

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, May 17, 2016 at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Conrad Guzkowski, Planning Commissioner
Julie Rock, Planning Commissioner
Mark Berg, Building Official

STAFF: Emily Elliott, AICP, Associate Planner

II. APPROVAL OF MINUTES

A. The April 26, 2016 minutes were approved by the Committee.

III. PUBLIC COMMENT PERIOD

A. **Meeting Location:** City Hall, 35 Cajon Street, Suite 20
Meeting Time: 9:00 A.M., or as soon thereafter as may be heard

Neighbors living directly south of 202 Fountain Place were present at City Hall at the beginning of the meeting to state objections to MEP 542 and the requested height of six feet for the proposed fence. The neighbors also made staff aware that the notification of the MEP 542 meeting was post marked on May 9, 2016, when it should have been post marked on or before May 7, 2016.

IV. NEW BUSINESS

B. **Meeting Location:** 1417 Padua Avenue, Redlands, CA 92374
Meeting Time: 9:10 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 541** for 1417 Padua Avenue, to increase the height of an existing dog run enclosure constructed of wooden posts and open wire mesh by two (2) feet to a total height of eight (8) feet. The property is located within the R-1 (Single-Family Residential) district. Pursuant to Section **18.168.020(C)** of the Redlands Municipal Code (RMC), "Open fences, as defined in subsection A of this section, that are over six feet (6') in height may be located in the rear half of the lot, subject to a commission finding that such a fence will not constitute a nuisance to abutting property owners. Such fences, up to sixteen feet (16') in height located within the buildable rear yard area of a lot and not less than ten feet (10') from any property line, are exempt from the requirement." RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

DISCUSSION:

The property owners and the Minor Exception Committee Members had a brief discussion regarding the proposal. The discussion included the location, height, and design of the proposed extension in height of the dog run enclosure. Staff noted that, prior to the meeting, she had received phone calls from two adjacent property owners and verbally relayed the concerns of those neighbors to the Committee. The concerns were: 1) the dog run enclosure was too close to the property line for the proposed height; and, 2) the rear neighbor was in opposition to the height extension and did not want to be able to see it from her home.

DECISION:

The Minor Exception Committee voted 3-0 to approve the applicant's proposal, subject to the following Conditions of Approval.

1. The applicant shall submit building plans complete with structural load calculations and footing specifications that are stamped by a registered architect or engineer. The project shall be consistent with the plans dated March 30, 2016.
2. The full perimeter of the dog run enclosure, with the exception of the access gate, shall be planted with the climbing plant Star Jasmine, and maintained in a healthy condition to provide screening of the enclosure.
3. The applicant shall obtain a building permit from the Development Services Department prior to construction.

C. **Meeting Location:** 202 Fountain Place, Redlands, CA 92373

Meeting Time: 9:40 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 542** for 202 Fountain Avenue, 202 Fountain Avenue, to install approximately three-hundred twenty-seven (327) linear feet of six (6) foot high wrought iron fencing, a sixteen (16) linear feet dual swing driveway gate, and two (2) three (3) linear feet pedestrian gates, supported by fourteen (14) inch by fourteen (14) inch by six (6) foot tall pilasters within the front yard setback. The property is located within the R-A (Residential Estate) 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.

DISCUSSION:

The neighbors and the Minor Exception Committee Members had a brief discussion regarding the proposal. The applicant was not present. The discussion included the location, height, and design of the proposed fence. Because the

applicant was not present and because some adjacent property owners received late notification of the meeting, the Minor Exception Committee moved to continue the application to the next meeting on May 31, 2016 and directed staff to re-notice the meeting.

DECISION:

The Minor Exception Committee voted 3-0 to continue the request to May 31, 2016, at 9:00 a.m.

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 28, 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.