

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Wednesday, December 23, 2018, at 9:00 a.m. are as follows:

I. ATTENDANCE & CALL TO ORDER

PRESENT: Conrad Guzkowski, Planning Commission
Bob Botts, Planning Commissioner
Brian Foote, City Planner/Planning Manager

STAFF: Sean Reilly, Associate Planner

II. APPROVAL OF MINUTES

A. None

III. PUBLIC COMMENT PERIOD

There were no public comments presented.

IV. OLD BUSINESS

A. Meeting Location: 730 E. Sunset Drive North,
Meeting Time: 9:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 591** for the construction of a new six (6) foot tall driveway entry gate and pedestrian access to the home located approximately sixteen feet (16') back from the front property line. The gates are proposed to be constructed with tubular steel, with solid metal screening. The property is located in the Residential Estate Animal (R-A-A) District (APN: 0300-611-24-0000). Pursuant to Section 18.168.020(B) of the Redlands Municipal Code (RMC), "Fences and walls not to exceed six feet (6') in height shall be permitted alongside 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 is being requested pursuant to RMC Section 18.168.050 which provides for the granting of minor exceptions to the fencing development standards.

DISCUSSION: The Minor Exception Committee met with the property owner at the project location at approximately 9:15 AM and opened the hearing. The applicant discussed their project description, presented the project plans and expressed the need for additional screening to provide onsite security. The Committee walked through the property to view the site conditions and options for the project applicant. A discussion occurred regarding the available options for screening on front gates, front fences and side fences. The Committee recommended that landscaping be included behind the front yard perimeter fence and that all metal screening be removed from the existing fences. Screening would be permitted on the driveway

gates provided that decorative elements would remain on the gates. The property owner stated that this was acceptable. After this discussion, there was a motion by Commissioner Guzkowski to approve the proposal, as amended (with Conditions of Approval), seconded by Commissioner Botts, and approved by a vote of 3-0.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal subject to the following Conditions of Approval. Sean Reilly then explained the 10-day appeal period and procedure for filing any appeals.

1. The existing solid metal black metal screening shall be removed from all areas of the existing fencing with the exception of the proposed driveway and pedestrian gates within 60 days of this approval.
2. No side yard fencing shall protrude beyond the plane of the proposed gates on the western side of the property.

V. NEW BUSINESS

- A. Meeting Location:** 1415 Charleston Lane
Meeting Time: 9:45 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 592** for 1415 Charleston Lane, to relocate approximately eighty (80) linear feet of six (6) foot tall wrought iron fencing within the front yard setback of the property. The fence will be placed approximately ten (10) feet back into the property, measured from the back of the curb face. The property is located within the Residential Estate (R-E) District. Pursuant to Section 18.168.020(B) of the Redlands Municipal Code (RMC), "Fences and walls not to exceed six (6) feet in height shall be permitted along side and rear property lines, except that no fence or wall exceeding three (3) feet in height shall be located within any 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 at the project location at approximately 9:45 AM and opened the hearing. The applicant's representative, Bill Paugh and the property owners were present. Mr. Paugh explained the proposal to the commission. The committee reviewed the proposal and viewed the location of the proposed fencing in the yard, and viewed the site conditions in relation to the adjacent lots. A brief discussion occurred regarding the proposed fence height, placement, landscaping, and property's relationship to Charleston Lane (a private road) and the adjacent residences. The Commissioners asked staff about the location of the property line for the home; to which staff explained that the property extended across Charleston Lane. The Commission discussed the separation distance of the fence to the nearest neighbor's property line and felt there would no significant change or impact to the surroundings.

There was a motion by Commissioner Guzkowski to approve the proposal which was seconded by Commissioner Botts approving the project as proposed.

DECISION: The Minor Exception Committee voted 3-0 to approve the applicant's proposal Sean Reilly then explained the 10-day appeal period and procedure for filing any appeals.

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 (RMC 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 shall become final.