

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, August 11, 2015, at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Conrad Guzkowski, Planning Commissioner
Julie Rock, Planning Commissioner
Sean P. Kelleher, MBA, Associate Planner

II. APPROVAL OF MINUTES

A. Minor Exception Committee Minutes of July 7, 2015

III. PUBLIC COMMENT PERIOD

A. There were no comments presented.

IV. NEW BUSINESS

A. **Meeting Location:** 1601 Independence Avenue, Redlands, CA 92374
Meeting Time: 9:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 524** for 1601 Independence Avenue, to construct approximately ninety-five lineal feet (95') of a six foot (6') tall vinyl fence, white in color, with six foot (6') tall posts within the front yard area (corner lot side) along Dearborn Street. The fence is proposed five feet (5') from the western property line boundary, with seventy-five feet (75') of the fence running parallel to Dearborn Street, and a twenty foot (20') section return to the single family home with a four foot (4') wide gated entrance. Additionally, an approximate twenty lineal foot (20'), six foot (6') tall block wall fence is proposed along the rear property boundary within the same front-yard setback area. An existing approximate two foot (2') tall wall currently exists at this location and the applicant proposes adding additional masonry blocks that would match the height of the vinyl fence. The property is located within the R-1 (Single Family Residential) district. 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."

MINUTES: The property owner, and committee had a brief discussion regarding the proposal. The discussion included the location and height of the proposed wall and the proposed construction materials. The Minor Exception Committee approved the applicant's proposal subject to the following conditions.

1. The proposed wall shall be setback seven feet six inches (7' 6") from the property

line along Dearborn Street.

2. The property owner shall install ground cover and a climbing vines or shrubs between the proposed block wall and Dearborn Avenue prior to sign off of the building permit.

DECISION: The committee voted 3-0 approving the request.

B. Meeting Location: 327 Ryan Street, Redlands, CA 92374

Meeting Time: 9:30 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 523** for 327 Ryan Street, to construct approximately seventy seven feet and eleven inches (77'-11") of six foot (6') tall vinyl fence, white in color, with six foot (6') tall posts within the front yard area (corner lot side) along Laramie Avenue. The fence is proposed two feet (2') from the northern property line boundary at its nearest point, with approximately forty-five feet (45') of the fence running parallel to Laramie Avenue. A five foot (5') section is proposed at the western portion of the front yard area with a two foot (2') return over an existing drainage culvert to the rear property line. Additionally, a thirty one foot and four inch (31'-4") undulating section is proposed at the northeastern portion of the front yard, with a four foot (4') wide gated entrance. The property is located within the R-1 (Single Family Residential) district. 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."

MINUTES: The property owner and committee had a brief discussion regarding the proposal. The discussion included the location and height of the proposed fence. The Minor Exception Committee approved the applicant's proposal.

DECISION: The committee voted 3-0 approving the request.

C. Meeting Location: 1881 Rossmont Drive, Redlands, CA 92373

Meeting Time: 9:50 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 525** for 1881 Rossmont Drive, to construct approximately twenty-two lineal feet (22') of a ten foot six inch (10'-6"), in overall height, combination stucco-coated block and tubular steel retaining wall within the rear yard area. The retaining portion of the wall is seven feet (7') in height and the upper portion with the guardrail and pilaster elements is three feet six inches (3'-6") in height. Approximately ten feet (10') is proposed to run parallel to southern property line, with a setback of one hundred three feet six inches (103'-6") from that boundary. Approximately twelve feet (12') is proposed to run parallel to easterly property line with a setback of one hundred nine feet (109') from that boundary, and an approximate four

foot (4') section return is proposed from the southeast corner of the existing pool to the northwest corner of the twelve foot (12') section. The property is located within the R-A (Residential Estate) district. Pursuant to Section 18.212.220 (B) of the Redlands Municipal Code (RMC), "Retaining walls exceeding thirty inches (30") in height will require a protective fence or guardrail of at least thirty six inches (36") in height either of solid material or with intermediate members so spaced that a nine inch (9") sphere will not pass through. The combination of a retaining wall may not exceed nine feet (9'), except if such retaining wall and guardrail is within fifteen feet (15') of an existing dwelling, the combination of retaining walls and guardrails shall not exceed six feet (6') in height." RMC Section 18.168.050 "provides

MINUTES: The property owner and committee had a brief discussion regarding the proposal. The discussion included the location and height of the proposed retaining wall. The Minor Exception Committee approved the applicant's proposal.

DECISION: The committee voted 3-0 approving the request.

V. ADJOURNMENT

Sean P. Kelleher, MBA
Associate 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 or by **August 22, 2015**. 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 Advisory Committee becomes final.