

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, October 24, 2017 at 9:00 a.m. are as follows:

I. ATTENDANCE

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

STAFF: Sean Reilly, Associate Planner

II. APPROVAL OF MINUTES

Minutes of September 13, 2017 and September 19, 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. OLD BUSINESS

No old business

V. NEW BUSINESS

A. Meeting Location: 1125 Pine Street
Meeting Time: 9:15 A.M.

PUBLIC HEARING to consider **Minor Exception Permit No. 568** for 1125 Pine Street to install approximately 1,000 linear feet of open six-foot tall black tubular steel fence with stone pilasters spaced 20 feet apart within the front yard setback area. As proposed the fence would be located approximately one foot to the south of the sidewalk adjacent to Pine Street. The property is located within the R-2-200 (Multi-Family Residential) District. Pursuant to Section 18.168.020(B) of the Redlands Municipal Code (RMC), "Fences and walls not to exceed three feet in height shall be permitted within a 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 Committee met with the project applicant at the project location. The applicant presented the proposal for the fence and pilasters and showed the proposed location on the site. There was a brief discussion of the best placement in relation to existing landscaping and utilities. The Committee discussed increasing the fence setback distance to allow more landscaping options beyond the fence line. There was a motion by Commissioner Guzkowski for the approval of the proposal with a modification to the fence placement. The motion was seconded by Commissioner Rock. The proposal was approved by a vote of 3-0.

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

1. Return areas at driveway entrances shall be curved.
2. The fence shall be placed ten feet behind the existing sidewalk with minor deviations being acceptable to avoid utilities or obstructions.

B. Meeting Location: 1155 Jasper Avenue
Meeting Time: 9:45 A.M.

PUBLIC HEARING to consider **Minor Exception Permit No. 570** for 1155 Jasper Avenue, to construct a 7'-0" welded tubular steel fence, with 7'-6" decorative masonry pilasters when facing a public right-of-way, as perimeter fencing for a recreational vehicle storage facility. The fencing would be setback ten feet from the property line along Jasper and Nice Avenues, setback approximately 70 feet from the property line along Wabash Avenue, would run along the northern property line, and would include two vehicular gates at driveways accessing Jasper and Nice Avenues. In addition, an 8'0" height screening wall with stone columns, running approximately 102 linear feet, is proposed to create a screened entry point at the Jasper Avenue entrance. The property is located within the M-1 (Light Industrial 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 alongside 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 Committee met with the project applicant at the project location. The applicant presented the proposal for the fencing and gates and indicated their proposed locations. The applicant noted modifications to the plan that included a reduction in the fence and pilasters in most locations by up to a foot. After a brief discussion, there was a motion by Commissioner Guzkowski for the approval of the applicant's proposal as proposed. The motion was seconded by Commissioner Rock. The proposal was approved by a vote of 3-0.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's project as proposed.

VI. ADJOURNMENT

Sean Reilly
Associate 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.