

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Wednesday, September 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

A. The minutes of August 22, 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

Minor Exception Permit No. 565 for 1648 Country Club Drive was continued to the September 19, 2017 meeting.

V. NEW BUSINESS

A. **Meeting Location:** 75 Tennessee Street
Meeting Time: 9:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 566** for 75 Tennessee Street to install an eight-foot tall stucco finished block wall to create a 364 square-foot enclosure for wireless telecommunication equipment within the rear parking lot of the Brookside Church. The property is located within the A-1 (Agriculture) District. **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 equipment enclosure

and how the proposed height of eight feet was necessary for total screening of the ground mounted telecommunications equipment. The Committee discussed the proposal and material options. Commissioner Guzkowski expressed an interest in possibly modifying the proposed materials to include portions of decorative block. Commissioner Rock inquired about the proposed landscaping for the project and the remainder of the site. After a brief discussion, there was a motion by Commissioner Rock for the approval of the applicant's proposal. The motion was seconded by Commissioner Guzkowski. The proposal was approved by a vote of 3-0.

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

B. Meeting Location: 654 W. Highland Avenue
Meeting Time: 9:45 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 563** for 654 Highland Avenue to install approximately 370 feet of five-foot tall wrought iron fencing along the western and southern property lines. Two gates are proposed on the property's south side along Highland Avenue for pedestrian and vehicle access with a proposed maximum height of seven feet. The property is located within the R-S (Suburban 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 fencing and gates and indicated their proposed locations. The Committee discussed the proposal and options for the fence location. Commissioner Guzkowski expressed an interest in possibly modifying the proposal to include a corner cut off area similar to the adjacent property. Commissioner Rock requested clarification of the type and height of gates to be used at the pedestrian and vehicle entrances to the property. Commissioner Rock inquired about the proposed landscaping for the project and the remainder of the site. After a brief discussion, there was a motion by Commissioner Guzkowski for the approval of the applicant's proposal with specific 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 subject to the conditions of approval listed below.

1. The applicant shall revise the proposal to include a corner cut off area. This corner cut off will place the fence centered and behind the existing tree at the corner of S. Center Street and W. Highland Avenue.
2. The proposed fence shall be placed 18 inches within the existing curbing located along the property line.

3. The pedestrian gates shall be indicated on the plans as two swinging gates sized proportionately to the existing walkway.
4. The project's site plan shall be resubmitted to include these revisions and approved by Staff prior to the start of construction
5. A Minor Certificate of Appropriateness shall be approved prior to the start of construction.

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.