenue (APN 1212-371-01-0000), approximately 600 linear feet running along the western property lines adjacent to Occidental Drive (APNs: 1212-371-01-0000, 1212-371-08-0000 and 1212-371-20-0000), with a vehicular gate across Crystal Court, and approximately 150 feet along the southern property lines of 1040 Crystal Court (APN: 1212-371-15) and 1205 N. University Street (1212-371-07), intended to secure the properties until occupancy. The properties are located in the R-2 (Multiple Family Residential) District, the R-1 (Single Family Residential) District, and the A-1 (Agricultural) 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 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." RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

Discussion: The Minor Exception Committee met with the applicant Alex Kang, at the project location. One neighbor of the project, Jeanette Dye was also in attendance. Mr. Kang presented the proposal to construct a six foot (6') tall chain link fence along the front property line of the project area. The Committee inspected the property, site conditions and the proposed placement of the fence. After a brief discussion regarding the setback distance from the sidewalk to the proposed fence, the Committee discussed the proposed fence materials and screening. The Committee determined that the proposed fence should not include screening and that visibility into the site was important for security and maintenance. Commissioner Guzkowski asked when the fence would be removed and suggested that a condition of approval should be placed on the project to specify its removal. Further discussions of the Committee included site maintenance and street repair upon the removal of the proposed fence. After this discussion, 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 fence shall be removed prior to occupancy, or within two (2) years, on October 3, 2020, whichever occurs first. Requests for an extension to the removal date shall be submitted to the Development Services Department, at least thirty days prior to the required removal date, for review and approval by the Development Services Director.
2. An encroachment permit from the Municipal Utilities and Engineering Department shall be obtained prior to any construction within the public right-of-way (Crystal Court). The applicant shall bond appropriately, as required by the Municipal Utilities and Engineering Department, to ensure removal of improvements in the right-of-way.
3. The fence and gate across Crystal Court shall be placed such to continue to allow full pedestrian access on the sidewalk and full use of the ramps at Crystal Court to allow pedestrians to safely cross Crystal Court when using the sidewalk.
4. The applicant shall be responsible for maintaining the fenced area of Crystal Court, the unfenced entry to Crystal Court, and the individual lots free of trash, weeds, and debris in accordance with Chapter 8.04 of the Redlands Municipal Code.
5. The applicant shall be responsible for any damage made to the street surface related to installation of the fence and gate.
6. At the discretion and approval of the Police and Fire Departments, the gate at Crystal Court shall be equipped with a Knox box to allow access for the Police and Fire Department in cases of emergency.

7. The fence shall be setback two feet (2') from the property line adjacent to Occidental Drive. Where adjacent to the slope on the southern portion of the site, the fence shall be setback as near to this setback as can be accommodated, while ensuring the fence is placed at the top of the slope.

B. Meeting Location: 1342 Industrial Park Avenue
Meeting Time: 9:30 A.M.

PUBLIC HEARING to consider **Minor Exception Permit No. 586** for 1342 Industrial Park Ave, to construct a ten foot (10') tall solid block wall for the purposes of sound attenuation surrounding a future outdoor pool area for a proposed hotel. The proposed wall is approximately 60 feet in length and located on the north side of the property adjacent to the Interstate 10 right-of-way. The property is located within the General Commercial District of the East Valley Corridor Specific Plan (EV/CG). 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 was not present. The committee reviewed the proposal and viewed the location of the proposed wall and the site conditions adjacent to the freeway right-of-way. After a brief discussion regarding access and maintenance of the rear portion of the wall, the Committee determined that that the applicant's proposed wall height was necessary and acceptable; however the applicant should be required to maintain the back side of the wall adjacent to the freeway. 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 be responsible for maintaining the exterior side of the wall (facing the freeway right-of-way) in the event that repairs or graffiti removal is required.

C. Meeting Location: 1601 West Redlands Blvd, Redlands
Meeting Time: 10:00 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 587** for 1601 West Redlands Blvd, a proposal to construct an eight foot tall tubular steel security fence with a four foot access gate at the rear property line of an existing convenience store. The fence is proposed to be placed on the top of an existing retaining wall with

a total length of approximately 80 feet. As proposed the fence will be painted to match the existing wall and adjacent structure. The property is located within the General Commercial District of the East Valley Corridor Specific Plan (EV/CG). 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 and property manager were present. The applicant presented the proposal to the Committee. The Committee reviewed the proposal and the location of the proposed security fence. The Committee expressed concerns related to the aesthetics of a fence that exceeded 6 feet tall and its placement on the top of an existing retaining wall. The applicant expressed the need for additional height to secure the rear area of the building. The committee discussed options for making the proposed fence more visually appealing. After further discussion of the fence height and possible conditions of approval, 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 proposed fence shall not exceed six and a half feet (6.5') tall.
2. The proposed fence shall not project across the rear property line into the adjacent property.
3. The applicant shall install exterior security lighting.
4. The proposed four foot (4') wide gate on the east side of the property shall include a decorative treatment.
5. The existing landscaping at the rear of the building is to be maintained.
6. The proposed fencing and gate shall be painted or powder coated to match the exterior of the existing building.
7. On the east side, the access gate and fencing shall be setback at least one foot (1') from the corner of the building.

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.