

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, July 3, 2018 at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Conrad Guzkowski, Planning Commissioner
Julie Rock, Planning Commissioner
Brian Foote, Planning Manager

STAFF: Lorelee Farris, Principal Planner

II. APPROVAL OF MINUTES

A. The minutes of April 17, 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:** 988 N. Wabash Avenue (Northeast corner of Wabash Avenue and Sylvan Boulevard)
Meeting Time: 9:15 A.M.

PUBLIC HEARING to consider **Minor Exception Permit No. 578** for 988 N. Wabash Avenue, Redlands, CA 92374, a proposal to construct variable height rear yard retaining walls ranging in height from 1.1 to 2.6 feet in height, when combined with a six foot masonry split face block wall create a combined height ranging from 7.1 to 8.6 feet above the lowest grade, running approximately 240 linear feet along the northern most property line of the project site beginning approximately 25 feet east of the northwest corner of the site, running easterly (along the rear property boundary of proposed lots 1-4 of Tentative Tract Map No. 19942) and running approximately 277 linear feet along the eastern most property line of the project site, beginning approximately 310 feet south of the northeast corner of the project site, running southerly (along the rear property boundary of proposed lots 12-15 of Tentative Tract Map No. 19942); and to construct variable height rear yard retaining walls ranging in height from 1.0 to 4.8 feet in height, when combined with a four foot tubular steel fence create a combined height ranging from 6.6 to 8.8 feet above the lowest grade, running approximately 655 linear feet, beginning approximately 103 feet north of the southeast corner of the project site, running southwesterly (along the southern rear lot lines of proposed lots 16 – 22 of Tentative Tract Map No. 19942).

The property is located within the Single-Family Residential District (R-1). 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 with the applicant's representative, Patrick J. Meyer, at the project location. Mr. Meyer presented the proposal for combination retaining/perimeter walls in excess of six feet and noted a decorative pilaster monument feature located at the entrance to the tract that would be between six and eight feet. Christine Hoppel, resident/property owner on Laramie Avenue, inquired for clarification on the proposal regarding the extent of the retaining portion of the wall along the northern property line of the project site. The Committee discussed the proposal to construct combination retaining/perimeter walls in excess of six feet. After a brief discussion, there was a motion by Commissioner Guzkowski for the approval of the applicant's proposal. The motion was seconded by Commissioner Rock. The proposal was approved by a vote of 3-0.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal.

V. ADJOURNMENT


Lorelee 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 (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.