

MEETING MINUTES
Minor Exception Permit Committee Meeting of the City of Redlands
Monday, November 13, 2023, at 9:30 a.m.

I. ATTENDANCE & CALL TO ORDER

PRESENT: Karah Shaw, Planning Commission Chair
Maryn Wells, Planning Commissioner
Brian Foote, City Planner/Planning Manager

STAFF: Laylee Hokmollahi, Assistant Planner

The meeting came to order at 9:35 a.m. with a quorum of Committee members, located at 232 West Olive Avenue, Redlands, CA 92373.

II. APPROVAL OF MINUTES

A. Minutes of September 11, 2023

Commissioner Shaw made a motion to approve the minutes of September 11, 2023, seconded by Commissioner Wells, and approved 3-0.

III. PUBLIC COMMENT PERIOD

There were no public comments provided on any matters not on the agenda.

IV. OLD BUSINESS

A. Meeting Location: 232 West Olive Avenue, Redlands, CA 92373
Meeting Time: 9:30 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 643** – A request to legalize an existing 6-foot-high fence and a gate within the street-side setback along Grant Street. The subject property is located at 232 West Olive Avenue within the Multiple-Family Residential (R-3) District (APN: 0171-244-40-0000). As defined by Section 18.08.585 of the Redlands Municipal Code (RMC), “A side yard adjacent to a street shall be the same as a front yard.” Therefore, pursuant to RMC Section 18.168.020 (B), “Fences and walls not to exceed six feet (6') in height shall be permitted along the 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.” 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 and opened the public hearing at 9:35 AM. The applicant, Beverly Winchester and the neighbors at 136 Grant Street, Scott, and Terry Marriott, were present at the meeting. Also, present

was Laylee Hokmollahi, Assistant Planner and Nylsen Escajeda, Planning Intern. Brian Foote provided some background for the project and additional information regarding discussions from the Historic & Scenic Preservation Commission meetings and the City Council Meeting.

The Minor Exception Permit Committee asked the applicant if there have been any comments from the neighbors. Beverly Winchester mentioned they know the owners of the 137 Grant Street and they have not expressed any concerns with the placement of the fence or traffic sight safety. Scott and Terry Marriott, neighbors at 136 Grant Street, added they do not have any concerns or objections regarding the fence.

The MEP Committee examined the placement of the fence and discussed their concern regarding the traffic sight safety area for the adjacent driveway on the neighboring property along Grant Street. They also discussed the screening alternatives previously suggested by the HSPC. Scott Marriott mentioned it may be problematic to paint vinyl. Brian Foote replied there are appropriate paints for vinyl which people use to paint vinyl windows and siding on houses. Commissioner Wells added that the paint will at least cover the exterior of the fence until the landscape is fully grown to completely screen the fence.

Mrs. Winchester had put a wooden trellis and two plants in front of a fence panel as an example and mentioned she is willing to put drip lines to water the landscaping and provide screening for the fence. Planning Commissioner Chair Shaw asked the owner if they are willing to repeat the landscaping in front of all panels as well and she replied yes.

The neighboring property owner at 137 Grant Street, Nic Montanez, stopped by and inquired about the meeting. Chair Shaw asked if they have had any issues with traffic sight safety since the fence has been constructed and he replied they have not had any issues.

Commissioner Wells proposed conditions of approval to address modifying the fence at the traffic sight safety area adjacent to the property at 137 Grant Street, and Commissioner Shaw proposed conditions of approval to address lattice and climbing vines/shrubs on the exterior sides of the fence panels for green screening. Mr. Foote discussed the importance of painting the exterior sides of the fence panels (on all three sides) to mitigate the concerns of the Historic & Scenic Preservation Commission as well as the previous discussion by the City Council during the prior appeal hearing. The applicant asked questions clarifying the proposed conditions, the Committee provided clarification as needed, and the applicant agreed to implement all conditions of approval as discussed.

There were no other persons in attendance and there were no public comments from any neighbors or other interested persons.

Commissioner Wells moved to approve the request and was seconded by Commissioner Shaw.

Decision: The Minor Exception Committee voted 3 to 0 to approve the request, subject to the following Conditions of Approval.

Added conditions of approval:

1. The applicant shall modify the northwest corner of the fence (adjacent to 137 Grant Street) to provide adequate traffic sight safety distance at the driveway. The fencing shall be moved back the distance of one fence panel (or approximately five to six feet) on both the west and north sides. The modified fence corner may be either a diagonal or squared design.
2. The exterior sides of the fence on the south (Olive Ave.) and west (Grant St.) sides shall include lattice (approximately five to six feet high) installed across the width of the fence panel to provide surfaces for climbing vines or shrubs on the exterior of the fence for landscape screening purposes. Landscape screening is required in addition to the applicant painting the exterior sides of the fence panels a flat white color.
3. The applicant shall have up to 120 days from the date of approval to: a) modify the corner cutoff for traffic sight safety, and b) paint the exterior side of the fence and gate with a non-reflective flat white color (or similar color with a non-reflective and non-glossy finish) to mitigate the appearance of the fence/gate at the existing placement where it was installed. The 120-day grace period shall end on March 12, 2024.

V. NEW BUSINESS

A. Meeting Location: 1009 La Flora 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. 656** – A request to construct approximately 71 linear feet of a retaining wall up to 5'0" high and a tubular steel fence up to 5'0" high located at or near the top of the wall (location to be determined) within the rear yard area along La Loma Drive. The subject property is located at 1009 La Flora Drive within the Residential Estate (R-E) District (APN: 0175-183-02-0000). Pursuant to RMC Section 18.168.020 (B), “Fences and walls not to exceed six feet (6') in height shall be permitted along the 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.” 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 and opened the public hearing at 10:09 AM. The applicant, Mario Perez, and the building contractor, Juan Tejeda, were present at the meeting. Laylee Hokmollahi, Assistant Planner, read the project description for a proposal to construct approximately 71 linear feet of a

retaining wall up to 5'0" high and a tubular steel fence up to 5'0" high located at or near the top of the wall (location to be determined) within the rear yard area along La Loma Drive, and Mr. Perez provided additional description and explanation for the request.

The applicant mentioned there was a 5-foot-high wooden fence along La Loma Drive when they purchased the property in 1996 and when they began replacing the fence with a wall, they were told by a building inspector a permit is required since the previous fence was not permitted.

The applicant added, the wall will be built consistent with Building and Safety code requirements. Also, they have decided to install a tubular steel fence up to 5'0" high separate from the wall to the north.

Planning Commission Chair Shaw mentioned since the fence will be separate from the wall, this permit will be solely for the wall.

Ms. Hokmollahi added the neighboring property owner of 1012 La Feliz Drive called the City prior to the meeting to express they are supportive of the wall installation.

There were no other persons in attendance.

Commissioner Shaw moved to approve the request and was seconded by Commissioner Wells.

Decision: The Minor Exception Committee voted 3 to 0 to approve the request.

VI. ADJOURNMENT

The meeting was adjourned at 10:15 AM.

L. Hokmollahi

City of Redlands
Laylee Hokmollahi, Junior Planner

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.