

**MINUTES:** of the Minor Exception Permit Committee Meeting of the City of Redlands held Wednesday, September 2, 2020, at 9:00 a.m. are as follows:

**I. ATTENDANCE & CALL TO ORDER**

**PRESENT:** Julie Rock, Planning Commissioner  
              Brian Foote, City Planner/Planning Manager  
**STAFF:**     Loralee Farris, Principal Planner  
              Jocelyn Torres, Assistant Planner

The meeting came to order at 9:05 a.m. located at 1318 Morrison Drive, Redlands.

**II. APPROVAL OF MINUTES**

**A. Minutes of May 21, 2020**

The minutes of the Minor Exception Permit Committee meeting of May 21, 2020 were continued to the next Minor Exception Permit Committee meeting.

**III. PUBLIC COMMENT PERIOD**

There were no public comments provided on any matters not on the agenda.

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

**A. Meeting Location:**     1318 Morrison Drive, Redlands  
**Meeting Time:**         9:00 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 608** – A request to construct a six foot (6') redwood fence within the required twenty-five (25') front yard area at 1318 Morrison Drive, which is at the southwest corner of Morrison Drive and Idyllwild Court. The proposed fence runs approximately 36 linear feet along the northern property line and 48 linear feet along from the western property line. The subject property is located within the R-S (Residential Suburban) zoning district. Pursuant to RMC Section 18.168.020 (B), "Fences and walls not to exceed six feet (6') in height shall be permitted along the 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." However, RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

**DISCUSSION:** The Minor Exception Permit Committee met at the project location at approximately 9:00 a.m. and opened the hearing. The property owners, Tom Waller

and Patricia Waller, were present at the site. Mr. Waller provided a brief overview of the proposal, which is a request to build a six foot (6') redwood fence within the front yard area of their property. The applicant stated how their backyard has limited yard space and that the fence will provide privacy, additional yard space, and an area for their family to convene. Brian Foote provided information regarding the fence regulations to the applicant. The Minor Exception Committee expressed concerns regarding having a six foot (6') high redwood fence within the front yard area of the property and how the fence height could obstruct sight visibility when exiting the driveway on the property. The Committee discussed how a four foot (4') redwood fence would be more appropriate in terms of height within the front yard portion of the property and that after the front plane of the house the fence height could be increased to a maximum height of six feet (6'). The applicants request was modified and two options were provided to the applicant - Option A consists of having a four foot (4') redwood fence within the front portion of the property and after the front plane of the house the fence height could be increased to six feet (6') in height along the side and rear of the property; or Option B, which is to have a four foot (4') redwood fence throughout the front yard area of the property. The applicant requested additional time to consider which option was more suitable and the Committee approved the proposal subject that the applicant selects one of the two fence options.

Brian Foote made the motion to approve the proposal, and seconded by Commissioner Rock.

**DECISION:** The Minor Exception Committee voted 2 to 0 and approved the project

- B. Meeting Location:** 700 & 706 Brookside Avenue, Redlands  
**Meeting Time:** 9:45 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 609** – A request to construct a nine foot tall masonry wall around a trash enclosure and generator at the rear northwest corner of the property, a perimeter screen wall with a maximum exposed wall height of 7 feet 6 inches running approximately 55 linear feet along the western property line, and a partially retaining segment of screen wall, with a maximum exposed wall height of 9 feet, running approximately 90 linear feet along the western property line. The subject property is located at 700 & 706 Brookside Avenue, within the A-P (Administrative and Professional Office) zoning district (APNs: 0171-191-24-0000 and 0171-191-25-0000). 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 the 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." However, 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 9:45 a.m. and opened the public hearing. The civil engineer of the

project and the applicant representative, Pat Meyer, were present at the site. The civil engineer explained the proposal which includes the construction of a nine foot (9') masonry wall around the proposed trash enclosure and generator, the construction of a perimeter screen wall with a maximum exposed wall height of 7 feet 6 inches along the western property line, and a partially retaining segment of screen wall with a maximum exposed wall height of nine feet (9') along the western property line. The Minor Exception Committee expressed concerns regarding having a nine foot (9') foot retaining wall within close proximity of the adjacent building. The applicant mentioned that the retaining wall is required because the existing building will be expanded and constructed at the same height and grade as the current building, which is about 3 feet above grade. Commission Rock explained how the wall height of the retaining wall was too high and that it will block the sunlight for the adjacent building. The Minor Exception Committee asked the applicant to provide more specifications on the wall material and color and/or a rendering of the proposed walls. The item was continued to a future meeting to allow the applicant additional time to provide more information.

**DECISION:** The Minor Exception Committee voted 2 to 0 to continue the hearing.

## VI. ADJOURNMENT

The meeting was adjourned at 10:15 a.m.

*Jocelyn Torres*

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Jocelyn Torres  
Assistant 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.