



MINUTES OF THE MINOR EXCEPTION PERMIT COMMITTEE

DATE: January 7, 2014

TIME: 8:00 A.M.

I. ATTENDANCE

PRESENT: John James, Planning Commissioner
Jan Hudson, Planning Commissioner Henry Roe, Building Official
Sean P. Kelleher, Associate Planner (Secretary to the Committee)

II. APPROVAL OF MINUTES

A. December 17, 2013: Minutes were approved by the Committee.

III. PUBLIC COMMENT PERIOD

A. There were no comments presented.

IV. NEW BUSINESS

A. **PUBLIC HEARING** to consider **Minor Exception Permit No. 491** for Tract 17533 located on San Bernardino Avenue between Grove Street and Cheryl Street, to construct a six foot (6') tall block wall with in the front yard setback of Lots 1 and 10. The wall will be setback approximately ten feet (10') from the front the property line along San Bernardino Avenue. The Applicant is also proposing to construct a six foot (6') tall wood fence with in the front yard setback of Lots 5 and 6. The fence will be setback approximately ten feet (10') from the front the property line along Sherry Way. The property is located within the Residential Estate District (R-E). Pursuant to Section 18.168.020 (B) "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." A Minor Exception Permit may be permitted pursuant to Section 18.168.040.

MINUTES: The property owner's representatives, neighbors, and the committee had a brief discussion regarding the proposal. The discussion included the location of the walls and fences along San Bernardino Avenue and Sherry Way. The applicant informed the committee the location of the walls / fences was to allow the future property owners larger private rear yards. The residents expressed concern with the fence proposal requesting that any fences within the tract be of a vinyl construction and of a cream color to match existing fencing in the neighborhood. The committee approved the location and height of the proposed wall along San Bernardino Avenue and the fence along Sherry Way subject to conditions of Approval. The Conditions of Approval include a requirement that the fence along Sherry way be constructed of vinyl. The committee recommended that the color match the existing vinyl fences in the neighborhood which are of a cream color. And that the applicant record on the title of the parcels for which the Minor Exception Permit was granted in favor of that the property owner must maintain shrubs and other landscaping in good order to screen the subject wall or fence.

MOTION: The committee voted 3-0 to approve the request.

B. **PUBLIC HEARING** to consider **Minor Exception Permit No. 492** for 419 Jordan Drive, Redlands, CA 92373, to construct a six foot (6') tall wood fence that is approximately one hundred and thirty foot (130') long, within the front yard setback. The wood fence is setback approximately five feet (5') from the front property line along to Marcia Street. The Applicant is also proposing a three foot (3') tall retaining wall

that is approximately one hundred and thirty foot (130') long along the front property line adjacent to Marcia Street. The retaining wall however is not a part of this minor exception permit because its height does not exceed three feet (3'). The property is located within the Residential Estate District (R-E). Pursuant to Section 18.168.020 (B) "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." A Minor Exception Permit may be permitted pursuant to Section 18.168.040.

MINUTES: The property owner's representatives, neighbors, and the committee had a brief discussion regarding the proposal. The discussion included the location of the retaining wall and fence along Marcia Street. The applicant informed the committee the fence was intended to provide for a larger back yard. The committee approved the height of the proposed fence at six feet in height and required that it be setback a minimum of 3' from the retaining wall /property line. Additionally, the project was conditions for landscaping to be placed between the fence and the retaining wall.

MOTION: The committee voted 3-0 to approve the request.

V. ADJOURNMENT

Sean Kelleher
Associate Planner
City of Redlands
January 7, 2014

NOTICE: The Minor Exception Permit Committee visited the below 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 **January 17, 2014**. 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.