

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, May 31, 2016 at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Conrad Guzkowski, Planning Commissioner
Julie Rock, Planning Commissioner
Mark Berg, Building Official

STAFF: Emily Elliott, AICP, Associate Planner

II. APPROVAL OF MINUTES

A. The May 17, 2016 minutes were approved by the Committee.

III. PUBLIC COMMENT PERIOD

A. **Meeting Location:** City Hall, 35 Cajon Street, Suite 20
Meeting Time: 9:00 A.M., or as soon thereafter as may be heard

There were no comments presented.

IV. OLD BUSINESS

A. **Meeting Location:** 202 Fountain Place, Redlands, CA 92373
Meeting Time: 9:10 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 542** for 202 Fountain Avenue, 202 Fountain Avenue, to install approximately three-hundred twenty-seven (327) linear feet of six (6) foot high wrought iron fencing, a sixteen (16) linear feet dual swing driveway gate, and two (2) three (3) linear feet pedestrian gates, supported by fourteen (14) inch by fourteen (14) inch by six (6) foot tall pilasters within the front yard setback. The property is located within the R-A (Residential Estate) district. Pursuant to Section **18.168.020(A)** of the Redlands Municipal Code (RMC), "Open fences not to exceed four feet (4') in height shall be permitted within a required front yard area. For purposes of this section, an "open fence" means those types that are composed of wire mesh capable of admitting at least ninety percent (90%) of light." RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

DISCUSSION:

The applicant was not present. This item was continued from the May 17, 2016 because the applicant was not present. Neighbors were present for the meeting of the Minor Exception Committee. Staff indicated the applicant was provided a notice of the meeting and that the applicant has been non-responsive.

DECISION:

The Minor Exception Committee voted 3-0 to table the request until such time that the applicant is ready to move forward.

V. NEW BUSINESS

- A. **Meeting Location:** 1579 W. Sunset Drive, Redlands, CA 92373
Meeting Time: 9:40 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 544** for 1579 W. Sunset Drive, to install approximately sixty-two linear feet (62') of four foot four inch (4'4") high retaining wall with a forty-two inch (42") high guardrail for a combined height of six feet eight inches (6'8") within the front yard setback and approximately ten feet (10') from a proposed residential structure. The property is located within the R-R (Rural Residential) district. Pursuant to Section **18.212.220(A)** of the Redlands Municipal Code (RMC), "Retaining walls shall not exceed six feet (6') in height, except in front yard areas where retaining walls may not exceed thirty inches (30") in height, however, retaining walls necessary for the construction of an adjacent driveway may be constructed to a maximum of six feet (6') in height at any location on the property." Section **18.212.220(B)** of the RMC states retaining walls exceeding thirty inches (30") in height will require a protective fence or guardrail of at least thirty-six inches (36") in height either of solid material or with intermediate members so spaces that a nine inch (9") sphere will not pass through. The combination of a retaining wall may not exceed nine feet (9'), except if such retaining wall and guardrail is within fifteen feet (15') of an existing dwelling, the combination of retaining walls and guardrails shall not exceed six feet (6') in height". RMC Section **18.168.050** provides for the granting of minor exceptions to the fencing development standards.

DISCUSSION:

The property owner, the project designer and the Minor Exception Committee Members had a brief discussion regarding the proposal. Excavation and grading had been performed earlier in the week. The Minor Exception Committee and the Building Official expressed concerns about how the site was graded, how water would flow on the site, and the need for the requested retaining walls.

DECISION:

The Minor Exception Committee voted 3-0 to continue the item to the next meeting of the Minor Exception Committee and directed staff to verify the grading on site matched approved grading plans.

V. ADJOURNMENT

Emily Elliott, AICP
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 or by **June 10, 2016**. 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.