

MEETING MINUTES
Minor Exception Permit Committee Meeting of the City of Redlands
Thursday, April 25, 2024, at 9:00 a.m.

I. ATTENDANCE & CALL TO ORDER

PRESENT: Maryn Wells, Planning Commissioner
Rosemarie Gonzalez, Planning Commissioner
Brian Foote, City Planner/Planning Manager

STAFF: Laylee Hokmollahi, Assistant Planner
Jazmin Serrato, Assistant Planner
Nylsen Escajeda, Planning Intern

The meeting came to order at 9:00 a.m. with a quorum of Committee members, located at 121 Sierra Vista Drive, Redlands, CA 92373.

II. APPROVAL OF MINUTES

A. Minutes of March 18, 2024

Commissioner Wells made a motion to approve the minutes of March 18, 2024, seconded by Commissioner Gonzales, and approved 3-0.

III. PUBLIC COMMENT PERIOD

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

IV. OLD BUSINESS

None

V. NEW BUSINESS

- A. Meeting Location:** 121 Sierra Vista Drive, Redlands, CA 92373
Meeting Time: 9:00 a.m., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 661** – A request to construct approximately 48 linear feet of a plastered CMU retaining wall up to 12'2" high within the side yard, for the purpose of constructing a parking deck. A portion of the wall will be covered with metal panels in a decorative Cedar Wood style. The property is located at 121 Sierra Vista Drive (APN: 0176-171-26-0000) within the Residential Estate (R-A) District. 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 9:00 AM. The applicant, Ed Bonadiman, was present. Laylee Hokmollahi, Assistant Planner, read the project description and Mr. Bonadiman provided additional information regarding their proposal and the placement of the proposed retaining wall and mentioned that the dwelling on the property is Historic. Staff then confirmed that the main house is a Historic Resource (HR #104), also known as Auerbacher House.

Commissioners examined the placement of the proposed wall. Commissioner Wells questioned if the wall would obstruct the view from the neighboring property to the west. However, after looking down towards the proposed location of the retaining wall it was observed that an existing foliage landscaping is obstructing the view.

The committee agreed to approve the proposed wall with the condition that a Minor Certificate of Appropriateness is required prior to issuance of a building permit. Mr. Bonadiman agreed to the terms.

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 Gonzales.

Decision: The Minor Exception Permit Committee voted 3 to 0 to approve the request, with the following added Condition of Approval.

Added condition of approval:

1. The subject property is individually designated as Historic Resource No. 104 by the City of Redlands. The property owner(s) shall be responsible for obtaining a Certificate of Appropriateness Permit for the construction of the subject retaining wall prior to issuance of a building permit.

B. Meeting Location: 1140 S. Center Street, Redlands, CA 92373
Meeting Time: 9:20 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 664** – A request to enclose the rear yard by installing 116 linear feet of a 5’0” high CMU stucco wall, 16 linear feet of a 6’0” high wrought iron rolling gate, and 4 linear feet of a 6’0” high wrought iron pedestrian gate within the streetside setback along Cedar Avenue. The subject property is located at 1140 S. Center Street (APN: 0175-113-05-0000) within the Suburban Residential (R-S) District. As defined by RMC Section 18.08.585, “A side yard adjacent to a street shall be the same as a front yard.” Therefore, per 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 9:21 AM. The property owner, Tari Olds, and her son Dylan Olds were present at the meeting. Brian Foote, Planning Manager, announced the opening of the public hearing and Jazmin Serrato, Assistant Planner, read the project description for the proposal. Mrs. Olds provided additional description and explanation for the request.

The Minor Exception Committee viewed and examined the approximate location of the proposed wall/gates and site characteristics. The Minor Exception Permit Committee asked the applicant questions related to the location, design of the wall/gates, and proposed landscaping.

There were no other persons in attendance and there were no additional public comments.

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

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

- C. Meeting Location:** NWC of Alabama Street & Citrus Avenue
- Meeting Time:** 9:40 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 665** – A request to construct retaining walls and fence combinations exceeding the maximum allowable height (at some portions) adjacent to the southern and northern property lines, and installing a 6'0" high tube steel fence and gate within the front yard setback. The proposed combination wall is composed of a brown precision CMU block retaining wall (of varying heights) with an approximately 42-inch-high tube steel fence on top. The property is located at the northwest corner of Alabama Street and Citrus Avenue (APN: 0292-158-10-0000) within the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan. Pursuant to Section EV4.0235(f) of the East Valley Corridor Specific Plan, "Solid fences and walls not to exceed six (6) feet in height shall be permitted along the side and rear property lines except that no solid fence or wall exceeding three (3) feet 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 9:40 AM. The applicant's representatives Bernie Mayer and Gary

Stegemann were present. Laylee Hokmollahi, Assistant Planner, read the project description and Brian Foote, Planning Manager, provided additional information.

The Minor Exception Committee viewed and examined the approximate location of the proposed wall/fences and site characteristics. Commissioner Wells asked whether the fencing would be uniform throughout the entire site and was concerned that the fences would appear to be too tall at the lowest points of the street. Mr. Stegeman mentioned the site is graded at a higher elevation because it is in a flood zone, and that the fence heights will vary to make up for the differences in height relative to the street.

Commissioner Wells was concerned that the proposed wall adjacent to the Orange Blossom Bike Trail, reduces visibility and security for the people using the trail. She also mentioned that because of size, seclusion, and access from the trail, the wall is likely to be graffitied and vandalized over time.

There were no other persons in attendance and there were no additional public comments.

Commissioner Wells moved to approve the request and seconded by Commissioner Gonzales.

Decision: The Minor Exception Permit Committee voted 3 to 0 to approve the request, with the following added Condition of Approval.

Added condition of approval:

1. The property owner(s) shall work with the San Bernardino County Flood Control District and Southern Pacific Transportation Company to keep the proposed walls clean and free of graffiti at all times.

VI. ADJOURNMENT

The meeting was adjourned at 10:00 AM.

L. Hokmollahi

City of Redlands
Laylee Hokmollahi, Assistant 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.