

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

I. ATTENDANCE & CALL TO ORDER

PRESENT: Julie Rock, Planning Commission
Bob Botts, Planning Commissioner
Brian Foote, City Planner/Planning Manager

STAFF: Lorelee Farris, Principal Planner
Bushra Bangee, Planning Intern

The meeting came to order at 9:03 a.m.

II. APPROVAL OF MINUTES

A. January 23, 2019

There was a motion by Commissioner Botts to approve the proposal which was seconded by Brian Foote to approve the minutes of January 23, 2019.

The Minor Exception Committee voted 2-0 to approve the minutes of January 23, 2019.

III. PUBLIC COMMENT PERIOD

There were no public comments presented.

IV. OLD BUSINESS - None

V. NEW BUSINESS

A. Meeting Location: Tract 19956 -- southeast corner of Citrus and Wabash Avenue

Meeting Time: 9:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 594** for Tract No. 19956 located at the southeast corner of Citrus and Wabash Avenues. The proposal consists of constructing a six foot (6') slump stone block wall with pilasters, connected to a five foot six inch (5'6") tall vinyl internal fence on eight corner lots, Lot 12, 13, 17, 24, 25, 32, 33 and Lot 40, adjacent to the street side property lines within the 25 foot setback. The block walls will be setback from the street side setback between 0 feet and 7'-6", following on-site topography. The property is located within the Residential Estate (R-E) 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 at approximately 9:15 AM and opened the hearing. The applicant's representative, Chris Courtney, was present. Mr. Courtney explained the proposal to the commission. The committee reviewed the proposal and viewed the location of the proposed fencing and yards as they related to the topography on-site, and viewed the site conditions in relation to the adjacent lots. A brief discussion occurred regarding the setback of walls in relation to sidewalks and adjacent slopes, the planting of flowering vines, like Star Jasmine, to soften the appearance of the walls on three lots (Lot 17, 25, and 33), and the location of the wall on Lot 12, adjacent to Highland Avenue. The Commission expressed concern regarding the reduced setback on the wall on Lot 12, and encouraged possible alternatives to avoid setting an unfavorable precedence along Highland Avenue. The applicant's representative expressed interest in exploring alternatives and voluntarily removed Lot 12 from the proposed scope of this application to allow more time to explore options to increase the setback of the wall along Highland Avenue.

There was a motion by Commissioner Botts to approve the proposal which was seconded by Commissioner Rock approving the project as amended, with Lot 12 removed from the scope of the application.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal with a condition of approval and staff explained the 10-day appeal period and procedure for filing any appeals.

The following condition of approval was added by the Committee:

1. The applicant shall plant vines, like Star Jasmine or a similar species of climbing vine, which will grow to cover the exterior of the walls on Lots 17, 25, and 33 to soften the appearance of the walls nearest the sidewalk.

B. Meeting Location: Tentative Tract No. 19942 – Northeast corner of Wabash Avenue and Sylvan Boulevard

Meeting Time: 9:45 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 595** for Tentative Tract No. 19942 located at the northeast corner of Wabash Avenue and Sylvan Boulevard. The proposal consists of constructing split-faced block walls with burnished cap and pilasters, ranging from 6 feet for the wall to 7 feet to the top of decorative pilasters, adjacent to the street side property lines on all proposed corner lots Tentative Tract No. 19942 on Lot 23, 26, 27, 31 and 32, adjacent to the street side property lines within the 25 foot setback. The request also proposes a 5'6" combination split-faced

and tubular steel fence around the water retention basin on Lot A for safety purposes, adjacent to the proposed internal street within the Tentative Tract. The property is located within the Single Family Residential (R-1) 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."

DISCUSSION: The Minor Exception Committee met at the project location at approximately 9:50 AM and opened the hearing. The applicant's representative, Patrick Meyer, was present. Mr. Meyer explained the proposal to the commission and provided information on proposed landscaping within the Community Facilities District (CFD) areas, as it relates to the location of the walls. The committee reviewed the proposal and viewed the location of the proposed fencing and yards and viewed the site conditions in relation to the adjacent lots. A brief discussion occurred regarding the setback of walls in relation to sidewalks, and the Committee recommended planting flowering vines, like Star Jasmine, to soften the appearance of the walls on lots where the landscaping between the wall and the street would not include a shrub row, (Lots 27 and 31) due to the width of the landscaped area. The applicant's representative indicated that they would be acceptable to a condition for planting vines on these lots, but that they would need to discuss the process of adding these to their approved CFD landscaping plans.

There was a motion by Commissioner Rock to approve the proposal which was seconded by Commissioner Botts approving the project proposed.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal with a condition of approval and staff explained the 10-day appeal period and procedure for filing any appeals.

The following condition of approval was added by the Committee:

1. The applicant shall plant vines, like Star Jasmine or a similar species of climbing vine, which will grow to cover the exterior of the walls on Lots 27 and 31 to soften the appearance of the walls nearest the sidewalk.

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.