



MINUTES OF THE MINOR EXCEPTION PERMIT COMMITTEE

DATE: March 20, 2014
TIME: 8:00 A.M.

I. ATTENDANCE

PRESENT: John James, Planning Commissioner
Jan Hudson, Planning Commissioner
Henry Roe, Building Official
Sean P. Kelleher, Associate Planner (Secretary to the Committee)

II. APPROVAL OF MINUTES

A. January 28, 2014: Minutes were approved by the Committee.

III. PUBLIC COMMENT PERIOD

A. There were no comments presented.

IV. NEW BUSINESS

A. **PUBLIC HEARING** to consider **Minor Exception Permit No. 495** for 1590 Industrial Park Avenue, Redlands, CA 92373, to construct a two hundred and sixteen foot eight inch (216' 8") long six foot (6') tall block wall extending south along the property line from the northwest corner of the site along the property line adjacent to Alabama Street and twenty-five foot (25') long six foot (6') tall block wall extending east along the property line from the northwest corner of the site. The proposed walls are located within the front yard setback. The property is located within the General Commercial (EV/CG) district of the East Valley Corridor Specific Plan. Pursuant to Section 18.168.020 (B) "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." A Minor Exception Permit may be permitted pursuant to Section 18.168.040.

MINUTES: The property owner's representatives, a member of the public, and the committee had a brief discussion regarding the proposal. The discussion included the location and height of the proposed block wall or combination block wall and wrought iron fence. The representatives of property owner expressed the desire to secure the vehicle lot with the block wall as currently people cut through the fence and steal items for the vehicle. The committee approved the request subject to the following conditions.

1. The applicant shall install either a six foot (6') tall block wall with shrubs and/or bushes adjacent to it to provide screening or a two foot (2') tall block wall with a six foot (6') tall wrought iron fence on top of the wall. The wall shall extended two hundred and sixteen feet eight inches (216' 8") south starting at the northwest

corner of the site along the front property line, adjacent to Alabama Street and extended twenty five feet (25') east starting at the northwest corner of the site along the properties northern property line.

2. Prior to the issuance of a building permit the Applicant shall provide the Planning Division with a Letter from CALTRANS District 8 stating that the fence currently located within CALTRANS right-of way can be removed by the applicant. Prior to the finaling of the wall the fence shall be removed.

FINDINGS: This minor exception permit is approved with the finding that the fence will provide additional security to the property versus the existing chain link fence.

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

- B. PUBLIC HEARING** to consider **Minor Exception Permit No. 493** for 1801 River Bend Drive, Redlands, CA 92374, to construct a combination retaining wall, garden wall, fence, and arbor with a variable height ranging from seven feet eight inches (7' 8") to fourteen feet eight inches (14' 8"). The structure is approximately fifty feet (50') long extending from north to south and has two, ten foot (10') long wing walls that extend easterly into the rear yard towards the house. The structure is setback approximately 5' from the rear property line and projects approximately ten feet into the front yard setback on Pioneer Avenue. The structure does not go into the front yard setback on Pioneer Avenue beyond the existing garden wall. The property is located within the Residential Estate District (R-E). Pursuant to Section 18.168.020 (B) "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." A Minor Exception Permit may be permitted pursuant to Section 18.168.040.

MINUTES: The property owner, their representative, and the committee had a brief discussion regarding the proposal. The discussion included the location and height of the combination retaining wall, garden wall, and lattice arbor. The property owner expressed their desire to screen their rear yard due to the unique topography of the lot and to create a larger usable patio. The committee approved the request subject to the following conditions:

1. The combination retaining wall, garden wall, and lattice arbor shall be setback five feet from the rear property line.
2. The height of the retaining wall shall vary with the height of the slope. The height of the retaining wall will gradually increase in height as it extends northward.
3. The combination retaining wall, garden wall, and lattice arbor shall be setback a minimum of five feet (5') from the northerly property line.

4. The Applicant shall also maintain the height of the existing hedge row along Pioneer Avenue and shall plant either trees or large shrubs within the five foot (5') setback between the rear property line and the combination retaining wall, garden wall, and lattice arbor.
5. The finish floor of the patio shall be set four inches (4") below the weep screen of the Single family residence. The height of the proposed walls fences and arbor identified on the approved plans shall be measured from the finished floor.

FINDINGS: This minor exception permit is approved with the finding that the property is not afforded the same privacy as other properties in the general area due to the fact that there is a downslope from the house to the rear property line.

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

C. PUBLIC HEARING to consider **Minor Exception Permit No. 494** for 12646 La Solana Drive, Redlands, CA 92373, to construct a twenty- five foot (25') long six foot (6') tall block wall extending north along the property line from the southwest corner of the site and a ninety foot (90') long six foot (6') tall wood fence extending east along the property line adjacent to La Solana Court from the southwest corner of the site. Both the proposed fence and wall are located within the front yard setback. The property is located within the Residential Estate Animals District (R-A-A). Pursuant to Section 18.168.020 (B) "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." A Minor Exception Permit may be permitted pursuant to Section 18.168.040.

MINUTES: Committee member Hudson recused herself from the item due to a conflict of interest. The property owner, their representative, and the committee had a brief discussion regarding the proposal. The discussion included the location and height of the propose block wall and proposed wood fence. The property owner expressed that the fence had existed in the location at six feet in height since they brought the property and that they needed it to be six feet tall because of building code requirements related to their pool. The committee approved the request subject to the following conditions:

1. The applicant shall install shrubs and/or bushes adjacent to the fence and wall within the front yard setback along La Solana Court. The Applicant shall work with their neighbor at 30838 to install shrubs and/or bushes on their property adjacent to the proposed 6' tall wall located within the front yard setback. An encroachment permit needs to be approved for the landscaping that you will install within public right-of-way. Please contact the Quality of Life Department for information regarding the encroachment permit at (909) 798-7655.

FINDINGS: The City of Redlands Municipal Code establishes that corner lots have

front yard setbacks for both streets the front. This is a common request to afford the home owner additional rear yard space.

DECISION: The committee voted 2-0 to approving the request. Member Hudson was recused herself from the vote due to a conflict of interest.

V. ADJOURNMENT

Sean Kelleher
Associate Planner
City of Redlands
March 20, 2014

NOTICE: The Minor Exception Permit Committee visited the below 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 **March 30, 2014**. 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.