

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, August 9, 2016 at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Conrad Guzkowski, Planning Commissioner
Julie Rock, Planning Commissioner
Mark Berg, Building Official

STAFF: Emily Elliott, Associate Planner

II. APPROVAL OF MINUTES

A. The July 12, 2016 minutes and the August 2, 2016 minutes were approved by the Committee.

III. PUBLIC COMMENT PERIOD

A. **Meeting Location:** 35 Cajon Street, Suite 20.
Meeting Time: 9:00 A.M.

There were no comments presented.

IV. NEW BUSINESS

A. **Meeting Location:** 1325 Industrial Park Avenue, Redlands, CA 92373
Meeting Time: 9:15 A.M.

PUBLIC HEARING to consider **Minor Exception Permit No. 550** for 1325 Industrial Park Avenue, to install two hundred and four feet (204') of six-foot (6') high wrought iron fence within the twenty-five-foot (25') setback. The property is located within the EV/CG (East Valley Corridor General Commercial) District. 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. For purposes of this section, an "open fence" means those types that are composed of wire mesh capable of admitting at least ninety percent (90%) of light." **RMC Section 18.168.050** provides for the granting of minor exceptions to the fencing development standards.

DISCUSSION:

The applicant and the Minor Exception Committee Members had a brief discussion regarding the proposal. A property owner from the south side of Colton Ave. also attended the meeting and expressed concern for the aesthetics of the proposal. The discussion included the location, height, and necessity of the proposed fence as well as aesthetic impacts. The applicant expressed the desire to secure the property and stated the height of the proposed fence meets the future tenant's corporate standards.

All Committee members noted that the existing streetscape would be altered by the proposal as many nearby parcels do not have any fencing, but that the quality of the materials proposed and the cohesive design of the new landscaping elements created a nice aesthetic treatment for the area. The location of the fence was reviewed by the Planning Commission as part of the approval for CRA 483 Revision 1, however the height of the fence necessitates the Minor Exception Permit. The Conditions of Approval for CRA 483 Revision 1 requires the installation of landscaping in front of the fence in an effort to reduce impacts of a six- foot fence within the front yard setback.

Committee members also discussed the potential for concurrent review of Minor Exception Permits by the Planning Commission when the Minor Exception request is part of an entitlement application.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal, subject to the following Conditions of Approval.

1. A building permit shall be acquired from the Development Services Department prior to construction of the project.
2. Prior to the issuance of a building permit, the applicant shall submit construction plans for review and approval of the Development Services Department. At a minimum, the plans shall incorporate the following items:
 - a. Exact location and placement of the fence and gates.
 - b. Demonstrate compliance with the Conditions of Approval for Commission Review and Approval 483 Revision 1.

B. Meeting Location: 1215 S. Center 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. 551** for 1215 S. Center Street, to install a non-parallel roof mounted photovoltaic array on an approved accessory structure where the slope of the roof faces the interior of the property. The array would have a fifteen degree (15°) tilt, creating a stand-off of nineteen inches (19") on one side and six and half inches (6.5") on the opposite side. The property is located within the R-S (Suburban Residential) District. Pursuant to Section **18.172.050(B)** of the Redlands Municipal Code (RMC), "Flat type absorber style solar energy systems may be mounted at any location of a roof when mounted parallel with the roof surface and the entire unit is within twelve inches (12") of the roof surface. However, ... flat plate absorber style units not parallel and within twelve inches (12") of the roof surface, or absorber units mounted on racks shall be mounted only on the rear portions of the roof below the peak line, and when possible located where least visible from a public street." A minor exception permit is needed to allow for the placement of the array on a roof that faces the interior of the

property and not the rear. RMC Section **18.168.050** provides for the granting of minor exceptions to the small residential rooftop solar energy development standards.

DISCUSSION:

The property owner and the Minor Exception Committee had a brief discussion regarding the proposal. The discussion included the location and orientation of the solar array. The Committee members discussed with the applicant methods of screening the mounting racks for the array on the western elevation.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal, subject to the following Conditions of Approval.

1. Prior to the issuance of a building permit, the applicant shall submit plans for review and approval of the Development Services Department to provide skirting of the solar array on the western elevation.
2. A building permit shall be acquired from the Development Services Department prior to construction.

V. ADJOURNMENT



Emily Elliott, AICP
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 **August 19, 2016**. 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.