

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, August 22, 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 July 18, 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

A. **Meeting Location:** 101 W. Mariposa Drive
Meeting Time: 9:15 A.M.

PUBLIC HEARING to consider **Minor Exception Permit No. 562** for 101 W. Mariposa Drive, to install three hundred and fourteen feet (300') of five-foot (5') tall wrought iron fencing within the front yard setback area. The property is located within R-A (Residential Estate) District. Pursuant to Section **18.168.020(B)** of the Redlands Municipal Code (RMC), "Fences and walls not to exceed three feet (3') 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. No members of the public were in attendance. The applicant presented his proposal for the fence and expressed a desire for privacy and security. The Committee discussed the proposal and fence location. Commissioner Guzkowski expressed concerns related to the location of the fence in relation to the right-of-way. It was suggested that the applicant contact the Planning Department

prior to fence installation to confirm proper fence placement. The applicant expressed a desire to increase the fence proposed tubular steel fence height to six feet. After a brief discussion, there was a motion by Commissioner Guzkowski for the approval of the applicant's revised proposal. 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.

B. Meeting Location: 1648 Country Club Drive
Meeting Time: 9:45 A.M.,

PUBLIC HEARING to consider **Minor Exception Permit No. 565** for 1648 Country Club Drive to install one hundred and twenty-three feet (123') of white vinyl fencing along the eastern (street side) property line, with a maximum height of six feet (6') within the front yard setback area. 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 (3') 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 applicant, at the project location. Charles and Cynthia Cervantes, who reside at 1657 Country Club Drive, were present. The applicant explained the proposal and her interest in providing an additional secure play area for her children behind the proposed fence. The Committee discussed the proposal for the fence and its location. Concerns were expressed regarding the lack of similar fenced conditions in the neighborhood. The committee walked the surrounding area at the suggestion of Ms. Furukawa. With no similar condition existing in the immediate area, the Committee suggested alternatives for the project. These alternatives included fence placement options which would increase the green space on the street side. The Committee suggested fence placement in the approximate location of the existing tree line. Further the Committee stipulated that any fencing located beyond the trees should be an open fence material. If a solid fence material was to be used it should be placed on the interior side of the trees. Ms. Furukawa was open to the suggestions of the Committee. Commissioner Guzkowski moved to continue the item to allow the applicant time to revise the proposal and to present it at the next meeting. The motion was seconded by Commissioner Rock. The proposal was continued by a vote of 3-0.

DECISION: The Minor Exception Committee voted 3-0 to continue the applicant's proposal to the next scheduled meeting.

V. 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.