

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Wednesday, December 13, 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 November 21, 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: Pennsylvania Avenue, 950 feet east of Dearborn Street
Meeting Time: 9:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 572**, a proposal to install an approximately six-foot tall slump stone wall to enclose an existing well and pump facility. The proposed enclosure includes six-foot tall tubular steel access gates to be located on the south side. 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 wall and access gates and showed their proposed location on-site. The Committee discussed access gate location

and materials as well as screening of the new enclosure. Commissioner Guzkowski noted that the existing concrete walled pump equipment would still be visible and that the applicant should attempt to enhance its appearance. The applicant clarified that the equipment is not owned by Diversified Pacific and any modifications to the equipment would have to be approved or done by the owner (Bear Valley Water District). Further discussion regarding landscaping in the immediate area was discussed as well as methods to provide additional landscape screening. Commissioned Rock suggested the placement of vines around the enclosure to soften the appearance of the wall. Committee member Foote inquired about screening of the access gates. The applicant suggested that a metal screening material could be provided. There was a motion by Commissioner Guzkowski for the approval of the proposal with Conditions of Approval. 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 of Approval.

1. The applicant shall plant climbing vines adjacent to the proposed wall to provide screening.
2. The applicant shall install a metal screening material to proposed tubular steel access gates.
3. The applicant shall work with the owner of the existing well equipment (Bear Valley Water District) to determine a method to improve the aesthetics of the existing concrete structure onsite if feasible.

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.