

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, May 26, 2015, at 8:00 a.m. are as follows:

**I. ATTENDANCE**

PRESENT: Conrad Guzkowski, Planning Commissioner  
Jan Hudson, Planning Commissioner  
Sean P. Kelleher, Associate Planner

**II. APPROVAL OF MINUTES**

A. Minor Exception Committee Minutes of May 4, 2015

**III. PUBLIC COMMENT PERIOD**

A. There were no comments presented.

**IV. NEW BUSINESS**

A. **Meeting Location:** 1747 Orange Street, Redlands, CA 92374  
**Meeting Time:** 8:10 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 512** for 1747 Orange Street, to construct a six foot (6') tall dog eared wood fence fifty five feet eight inches long (55' 8") long along Pioneer Avenue with a twenty five foot (25') long and twenty one (21') returns to the existing fence and the single family home respectively. The total length of the fence within the front setback along Pioneer Avenue is one hundred and one feet eight inches (101' 8"). The property is located within the R-1 (Single Family Residential) 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 along side 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."

**MINUTES:** The property owner and committee had a brief discussion regarding the proposal. The discussion included the location and height of the proposed fence. The Minor Exception Committee approved the applicant's proposal subject to the following conditions of approval.

1. The proposed fence shall be setback two feet (2') from the Property Line along Pioneer Avenue.
2. Prior to building permit final the applicant shall plant climbing vines adjacent to the six foot tall fence along Pioneer Avenue. The vines shall be planted at a ten foot (10') on center spacing.

3. A ten foot (10') corner cutoff shall be provided at the northeast corner of the property where Pioneer Street and the existing alley intersect. The six foot (6') fence will need to be constructed outside of the corner cut off area.

**DECISION:** The committee voted 3-0 approving the request.

- B. **Meeting Location:** 1310 ½ Central Avenue, Redlands, CA 92373  
**Meeting Time:** 8:45 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 515** for 1310 ½ Central Avenue, to construct an eight foot (8') tall block wall around and Wireless Telecommunication Tower and associated equipment. The block wall will enclose a nine hundred (900) square foot area. The wall is not located within the required front yard. The property is located within the R-2 (Multi-Family Residential) 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 along side and rear property lines" RMC Section 18.168.050 "provides for the granting of minor exceptions to the fencing development standards."

**MINUTES:** The committee had a brief discussion regarding the proposal. The discussion included the location and height of the proposed wall. The Applicant and no public were present. The Minor Exception Committee approved the applicant's proposal.

**DECISION:** The committee voted 3-0 approving the request.

- C. **Meeting Location:** 1264 West Crescent Avenue, Redlands, CA 92373  
**Meeting Time:** 9:15 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 513** for 1264 West Crescent Avenue, to construct a five foot ten inch (5' 10") tall iron fence with six foot (6') tall pilaster columns, a five foot ten inch (5' 10") tall vehicle gate, and a five foot ten inch (5' 10") tall man gate underneath a seven foot six inch (7' 6") tall arbor located along the front property line with a total length of one hundred and twenty nine feet (129'). 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 six feet (6') in height shall be permitted along side 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."

**MINUTES:** The property owner and committee had a brief discussion regarding the proposal. The discussion included the location and height of the proposed fence, vehicle gate, and pergola. The Minor Exception Committee approved the applicant's proposal.

**DECISION:** The committee voted 3-0 approving the request.

- D. **Meeting Location:** 2185 and 2255 West Lugonia Avenue, Redlands, CA 92374  
**Meeting Time:** 9:45 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 510** for 2255 West Lugonia Avenue, to construct a total of eight (8) tilt up concrete screening walls for Buildings 1 and 2 with a total length of 747' 6" and a maximum height of eighteen feet six inches (18'6"). The property is located within the EV/SD (Special Development) District of the East Valley Corridor Specific Plan. Pursuant to Section EV4.0235 (f) Solid fences and walls not to exceed six (6) in height shall be permitted along side and rear property lines. Section EV4.0235 (h) allows solid walls up to a height of eight feet (8') within the buildable lot area. RMC Section 18.168.050 "provides for the granting of minor exceptions to the fencing development standards."

**MINUTES:** The property owner and committee had a brief discussion regarding the proposal. The discussion included the location and height of the proposed walls and the previous actions made by the Planning Commission for the subject property. The Minor Exception Committee approved the applicant's proposal.

**DECISION:** The committee voted 3-0 approving the request.

## V. ADJOURNMENT

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Sean P. Kelleher, MBA  
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 **June 5, 2015**. 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 Advisory Committee becomes final.