

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, July 12, 2016 at 9:00 a.m. are as follows:

I. ATTENDANCE

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

STAFF: Emily Elliott, AICP, Associate Planner

II. APPROVAL OF MINUTES

A. The May 31, 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. NEW BUSINESS

Meeting Location: 621 E. Mariposa Drive Redlands, CA 92373
Meeting Time: 9:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 546** for 621 E. Mariposa Drive, to install an extension of approximately six linear feet (6') of eight foot (8') high to an existing retaining wall with existing thirty-six inch (36") guardrail for a combined height of eleven feet (11'). The property is located within the R-A (Residential Estate) District. Pursuant to Section 18.212.220(A) of the Redlands Municipal Code (RMC), "Retaining walls shall not exceed six feet (6') in height." 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 and wall development standards.

DISCUSSION:

The property owner and the Minor Exception Committee Members had a brief discussion regarding the proposal. The discussion included the location, height, and design of the proposed retaining wall and the need for a forty-two inch (42") guardrail atop the wall. The Minor Exception Committee approved the applicant's proposal subject to the following Conditions of Approval.

1. The applicant shall submit building plans complete with footing and guardrail specifications. The project shall be consistent with the plans submitted May 18, 2016.

2. A forty-two inch (42") guardrail shall be installed on top of the retaining wall. Existing guardrails shorter than the required height shall be replaced with new guardrails of forty-two inches (42").
3. A building permit shall be acquired from the Development Services Department prior to construction.

DECISION:

The Minor Exception Committee voted 2-0 to approve the request.

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 **July 12, 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.