

**MINUTES:** of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, October 11, 2016 at 9:00 a.m. are as follows:

**I. ATTENDANCE**

**PRESENT:** Conrad Guzkowski, Planning Commissioner  
Julie Rock, Planning Commissioner

**ABSENT:** Mark Berg, Building Official

**STAFF:** Sean Reilly, Associate Planner

**II. APPROVAL OF MINUTES**

A. None

**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:** 70 N. Buena Vista Ave. Redlands  
**Meeting Time:** 9:15 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 554** for 70 N. Buena Vista Street, to install sixty-four (64') linear feet of six foot (6') tall white vinyl fence along San Gorgonio Drive within the twenty-five-foot (25') front yard setback. The property is located within the R-2 (Multi-Family Residential) 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 Members and project applicant discussed the proposal. There were no neighbors or other parties in attendance. Staff did not receive any letters or phone calls regarding the proposal. The applicant elaborated on the project proposal and explained the irregular shape of her property as it related to the fence placement. The Committee expressed their desire to have the fence placed three to five feet behind the sidewalk as there are no other solid fences on adjacent properties.

**DECISION:** The Minor Exception Committee voted 2-0 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 indicating a 3-5 foot setback from the sidewalk.

## V. OLD BUSINESS

- A. Meeting Location:** 1200 E. Highland Ave. Redlands  
**Meeting Time:** 9:30 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 552** for 1200 E. Highland Avenue, to install two remote operated swinging gates measuring twelve feet (12') in width and six feet (6') in height and a pedestrian gate five feet (5') in width and six feet (6') in height at the driveway entrance and exit along Highland Avenue, and to increase the height of the existing wrought iron perimeter fence to six feet (6') in height within the twenty-five-foot (25') setback at an existing residential condominium complex. The property is located within the R-2-2000 (Multi-Family Residential) 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 Members, project applicant, the applicant's contractor, and members of the Home Owner's Association had a discussion regarding the proposal. There were no neighbors or other parties not living on site in attendance. Staff did not receive any letters or phone calls regarding the proposal. The Committee reviewed the plans and the location of the fence as proposed and discussed Planning Staff's site research. Upon further discussion and measurement of the fence on the north (Highland Avenue) side by the applicant, it was decided that they would relocate the fence. The newly proposed location of the gates and fencing on the north side will not require a Minor Exception Permit. On the eastern side of the property, the Committee checked the plans and visualized the proposed fence and gate locations. The gates on the east side were then approved per the proposed plan.

**DECISION:** The Minor Exception Committee voted 2-0 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 fences and proposed gates.

## 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 or by **October 21, 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.