

**MINUTES:** of the Minor Exception Permit Committee Meeting of the City of Redlands held Monday, October 5, 2020, at 9:00 a.m. are as follows:

**I. ATTENDANCE & CALL TO ORDER**

**PRESENT:** Julie Rock, Planning Commissioner  
Joe Richardson, Planning Commissioner  
Brian Foote, City Planner/Planning Manager  
**STAFF:** Sean Reilly, Senior Planner  
Jocelyn Torres, Assistant Planner

The meeting came to order at 9:10 a.m. located at 304 W. Olive Avenue, Redlands.

**II. APPROVAL OF MINUTES**

**A. Minutes of September 2, 2020**

There was a motion by Commission Rock to approve the minutes, seconded by Brian Foote, and approved 2-0 (Commissioner Richardson abstained) to approve the minutes of September 2, 2020.

**III. PUBLIC COMMENT PERIOD**

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

**IV. OLD BUSINESS**

Approval of the meeting minutes of May 21, 2020.

There was a motion by Commission Richardson to approve the minutes, seconded by Brian Foote, and approved 2-0 (Commissioner Rock abstained) to approve the minutes of May 21, 2020.

**V. NEW BUSINESS**

**A. Meeting Location:** 304 West Olive Avenue, Redlands  
**Meeting Time:** 9:00 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 607** for 304 W. Olive Avenue, to install approximately 87 linear feet of 6-foot tall wooden fencing within the property's front yard setback on Grant Street. The fence will be constructed using 4"x4" posts with a cap, and 1"x4" top and bottom rails. Fence boards are proposed to be 1"x6" and overlapped 3/4". Posts, rails, frame and cap pieces of the fence will all be painted white with unpainted natural redwood fence boards. A 10" wide planter will be included on the exterior side of the fence facing Grant Street. The property is located within the Multiple-Family Residential (R-3) 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 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." 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 at approximately 9:00 a.m. and opened the hearing. The property owner, Aaron Jacobs was present at the site. Mr. Jacobs provided a brief overview of the proposal, which is a request to construct a 6-foot tall wooden fence along the front yard setback on Grant Street. Staff indicated that this property is a historic structure and is located within a historic district. The property owner stated that the Minor Certificate of Appropriates application that he submitted was already reviewed and approved by the Historic and Scenic Preservation Commission. Mr. Jacobs stated that their current fence height does not provide privacy and that people are able to look over the existing fence and onto the pool area. The applicant stated that he would like to increase the fence height from five feet to six feet for additional privacy. The Minor Exception Committee discussed how the color of the redwood fence is not compatible in terms of color with the characteristics of the residence. The Minor Exception Committee stated that if the fence was painted white it would match in terms of color with the main residence. The Minor Exception Committee approved the proposal with the following conditions.

Commissioner Rock made the motion to approve the proposal, and seconded by Commissioner Richardson.

**DECISION:** The Minor Exception Committee voted 3 to 0 to approve the applicant's proposal with the following conditions.

1. The 6-foot tall wooden fence shall be painted white.
2. The fence shall have a 10" wide planter at the sidewalk.

**B. Meeting Location:** 1800 & 1820 West Redlands Boulevard (east of the Thai House restaurant with A.P.N. 0292-063-58-0000 and 0292-063-59-0000)

**Meeting Time:** 9:45 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 610** – A request to construct a split face block wall along the side property lines on two vacant parcels that will be developed as medical office buildings. The properties are located at 1800 and 1820 West Redlands Boulevard, which is on the north side of West Redlands Boulevard and about 250 feet east of North Nevada Street (APN's 0292-063-58-0000 and 0292-063-59-0000). The property at 1800 West Redlands Boulevard proposes a block wall with a maximum exposed height of 7'-4" that runs approximately 86 linear feet in length along the eastern property line. The adjacent property to the west located at 1820 West Redlands Boulevard proposes a 6'-5" block wall that runs about 75 linear feet in length along the western property line. The block walls will maintain a 6 foot

high screening as viewed from the east and will match the style and color of the existing walls that are located on the property. The subject property is located within the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan (Specific Plan No. 40). 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 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 Committee met at the project location at approximately 9:45 a.m. and opened the public hearing. The applicant, Mark Stanson and the applicant's engineer, Steve Ritchey, were present at the site. Mr. Richey, from Land Engineering Consultants, Inc., provided an overview of the request which is to construct a block wall along the side property lines on two adjacent vacant parcels. Mr. Ritchey indicated that the reason for a 7'-4" split face block wall was because the proposed wall setback from the proposed curb/gutter is only about 3 feet and that does not allow enough room for a second garden wall with footings and still allow for access around the building or adequate planter widths. Mr. Ritchey also stated that the reason for the request was for additional screening height from the adjacent property. The Minor Exception Committee asked Mr. Richey and Mr. Stanson questions regarding the proposed fence height and material. The Minor Exception Committee approved the applicant's proposal with no conditions of approval.

Commissioner Rock made the motion to approve the proposal, and seconded by Commissioner Richardson.

**DECISION:** The Minor Exception Committee voted 3 to 0 and approved the project.

## VI. ADJOURNMENT

The meeting was adjourned at 10:00 a.m.

*Jocelyn Torres*

Jocelyn Torres  
Assistant 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 (RMC Section 18.168.100) from date of the decision. 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 Minor Exception Committee shall become final.