

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, October 4, 2016 at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Mark Berg, Building Official
Julie Rock, Planning Commissioner

ABSENT: Conrad Guzkowski, Planning Commissioner

STAFF: Emily Elliott, AICP, Associate Planner

II. APPROVAL OF MINUTES

A. The September 27, 2016 minutes were continued to the October 11, 2016 meeting.

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:** 1200 E. Highland Ave. Redlands
Meeting Time: 9:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 552** for 1200 E. Highland Avenue, to install two remote operated swinging gates measuring twelve feet (12') in width and six feet (6') in height and a pedestrian gate five feet (5') in width and six feet (6') in height at the driveway entrance and exit along Highland Avenue, and to increase the height of the existing wrought iron perimeter fence to six feet (6') in height within the twenty-five-foot (25') setback at an existing residential condominium complex. The property is located within the R-2-2000 (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 (3') 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 Members, project applicant, the applicant's contractor, and members of the Home Owner's Association had a discussion regarding the proposal. There were no neighbors or other parties not living on site in

attendance. Staff did not receive any letters or phone calls regarding the proposal. The Committee has concerns regarding the placement of the driveway gates and how cars not able to gain access into the development would be able to exit the entry without having to back into traffic. The applicants stated they had worked with Municipal Utilities and Engineering and the Fire Department to design the placement of the gates. Given the concerns stated by the Committee, the Committee made a motion to continue the hearing to October 11, 2016 and directed staff to schedule a meeting with Municipal Utilities and Engineering, Fire, and Building and Safety in order to come to agreement on the placement of the gates.

DECISION: The Minor Exception Committee voted 2-0 to continue the hearing to October 11, 2016 and directed staff to schedule a meeting with Municipal Utilities and Engineering, Fire, and Building and Safety in order to come to agreement on the placement of the gates.

V. ADJOURNMENT



Emily Elliott, AICP
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 or by **October 14, 2016**. 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.