

MEETING MINUTES

Minor Exception Permit Committee Meeting of the City of Redlands
Tuesday, July 25, 2023, at 9:00 a.m.

I. ATTENDANCE & CALL TO ORDER

PRESENT: Matt Endsley, Planning Commissioner
Karah Shaw, Planning Commissioner
Brian Foote, City Planner/Planning Manager

STAFF: Brian Foote, City Planner/Planning Manager
Jazmin Serrato, Junior Planner
Nylsen Escajeda, Planning Intern

The meeting came to order at 9:04 a.m. with a quorum of Committee members, located at 1928 Brookstone Street, Redlands, CA 92374.

II. APPROVAL OF MINUTES

A. Minutes of April 24, 2023

Commissioner Shaw made a motion to approve the minutes of April 24, 2023, seconded by Commissioner Endsley, and approved 3-0.

III. PUBLIC COMMENT PERIOD

There were no public comments provided on any matters not on the agenda.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

A. **Meeting Location:** 1928 Brookstone Street, Redlands, CA 92374
Meeting Time: 9:00 a.m., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 649** – A request to install 227 linear feet of a 6-foot-high vinyl fence enclosing the western portion of the subject property within the front-yard setback along Brookstone Street and the street side-yard setback along Riverview Drive. The subject property is located at 1928 Brookstone Street, within the Single-Family Residential (R-1) District (APN: 0167-861-38-0000). As defined by Section 18.08.585 of the Redlands Municipal Code (RMC), "A side yard adjacent to a street shall be the same as a front yard." Therefore, pursuant to RMC Section 18.168.020 (B), "Fences and walls not to exceed six feet (6') in height shall be permitted along the 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."

However, RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

Discussion:

The Minor Exception Permit Committee met at the project location and opened the public hearing at 9:06 AM. The applicants, Janice and Justin Frith, were present at the meeting. Jazmin Serrato, Junior Planner, read the project description for a proposal to install 227 linear feet of a 6-foot-high vinyl fence within the front-yard setback along Brookstone Street and the street side-yard setback along Riverview Drive, and Mrs. Frith provided additional description and explanation for the request.

The Minor Exception Committee viewed and examined the proposed fence area and site characteristics. The Minor Exception Permit Committee asked the applicant questions in terms of the fence height, location, material, and discussed setback requirements. The applicant provided flag markers to depict the location of the fence. The Commissioners discussed the corner cutoff area to ensure the proposed fence would not obstruct the view of drivers on Brookside Avenue entering Riverview Drive and determined the line-of-sight would be unobstructed.

Commissioner Shaw asked about proposed landscaping and the applicant mentioned their plan is to provide drought tolerant landscaping that will not encroach into the public right-of-way.

There were no other persons in attendance and there were no public comments from any neighbors or other interested persons.

Commissioner Shaw moved to approve the request and was seconded by Commissioner Endsley.

Decision: The Minor Exception Committee voted 3 to 0 to approve the request.

- B. Meeting Location:** 1312 Crestview Road, Redlands, CA 92374
Meeting Time: 9:30 a.m., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 651** – A request to legalize 76 linear feet of an existing 5-foot-high black wrought iron fence in the front-yard setback along Crestview Road and 108 linear feet of an existing 6-foot-high white vinyl fence in the street side-yard setback along Ford Street. The request is also to extend the existing 6-foot-high white vinyl fence 204 linear feet to enclose the rear yard area. The subject property is located at 1312 Crestview Road, within the Residential Estate (R-E) District (APN: 0174-241-21-0000). As defined by Section 18.08.585 of the Redlands Municipal Code (RMC), "A side yard adjacent to a street shall be the same as a front yard." Therefore, pursuant to RMC Section 18.168.020 (B), "Fences and walls not to exceed six feet (6') in height shall be permitted along the 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." However, RMC Section

18.168.050 provides for the granting of minor exceptions to the fencing development standards.

Discussion:

The Minor Exception Permit Committee met at the project location and opened the public hearing at 9:32 AM. The applicants, Mr. and Mrs. Valladares, were present at the meeting. Jazmin Serrato, Junior Planner, read the project description for a proposal to legalize existing fencing within the front yard and street side-yard setbacks and extend a 6-foot-high white vinyl fence, 204 linear feet to enclose the rear yard area, and Mr. Valladares provided additional description and explanation for the request.

The Minor Exception Committee viewed and examined the proposed fence area and site characteristics. The Minor Exception Permit Committee asked the applicant questions in terms of the fence height, location, material, and discussed setback requirements. The applicant explained the black wrought iron fence was a safety measure for the pool and explained that they would like to enclose their backyard to prohibit trespassing into the rear of their property.

There were no other persons in attendance and there were no public comments from any neighbors or other interested persons.

Commissioner Endsley moved to approve the request and seconded by Commissioner Wells.

Decision: The Minor Exception Committee voted 3 to 0 to approve the request.

VI. ADJOURNMENT

The meeting was adjourned at 9:39 AM.

L. Hokmollahi

City of Redlands
Laylee Hokmollahi, Junior Planner

NOTICE: The Minor Exception Permit Committee visited the above-referenced property and made a decision on the application(s). If one wishes to appeal a decision, said Appeal must be submitted within ten days from the date of the decision (RMC Section 18.168.100). A formal Appeal, with the appropriate submittal fee, must be submitted to the Development Services Department within the 10-day appeal period. If no Appeal is received within ten days of the decision, then the Minor Exception Committee's action shall be final.