

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, January 21, 2020 at 2:00 p.m. are as follows:

I. ATTENDANCE & CALL TO ORDER

PRESENT: Joe Richardson, Planning Commissioner
Brian Foote, City Planner/Planning Manager

STAFF: Jocelyn Torres, Assistant Planner
Madeline Jordan, Planning Intern

The meeting came to order at 2:00 p.m.

II. APPROVAL OF MINUTES

A. Minutes of November 20, 2019

There was a motion by Commissioner Richardson to approve the minutes, seconded by Brian Foote, and approved 2-0 to approve the minutes of November 20, 2019.

III. PUBLIC COMMENT PERIOD

There were no public comments presented.

IV. OLD BUSINESS - None

V. NEW BUSINESS

A. Meeting Location: 1522 Cambridge Avenue, Redlands
Meeting Time: 2:15 P.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 603** for **1522 Cambridge Avenue, Redlands, CA, 92373** located at the intersection of Cambridge Avenue and Cardinal Lane at the southwest corner. The proposal consists of constructing a six foot (6') high wood fence 26 feet (26') from the northern property line, and three feet (3') from the northeast portion of the property line within the twenty-five feet (25') required front yard area in the Single Family Residential (R-1) District. The applicant proposes to incorporate three (3) one (1) gallon rose shrubs between the property line and the proposed wood fence on the northeastern portion. The property is located within the Single Family Residential (R-1) 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 alongside 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.

DISCUSSION: The Minor Exception Committee met at the project location at approximately 2:15 p.m. The property owner, Maria Palos, was present at the site and provided a brief description. The proposal consists of constructing a six foot (6') high wood fence 26 feet (26') from the northern property line, and three feet (3') from the northeast portion of the property line within the twenty-five feet (25') required front yard area. Ms. Palos stated how one of her neighbors went through the Minor Exception Permit process to also construct a six foot (6') wood fence within the front yard area. The property owner explained that the proposed six foot fence within the front yard area will provide more yard space which will allow additional space for her children to play. The property is a corner lot and in order to ensure that there is enough visibility for incoming traffic the Committee recommended that the proposed fence be placed behind the existing water meter which is about thirty-three (33') feet from the northern property line.

There was a motion by Brian Foote to approve the proposal which was seconded by Commissioner Richardson approving the proposed project.

DECISION: The Minor Exception Committee voted 2-0 to approve the applicant's proposal with a condition of approval. Staff explained the 10-day appeal period provided by the Redlands Municipal Code and the procedure for filing any appeals.

The following condition of approval was added by the Committee:

1. Along the northern property line, the proposed six foot (6') high wood fence shall be located behind the existing water meter which is about thirty-three (33') feet from the northern property line.

The meeting was adjourned at 2:35 p.m.

Jocelyn Torres

Jocelyn Torres
Assistant 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 (RMC 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 shall become final.