

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, March 6, 2018 at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Bob Botts, Planning Commissioner (Alternate for Julie Rock, Planning Commissioner)
Conrad Guzkowski, Planning Commissioner
Brian Foote, City Planner

STAFF: Emily Elliott, Senior Planner

II. APPROVAL OF MINUTES

Minutes of December 13, 2017 were approved.

III. PUBLIC COMMENT PERIOD

A. Meeting Location: 35 Cajon Street, Suite 20.
Meeting Time: 9:00 A.M.

There were no comments presented.

IV. OLD BUSINESS

No old business

V. NEW BUSINESS

A. Meeting Location: 1205 W. Highland Avenue
Meeting Time: 9:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 573**, a proposal to legalize the height an approximately five-foot tall chain-link fence. The existing fence is located at the front property line of the residence for an extent of approximately 130 feet with approximately 14 feet consisting of an existing steel driveway gate. Pursuant to Section **18.168.020(B)** of the Redlands Municipal Code (RMC), "Open fences not to exceed four feet 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 met with the project applicant at the subject property. No neighbors were in attendance. One written letter from Julie Rock, 1216 W. Highland was provided to staff citing concerns for the historic appropriateness of the material and the height of the fence. The applicant presented the proposal for the fence and showed its location on-site. The Committee discussed the fence materials in the context of the Highland Avenue Historic and Scenic Preservation District. It was stated by the Committee that the chain link fence was not in keeping with predominant character of the neighborhood. The applicant stated the vines present would grow over the fence and would eventually screen the chain link from view. The Committee took the position that the five foot fence height was not appropriate given the materials used, but a five foot height would be appropriate if the applicant were to remove the chain link and replace it with tube steel or wrought iron. Committee member Guzkowski made a motion to remove the chain link from the front elevation and replace it with tube steel/wrought iron, however the chain link fence returns could remain. The applicant requested time to discuss this option with his wife. Therefore an alternative motion by Committee member Guzkowski for a continuance to March 27, 2018. The motion was seconded by Committee member Botts. The proposal was approved by a vote of 3-0.

DECISION: The Minor Exception Committee voted 3-0 to continue the hearing.

VI. ADJOURNMENT



Emily Elliott, AICP
Senior 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. 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.