

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, April 26, 2016 at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Conrad Guzkowski, Planning Commissioner
Julie Rock, Planning Commissioner
Mark Berg, Senior Building Official
Emily Elliott, AICP, Associate Planner

II. APPROVAL OF MINUTES

A. November 17, 2015 minutes were approved by the Committee

III. PUBLIC COMMENT PERIOD

A. There were no comments presented.

IV. NEW BUSINESS

A. **Meeting Location:** 1215 S. Center Street, Redlands, CA 92373
Meeting Time: 9:10 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 539** for 1215 S. Center Street, to construct a total of twenty-five (25) linear feet of chain link fence six (6) feet in height, install a wrought iron automatic driveway gate six (6) feet in height, and two (2) decorative pilasters two (2) feet in width, two (2) feet in depth, and six (6) feet in height within the front yard setback, to provide the required screening of a motorhome parking area on the property and establish perimeter fencing along the western and northern property lines, beginning at the intersection of the southern and western property lines and extending twenty-five (25) feet along the southern property line toward the intersection of the southern and eastern property line. The property is located within the R-S (Suburban Residential) district. Pursuant to Section 18.168.020(A) of the Redlands Municipal Code (RMC), "Open fences not to exceed four feet (4') in height shall be permitted within a required front yard area. For purposes of this section, an "open fence" means those types that are composed of wire mesh capable of admitting at least ninety percent (90%) of light." RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

MINUTES: The property owner, neighbors, and the Minor Exception Committee Members had a brief discussion regarding the proposal. The discussion included the location, height, and design of the proposed chain-link fence and wrought iron driveway gate. The Minor Exception Committee approved the applicant's proposal subject to the following Condition of Approval.

1. The six foot (6') tall existing chainlink fence fronting along Center Street shall be planted with the climbing plant Star Jasmine.

DECISION: The committee voted 3-0 approving the request.

- B. Meeting Location:** 1632 Heron Court, Redlands, CA 92374
Meeting Time: 9:40 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 540** for 1632 Heron Court, to construct a total of approximately sixty-four (64) linear feet of redwood dog-ear fence six (6) feet in height and a pedestrian gate within the front yard setback, to enclose a backyard of a corner lot, beginning at the house and extending twenty-five (25) feet toward Doyle Ave. then turning east and extending thirty-nine (39) feet to terminate at the east property line. The property is located within the R-1 (Single-Family Residential) district. 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." RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

MINUTES: The property owner, neighbors, and the Minor Exception Committee Members had a brief discussion regarding the proposal. The discussion included the location, height, and design of the proposed fence in addition to neighborhood concerns regarding tagging. The Minor Exception Committee approved the applicant's proposal subject to the following Condition of Approval.

1. The six foot (6') tall fence shall be constructed of either dog-ear redwood or tan vinyl.
2. The proposed fence shall be setback eighteen (18) inches to thirty-six (36) inches from the property line.
3. The space between the fence and the property line shall be planted with climbing bougainvillea.

DECISION: The committee voted 3-0 approving the request.

V. ADJOURNMENT

Emily Elliott, AICP
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 **May 6, 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.