

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, April 4, 2017 at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Conrad Guzkowski, Planning Commissioner
Julie Rock, Planning Commissioner
Brian Foote, City Planner

STAFF: Emily Elliott, Senior Planner

II. APPROVAL OF MINUTES

A. The minutes of March 4, 2017 were approved.

III. PUBLIC COMMENT PERIOD

A. **Meeting Location:** 35 Cajon Street, Suite 20.
Meeting Time: 9:00 A.M.

There were no comments presented.

IV. NEW BUSINESS

A. **Meeting Location:** 1701 Orange Tree Lane, Suite 500
Meeting Time: 9:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 560** for 1701 Orange Tree Lane, Suite 500, to construct an enclosure for a backup generator. The enclosure consists of approximately ninety-eight feet (98') of split face block wall with a height of ten (10') and an eight foot (8') tall by four foot (4') wide metal access gate. The property is located within Specific Plan 25. The provisions of Specific Plan 25 allow for fences and walls up to six feet (6') in height so long as those fences and walls are outside of the required setbacks along public right of way. The subject proposal is outside of the required setback, however a Minor Exception Permit is required for wall height. RMC Section **18.168.050** provides for the granting of minor exceptions to the fencing and wall development standards.

Discussion: The Minor Exception Committee met with the project applicant and the applicant's representative. No other parties were in attendance. The Committee discussed the proposal for the screen wall and expressed concerns with dead/dying landscaping and how the screen wall would relate to the adjacent trash enclosure. The Committee moved to include conditions of approval to address those concerns.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal, subject to the following Conditions of Approval.

1. A building permit shall be acquired from the Development Services Department prior to construction.
2. Prior to issuance of a building permit, the applicant shall submit plans to the Development Services Department consistent with those plans reviewed by the Minor Exception Committee on April 4, 2017 with the following modifications:
 - a. Remove and replace the three (3) dead trees on the eastern property line.
 - b. Install climbing vines at the base of the enclosure along the east and north sides.
 - c. The eastern wall of the enclosure shall be continued so that it joins the adjacent trash enclosure.

B. Meeting Location: 560 W. Stuart Avenue
Meeting Time: 9:45 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 561** for Conditional Use Permit No. 905 Revision 3, to install approximately five hundred and fifty-five feet (555') of CMU retaining wall with decorative block wall along the western property line, with a maximum height of ten feet (10'), as required by conditions of approval on the project. The property is located within the TC (Town Center) District of Specific Plan 45. Pursuant to Section **18.212.220(A)** of the Redlands Municipal Code (RMC), "Retaining walls shall not exceed six feet (6') in height", and **18.212.220(B)** "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 may not exceed nine feet (9'), except if such retaining wall and guardrail is within fifteen feet (15') of an existing dwelling, the combination of retaining walls and guardrails shall not exceed six feet (6') in height." **RMC Section 18.168.050** provides for the granting of minor exceptions to the fencing and wall development standards.

Discussion: The Minor Exception Committee met with the project applicant, the development representative, applicant's architect, and applicant's construction contractor. The owner of the neighboring mobile home park was also in attendance. The Committee discussed the proposal for the sound wall and expressed concerns with the 'no-man's land' created by the placement of the wall which leaves three feet of the applicant's property on west side of the wall before reaching the neighboring property's chain-link fence. The height of the wall and how it would be measured was also discussed. The Committee moved to include conditions of approval to address security/safety and wall height.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal, subject to the following Conditions of Approval.

1. A building permit shall be acquired from the Development Services Department prior to construction.
2. Prior to issuance of a building permit, the applicant shall submit plans to the Development Services Department consistent with those plans reviewed by the Minor Exception Committee on April 4, 2017 with the following modifications:
 - a. Install wrought iron or tube steel gates eight feet (8') in height at the southwest and northwest ends of the proposed sound wall to prevent trespass.
 - b. Install a thorny climbing vine along the north boundary fence.
 - c. The height of the wall shall maintain a minimum height of eight feet (8') measured from the grade along the east side of the wall.
3. The area west of the proposed wall and the western property line shall be maintained by the property owner in good condition, free of debris, trash, and weeds.

V. ADJOURNMENT



Emily Elliott
Senior 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 (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 becomes final.