

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, July 17, 2018 at 9:05 a.m. are as follows:

I. ATTENDANCE

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

STAFF: Jacqueline Hong, Assistant Planner

II. APPROVAL OF MINUTES

A. The minutes of July 3, 2018 were approved.

III. PUBLIC COMMENT PERIOD

A. **Meeting Location:** 35 Cajon Street, Suite 20.
Meeting Time: 9:05 A.M.

There were no public comments presented.

IV. NEW BUSINESS

A. **Meeting Location:** 28300 San Timoteo Canyon Rd, Redlands
Meeting Time: 9:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 577** for 28300 San Timoteo Canyon Road, Redlands, CA 92374, a proposal to construct retaining walls the height of approximately ten to eleven feet (10'-11') tall using Allan Block Precision Wall System. The proposed retaining wall is approximately 120 linear feet located within the side and rear yard setback. The property is located within the Agricultural District (A-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 Ed Quarshie, at the project location. Mr. Quarshie presented the proposal to construct over six foot (6') tall retaining walls. Upon inspecting the property, the MEP Committee expressed concerns about the aggressive retaining walls being proposed. The applicant was advised to submit Storm water Drainage Pollution Prevention Plan as well as a National Pollution Discharge Elimination Systems, inquiries regarding these two items can be contacted through the MUED Department. In addition, the Committee

requested more information in regards to the proposal. As such, the MEP Committee directed staff to provide a list of items needed to continue the review of the request. After further discussion, there was a motion by Commissioner Rock to continue the applicant's proposal to a date uncertain. The motion was seconded by City Planner Brian Foote. The proposal was continued by a vote of 3-0.

DECISION: The Minor Exception Committee voted 3-0 to continue the applicant's proposal to a date uncertain. This continuance will allow the applicant to revise and resubmit the proposal.

- B. Meeting Location:** 302 East Sunset Drive, Redlands
Meeting Time: 9:50 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 579** for 302 East Sunset Drive, to construct an upper retaining wall three feet (3') tall and a lower retaining wall five feet (5') tall. Both retaining walls are approximately 194 linear feet located within the front yard setback. In addition, the applicant would like to construct a six foot (6') tall retaining wall approximately 25 linear feet located east of the property within the side yard setback. The property is located within the Residential Estate District (R-E). 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 alongside 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, Brad Robertson, at the project location. Mr. Robertson presented his request to construct an upper retaining wall three feet (3') tall and a lower retaining wall five feet (5') tall. Both retaining walls are approximately 194 linear feet located within the front yard setback. Commissioner Rock expressed thoughts of denying this request. Mr. Robertson stated that he would like to make a compromise in the height of the retaining walls. The Committee discussed several options to compromise with the applicant. After the discussion, there was a motion by City Planner Brian Foote for the approval of the applicant's proposal with Conditions of Approval. The motion was seconded by Commissioner Guzkowski. The proposal was approved by a vote of 3-0.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal with the following Conditions of Approval:

1. The applicant shall revise the proposal to place the proposed retaining wall setback four feet six inches (4'-6") from the interior side of the property line.
2. The first retaining wall shall be four feet (4') with split face decorative cap.
3. The second retaining wall shall be three feet (3') split face decorative cap visible above the slope with three feet (3') of wrought iron on top.
4. There shall be planters as well as a continued irrigated landscaped buffer.

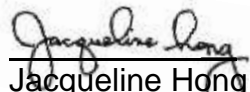
- C. Meeting Location:** 854 Wabash Avenue, Redlands
Meeting Time: 10:20 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 575** for 854 Wabash Avenue, a proposal to extend the height of the existing fence that runs 19 feet 2 inches (19'-2") horizontally. The proposal seeks to extend the six foot (6') chain-link vinyl fence to nine feet (9') to shade the new generator from view. The existing fence is approximately 69 feet 3 inches (69'-3") from the existing right-of-way. The property is located within the Residential Estate District (R-E). 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, at the project location. The representative presented the proposal to change the request of a nine feet (9') chain-link vinyl fence to a six feet (6') chain-link vinyl fence. A Minor Exception Permit is not needed for fences that are six feet (6'). The request for a Minor Exception Permit was withdrawn and no action from the Committee was needed.

DECISION: Withdrawn request. No action needed by the committee.

V. ADJOURNMENT


Jacqueline Hong
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 (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.