

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Wednesday, December 7, 2022, at 9:00 a.m. are as follows:

I. ATTENDANCE & CALL TO ORDER

PRESENT: Joe Richardson, Planning Commission Vice Chair
Mario Saucedo, Planning Commissioner
Brian Foote, City Planner/Planning Manager

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

The meeting came to order at 9:02 a.m. with a quorum of Committee members, located at 421 Lakeside Avenue, Redlands, CA.

II. APPROVAL OF MINUTES

A. Minutes of October 5, 2022

Commissioner Saucedo made a motion to approve the minutes of October 5, 2022, seconded by Commissioner Richardson, 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: 421 Lakeside Avenue, Redlands, CA
Meeting Time: 9:00 a.m., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 644** – A request to legalize an existing six-foot (6’0”) high vinyl fence within the street-side yard area adjacent to Friar Lane. The subject property is located at 421 Lakeside Avenue within the Residential Suburban (R-S) District (APN: 0172-382-17-0000). 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 9:04 AM. The applicant Mr. Curtis Dison was present at

the meeting. City Planner Brian Foote read the project description for a proposal to legalize the existing 6'0" fence within the street-side yard area along Friar Ln., and Mr. Dison provided additional description and explanation for the request.

The Minor Exception Permit Committee viewed and examined the existing fence and site characteristics. The Minor Exception Permit Committee asked the applicant questions in terms of the fence height, location, installation, and setback requirements. The applicant offered to move the fence back approximately 2'0" to 2'6" from the public sidewalk along the Friar Ln. side (i.e., property line) and provide a planter with bushes between the sidewalk and fence location. Commissioners Saucedo and Richardson agreed with the proposal.

The right-of-way width along Friar Ln. is 60 feet, and the public sidewalks on both sides of the street are approximately 59 feet apart (to outside edges of sidewalks). The property line of 421 Lakeside Avenue is approximately six inches (6") inside the edge of the public sidewalk.

One written public comment from the neighbor at 1246 Friar Ln. was read into the record. There were no other persons in attendance and there were no additional public comments.

Commissioner Saucedo moved to approve the request, as amended, and seconded by Vice Chair Richardson. The applicant has agreed to move the fence back approximately 2'0" to 2'6" from the public sidewalk (along the Friar Ln. side) and provide a planter with bushes between the sidewalk and fence location.

Decision: The Minor Exception Committee voted 3 to 0 to approve the request, with the following added Conditions of Approval.

The applicant shall move the fence panels along the Friar Ln. side back approximately 2'0" to 2'6" from the public sidewalk (property line), and provide a planter with landscaping between the sidewalk and fence location.

VI. ADJOURNMENT

The meeting was adjourned at 9:14 AM.



Jazmin Serrato
Junior Planner
City of Redlands

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.