

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Wednesday, November 3, 2021, at 9:00 a.m. are as follows:

I. ATTENDANCE & CALL TO ORDER

PRESENT: Joe Richardson, Planning Commissioner
Karah Shaw, Planning Commissioner
Brian Foote, City Planner/Planning Manager
STAFF: Jocelyn Torres, Assistant Planner

The meeting came to order at 9:00 a.m. with a quorum of Committee members, located at 245 N. La Salle Street, Redlands, CA.

II. APPROVAL OF MINUTES

A. Minutes of September 22, 2021

Commissioner Shaw made a motion to approve the minutes of September 22, 2021, seconded by Commissioner Richardson, 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: 245 N. La Salle Street, Redlands
Meeting Time: 9:00 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 622** – A request to construct a retaining wall ranging from 3'0" to 6'0" high (for approximately 68 feet in length) with a 5'0" wrought iron fence on top within the street-side setback on a corner lot. The combination wall and fence will range from 8'0" at the lowest point to 11'0" at the highest point. The subject property is located at 245 N. La Salle Street, within the Single Family Residential (R-1) District (APN: 0170-451-44-0000). Pursuant to Section 18.212.220 of the Redlands Municipal Code (RMC), the maximum height for retaining walls within the front yard area is thirty inches (30") in height. Retaining walls exceeding thirty inches (30") in height will require a protective fence or guardrail of at least thirty six inches (36") in height either of solid material or with intermediate members so spaced that a nine inch (9") sphere will not pass through. The combination of a retaining wall and fence may not exceed nine feet (9'), except if such retaining wall and guardrail is within fifteen feet (15') of an existing dwelling then the combination of retaining walls and guardrails shall not exceed six feet (6') in height. 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. The applicant and members of their family were present at the meeting. Mr. Flores provided a description of the proposed fence and location which includes constructing a retaining wall ranging from 3 feet to 6 feet with a 5 foot wrought iron fence on top within the front yard setback. The Minor Exception Permit Committee ask the applicant questions in terms of the proposed fence location and if there was going to be a landscaped gap from property line to the proposed fence. The Committee indicated that there shall be at least an 18" landscaped area between the sidewalk and the proposed retaining wall. Mr. Flores ask the applicant if a fence was also going to be constructed along the front plane of the house. The applicant indicated how there was also going to be a wrought iron fence along the front plane of the house. The Committee added a condition of approval that the approval also includes the construction of a wrought iron fence up to 6 feet in height facing N. La Salle St. to connect the proposed retaining wall and wrought iron fence.

Commissioner Richardson made the motion to approve the proposal, and seconded by Commissioner Shaw, with the following added Conditions of Approval.

- a) There shall be at least an 18" landscaped area between the sidewalk and the proposed retaining wall.
- b) Approval includes the construction of a wrought iron fence up to 6 feet in height along the front plane of the house facing N. La Salle Street.

Decision: The Minor Exception Committee voted 3 to 0 to approve the application as proposed, with the added Conditions of Approval.

B. Meeting Location: 243 Nordina Street, Redlands
Meeting Time: 9:30 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 625** – A request to legalize an existing two foot (2'0") high wood plank extension to an existing 5½ wood fence (for a total fence height of 7'6") within the side yard of a single-family residence. The property is located at 243 Nordina Street within the R-2, Multiple Family Residential District (APN: 0171-332-05-0000). Pursuant to Section 18.168.020 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 Permit Committee met at the project location and opened the public hearing. Several neighbors and members of the public were present at the meeting. Staff provided a brief overview of the proposed scope of work which includes legalizing an existing 2 foot high wood plank extension to an existing 6 foot wood fence (for a total height of 8 feet) within the side yard of a single-family residence. The applicant explained how they were unaware they needed a permit to

increase the height of the fence and that the fence was constructed for privacy. The property owner indicated that the homes are built within close proximity to one another and that the fence will provide additional privacy. The neighbor to the south, Ms. April and her daughter were in favor of the privacy fence as well as Ms. Gretchen who lives directly across the street. The neighbor to the north, Ms. Kathleen was in opposition to the fence. The Minor Exception Permit Committee walked to Ms. Kathleen property to see how the 2 foot high wood plank extension looked on her property. Ms. Kathleen indicated how the weight of the fence extension is putting a lot of weight on the existing wood fence that is shared between both neighbors. Ms. Kathleen was opposed to the request and indicated how the extension was not properly finished on her side, how in some areas the screws were protruding and visible on their side of the property line, and that the extension blocks additional sunlight to her backyard. The Minor Exception Permit Committee continued the item to a future meeting to allow for additional discussion.

Commissioner Richardson made the motion to continue the item, and seconded by Commissioner Shaw.

Decision: The Minor Exception Committee voted 3-0 to continue this item to a future meeting for additional discussion. Notices of any future meetings will be distributed to adjacent residents prior to the meeting date.

- C. Meeting Location:** 287 Tennessee Street, Redlands
Meeting Time: 10:00 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 626** – A request to construct an 8’0” high decorative wall along the project site’s perimeter on West State Street, Kansas Street, and Tennessee Street. The subject property is located at 287 Tennessee Street, within the Industrial District (I-P) District (APN: 0171-411-01-0000). Pursuant to Section 18.168.020(B) of the Redlands Municipal Code (RMC), the maximum height of a fence and wall within the required front yard area is limited to 3’0” in height. 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. The applicant, Ivan Garcia, a representative from Southern California Edison was present at the site. The Minor Exception Permit Committee walked through the subject property and Mr. Flores provided a description of the request which includes the construction of an 8 foot high decorative wall along the project site. The Minor Exception Permit Committee asked questions if the existing barbed wire was going to remain in place or have a new fence, and had safety concerns with people potentially climbing over and having a school within close proximity of the project site. Mr. Garcia indicated that the existing barbed wire is in place to protect the property from trespassers, they would have barbed wire behind the future wall, and the barbed wire would be lower than the wall height and would be completely screened from street view. The Minor Exception Permit Committee asked Mr. Garcia questions on the type of barbed wire proposed for the property and added

a condition of approval that the proposed barbed wire shall not be visible from the public right-of-way.

Commissioner Shaw made the motion to approve the proposal, and seconded by Commissioner Richardson, with the following condition of approval.

- a) The proposed barbed wire shall not be visible from the public right of way.

Decision: The Minor Exception Committee voted 3-0 to approve the applicant's proposal with the added Condition of Approval.

VI. ADJOURNMENT

The meeting was adjourned at 10:35 a.m.



Jocelyn Torres
Assistant Planner
City of Redlands

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.