

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, June 16, 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 26, 2015

**III. PUBLIC COMMENT PERIOD**

A. There were no comments presented.

**IV. NEW BUSINESS**

A. **Meeting Location:** 440 S. Eureka Street, Redlands, CA 92373  
**Meeting Time:** 8:15 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Reasonable Accommodations for Person with Disabilities No. 7** which concerns a 496 square foot addition to a single family dwelling consisting of a bedroom and bathroom for a disabled child and relief from the Redlands Municipal Code that requires the property owner to construct a garage or carport to comply with the parking requirements. The property is located at 440 S. Eureka Street in the R-2 (Multiple Family Residential) District.

**MINUTES:** The property owner and committee had a brief discussion regarding the proposal. The discussion included the location of the proposed room addition and the wheelchair ramps, as well as, the ability to remove the ramps in future should the home be sold. The Minor Exception Committee approved the applicant’s proposal.

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

B. **Meeting Location:** 31040 Sutherland Drive, 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. 519** for 31040 Sutherland Drive, to construct two (2) retaining walls approximately 100’ and 180’ in length with guard rails with a maximum height of eleven feet eleven inches (11’ 11”) along Ashforth Drive. The property is located within the R-A-A (Residential Estate Animals) District. Pursuant to Section 18.212.220 (A) “Retaining walls shall not exceed six feet (6’) in height, except in front yard areas where retaining walls may not exceed thirty inches (30”) in height. However, retaining walls necessary for the construction of an adjacent

driveway may be constructed to a maximum of six feet (6') in height at any location on the property." RMC Section 18.168.050 "provides for the granting of minor exceptions to the fencing development standards."

**MINUTES:** The property owner, a member of the public, and committee had a brief discussion regarding the proposal. The discussion included the location and height of the proposed retaining walls and the proposed construction materials. The Minor Exception Committee approved the applicant's proposal.

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

C. **Meeting Location:** The southwest corner of East San Bernardino Avenue and Judson Street, 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. 517** for southwest corner of East San Bernardino Avenue and Judson Street, to construct an eight foot (8') tall block wall with a river rock veneer around a proposed Wireless Telecommunication Tower and associated equipment. The block wall will enclose a nine hundred (900) square foot area. The property is located within the A-1 (Agricultural) 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 applicant, a member of the public, and committee had a brief discussion regarding the proposal. The discussion included the location and height of the proposed wall, as well as, the Conditional Use Permit Application currently being processed by the City. The committee expressed concerns with the Minor Exception Permit application coming before the Lease Agreement and Conditional Use Permit for the proposed Wireless Telecommunication Tower. The concern being that an action to approve the wall request may appear as though the Commissioners are predisposed to approving the Wireless Telecommunication Facility. The Commission asked if the applicant would be acceptable to having the item tabled until after action has been taken by the City Council on the Lease Agreement and Conditional Use Permit. The applicant agreed that the continuance would be an appropriate action.

**DECISION:** The committee voted 3-0 to table the item until after the City Council has taken action on a lease agreement with Verizon Wireless, the applicant, to operate a wireless telecommunication Facility and on Conditional Use Permit 1034 requesting approval of a wireless telecommunication facility for the proposed site.

D. **Meeting Location:** 700 New York Street, Redlands, CA 92373

**Meeting Time:** 9:45 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 520** for 700 New York Street, to construct a seven foot (7') tall chain link fence around a proposed Wireless Telecommunication Tower and associated equipment. The fence will enclose an eight hundred (800) square foot area. The property is located within the C-M (Industrial / Commercial) 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 applicant 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 condition of approval.

"The proposed security fence shall not exceed a maximum height of eight feet (8') tall. Constantine wire, razor wire, or barbed wire is not permitted."

**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.