

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Wednesday, September 19, 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

None

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

A. Meeting Location: 35 Cajon Street, Suite 20
Meeting Time: 9:05 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 565** for 1648 Country Club Drive to install 103 linear feet of open six-foot tall black wrought iron fence with solid posts made of wood-grained vinyl or wood-grained composite within the front yard area. As proposed the fence would be located a minimum of seven feet west of the property line immediately adjacent to and on the east of the existing trees onsite. The property is located within the R-E (Residential Estate) 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 in the Development Services office. The applicant presented the revised proposal for the fence. The Committee briefly discussed the proposal and material options and expressed an interest in creating a curved return back toward the home. The

applicant agreed that this would provide a better appearance and it was her intent to curve the fence but it may be cost prohibitive. 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.

V. NEW BUSINESS

- A. Meeting Location:** 610 W. Cypress Avenue
Meeting Time: 9:30 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 567** for 610 W. Cypress Avenue to install approximately 58 feet of six-foot tall wooden fence within the front yard area. 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 fence and showed the proposed location on the site. There was a brief discussion of the best placement in relation to the neighbor's fence and wall. The applicant was not opposed to setting the fence back in alignment with the neighbor's fence which is six to eight feet behind the existing sidewalk. There was a motion by Commissioner Rock for the approval of the applicant's proposal as revised. 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 with a condition of approval requiring the fence to be located in alignment with the neighboring fence line.

- B. Meeting Location:** 2073 Orange Tree Lane
Meeting Time: 10:00 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 569** for 2073 Orange Tree Lane, to construct an eight-foot tall wrought iron fence to create a wireless telecommunication equipment enclosure. As proposed, the equipment enclosure is to be constructed approximately seventeen feet to the south of the property line within the front yard area. The property is located within the EV/CG (Commercial General) District of the East Valley Corridor Specific Plan. Pursuant to Section 18.168.020(A) of the Redlands Municipal Code (RMC), "Open fences not to exceed four feet (4') 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 project plans to include climbing vines along the exterior of the proposed fence to create additional screening.
2. The applicant shall revise the plan to show the five proposed Xylosma hedges placed behind the existing landscaping and in front of the proposed cell tower.
3. The project's site plan shall be resubmitted to include these revisions and approved by Staff prior to the issuance of a building permit for the proposed wireless facility.

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.