



MINUTES OF THE MINOR EXCEPTION PERMIT COMMITTEE

DATE: January 28, 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 7, 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. 493** for 1801 River Bend Drive, Redlands, CA 92374, to construct a combination retaining wall, garden wall, and lattice arbor will vary in height from ten feet six inches (10' 6") to a maximum height of fifteen feet six inches (15' 6") tall. The wall 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 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. The combination retaining wall, garden wall, and lattice arbor shall be setback five feet from the rear property line. 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. The garden wall atop the retaining wall shall not exceed forty two inches (42") in height for the entire length of the structure. The height of the combination garden wall and lattice arbor shall vary dependent on if the section is within or outside of the Pioneer Avenue front yard setback. Within the Pioneer Avenue front yard setback the combination of the lattice arbor and garden wall shall connect to the existing block wall that parallels Pioneer Avenue. The combination of the lattice and garden wall shall not exceed five feet (5') in height measured from the adjacent grade to the east of the wall. This five foot height limit is for the ten feet closest to the existing wall along Pioneer Avenue. The remainder of the combination garden wall and lattice arbor, excluding the retaining wall, including the two, ten foot (10') long returns extending towards

the rear of the house, shall not exceed the height of the of the existing combination retaining wall and fence located along the northerly property line, measured from the south side of the structure or seven feet (7'), whichever is found to be less. The measurement of seven feet (7') shall be taken from the east side of the combination garden wall and lattice arbor. The combination retaining wall, garden wall, and lattice arbor shall be setback a minimum of five feet (5') from the northerly property line. 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. The Minor Exception Permit Committee made this determination to approve the proposed design subject to the following finding. 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.

MOTION: The committee voted 3-0 to approve the request.

V. ADJOURNMENT

Sean Kelleher
Associate Planner
City of Redlands
January 28, 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 **February 7, 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.