

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Wednesday, October 5, 2022, at 9:00 a.m. are as follows:

I. ATTENDANCE & CALL TO ORDER

PRESENT: Mario Saucedo, Planning Commissioner
Joe Richardson, Planning Commissioner
Brian Foote, City Planner/Planning Manager

STAFF: Brian Foote, City Planner/Planning Manager
Laylee Hokmollahi, Junior Planner

The meeting came to order at 9:05 a.m. with a quorum of Committee members, located at 2407 West Lugonia Avenue, Redlands, CA.

II. APPROVAL OF MINUTES

A. Minutes of August 22, 2022

Commissioner Saucedo made a motion to approve the minutes of August 22, 2022, seconded by Commissioner Richardson, 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: 2407 West Lugonia Avenue, Redlands, CA
Meeting Time: 9:00 a.m., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 642** – A request to legalize an existing 8-foot high wrought iron perimeter fence and two entry gates within the front yard setback (25 feet), adjacent to Lugonia Avenue for a truck parking lot facility. The subject property is located at 2407 West Lugonia Avenue within the Special Development (EV/SD) District of the East Valley Corridor Specific Plan (APN: 0292-032-49-0000). Pursuant to Section EV4.0235(f) of the East Valley Corridor Specific Plan, “Solid fences and walls not to exceed six (6) feet in height shall be permitted along side and rear property lines except that no solid fence or wall exceeding three (3) feet 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 (sidewalk at the front driveway) and opened the public hearing at 9:06 AM. The

applicant (and previous property owner) Mr. Aaron Hodgdon was present at the meeting to represent the new property owner and operator. City Planner Brian Foote read the project description for a proposal to legalize the existing 7'6" fence within the front yard area, and Mr. Hodgdon provided additional description and explanation for the request.

The Minor Exception Permit Committee viewed and examined the existing fence and site characteristics. The Minor Exception Permit Committee asked the applicant questions in terms of the fence height, location, and front setback requirement.

Several neighbors and interested others (five persons) attended the meeting to provide public comments and ask questions.

Ms. Lawson (resident of 2411 W. Lugonia Ave.) expressed concerns about the existing land use (parking lot for truck cabs), excessive truck traffic compared to that before the parking lot was constructed, and complained about truck trailers being parked in the street along Lugonia Avenue and in front of her house. Ms. Lawson stated she has previously contacted Code Enforcement about these issues, and she asked that her comments should be reflected in the meeting minutes. She was not opposed to the proposed fence height, location, or appearance. Mr. Richardson stated the scope of the request before the Committee today was the fence only (height, location, and appearance). Mr. Saucedo recommended that Ms. Lawson could contact her Councilmember or the Mayor for possible assistance.

Mr. Williams (owner of Ritual Brewing Co. at 1315 Research Dr.) stated his business is beyond 300 feet from the project site, and he did not receive a public notice of this meeting in the mail. He expressed concerns about the truck traffic being generated by the parking lot, and complained about trucks parked on the streets around the area. He also stated that Garner Holt Productions across the street also had similar concerns about truck parking. He was not opposed to the proposed fence height, location, or appearance.

Three other persons in attendance did not provide any public comments.

Commissioner Saucedo made a motion to approve the request as proposed, and seconded by Commissioner Richardson.

After the public comment period had closed and the Committee had voted to approve the application, Mr. Lawson (resident of 2411 W. Lugonia Ave.) appeared and expressed concerns about the existing land use (parking lot for truck cabs), he has filed complaints about the operations of the parking lot (e.g., driver's behaviors detrimentally affecting his property, cleaning activities and overspray affecting his property, etc.) and disagreed with the neighbor filing frivolous complaints against him.

Decision: The Minor Exception Committee voted 3 to 0 to continue the application.

VI. ADJOURNMENT

The meeting was adjourned at 9:31 AM.

Brian Foote, AICP
City Planner/Planning Manager
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.