

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Wednesday, September 22, 2021, at 9:00 a.m. are as follows:

I. ATTENDANCE & CALL TO ORDER

PRESENT: Joe Richardson, Planning Commissioner
Karah Shaw, Planning Commissioner
Brian Foote, City Planner/Planning Manager
STAFF: Jocelyn Torres, Assistant Planner

The meeting came to order at 9:00 a.m. with a quorum of Committee members, located at 810 Banyan Drive, Redlands, CA.

II. APPROVAL OF MINUTES

A. Minutes of July 12, 2021

Commissioner Richardson made a motion to approve the minutes of July 12, 2021, seconded by Commissioner Shaw, and approved 3-0.

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: 810 Banyan Drive, Redlands
Meeting Time: 9:02 A.M.

PUBLIC HEARING to consider **Minor Exception Permit No. 623** – A request to legalize the construction of a tan split face retaining wall varying in height from 1’6” to 4’8” and installing a 6’0” high tan and white vinyl fence within the front yard setback. The subject property is located at 810 Banyan Drive (APN: 0173-242-06-0000) within the R-S, Residential Suburban District. Pursuant to RMC Section 18.212.220, the maximum height for retaining walls within the required front yard area is thirty inches (30”) in height. The combination of a retaining wall may not exceed nine feet (9’0”), except if such retaining wall and guardrail is within fifteen feet (15’0”) of an existing dwelling, the combination of retaining walls and guardrails shall not exceed six feet (6’0”) in height. However, RMC Section 18.168.050 provides for the granting of minor exceptions to the fence and wall development standards.

Discussion: The Minor Exception Permit Committee met at the project location and opened the public hearing. No neighbors or other members of the public appeared in-person at the meeting. Ms. Torres read one written public comment submitted by the neighbor at 834 Banyan Drive. The applicant was present and provided a detailed

description of the proposal. The Committee members asked questions regarding the height of the recently-installed retaining wall and fence, proposed landscape around the outside of the wall/fence, and the applicant's description for their intention to park a small camper trailer within the street-side (front) setback behind the new fence. Ms. Torres provided information regarding the code requirements applicable to fences, walls, and trailer parking within the street-side (front) setback area. The Committee had discussion with the applicant regarding additional Conditions of Approval that would be appropriate for the proposal, and they reached agreement with the applicant to add certain Conditions of Approval as listed below. The Committee added Conditions of Approval (listed below) for landscape maintenance and the parking of a small camper, trailer, or mobile home behind the new fence.

Commissioner Shaw made the motion to approve the proposal, and seconded by Commissioner Richardson, with the following added Conditions of Approval.

- a) The applicant shall install three dwarf Citrus trees within the street-side setback (exterior side of new wall and fence) as shown on the approved Site Plan and ensure tree crowns will not overhang the property line or public right-of-way. The property owner shall be responsible for proper maintenance of the trees including preventing and/or repairing any root damage to the public sidewalk or public right-of-way.
- b) The property owner may park a detached camper, trailer, mobile home, boat, or watercraft within the enclosed front setback only, provided that the resident meets the conditions established in subsection 18.164.130 of RMC Title 18.
 - i. The height of the detached camper, trailer, mobile home, boat, or watercraft shall not exceed the height of the fence (6'0" maximum) and shall not be visible from any public rights-of-way.
 - ii. No parking is permitted in required landscaped front yard areas (outside of the approved new fence/gate).
 - iii. The property owner shall not construct a driveway or other hard surfaced driving area within the required landscaped front yard area (outside of the approved new fence/gate).
 - iv. The property owner shall not construct a new curb cut around the landscaped front yard area or use the public sidewalk/ramp area as a driveway for vehicular access to the approved parking area.
 - v. This approval for parking a detached camper, trailer, or watercraft shall expire two years from the date of approval (**will expire on September 22, 2023**). The approval may be renewed in accordance with the Minor Exception Permit provisions of RMC Title 18, and by filing a new application and receiving approval for a Minor Exception Permit.

Decision: The Minor Exception Committee voted 3 to 0 to approve the application as proposed, with the addition of the following Conditions of Approval.

VI. ADJOURNMENT

The meeting was adjourned at 9:25 a.m.

Jocelyn Torres

Jocelyn Torres
Assistant Planner
City of Redlands

NOTICE: The Minor Exception Permit Committee visited the above-referenced property and made a decision on the application(s). If one wishes to appeal a decision, said Appeal must be submitted within ten days from the date of the decision (RMC Section 18.168.100). A formal Appeal, with the appropriate submittal fee, must be submitted to the Development Services Department within the 10-day appeal period. If no Appeal is received within ten days of the decision, then the Minor Exception Committee's action shall be final.