

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Monday, June 27, 2022, at 9:00 a.m. are as follows:

I. ATTENDANCE & CALL TO ORDER

PRESENT: Karah Shaw, Planning Commissioner
Mario Saucedo, Planning Commissioner
Brian Foote, City Planner/Planning Manager
STAFF: Jocelyn Torres, Associate Planner

The meeting came to order at 9:05 a.m. with a quorum of Committee members, located at 1200 E. Colton Avenue, Redlands, CA.

II. APPROVAL OF MINUTES

A. Minutes of April 18, 2022

Commissioner Saucedo made a motion to approve the minutes of April 18, 2022, seconded by Commissioner Shaw, 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: 1200 E. Colton 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. 636** – A request to construct 360 linear feet of a 12-foot high black vinyl chain link fence and 44 linear feet of an 8 foot high tubular steel fence for the University of Redlands proposed tennis center within the front yard setback area adjacent to Colton Avenue. The subject property is located at 1200 E. Colton Avenue within the Educational District (APN: 0170-092-01-0000). 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 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 9:05 a.m. The applicant Jason Doyle on behalf of the University of Redlands was present at the meeting. Mr. Doyle provided a description of the proposed scope of work which is a request to construct a 12-foot-high black

vinyl chain link fence and an 8-foot-high tubular steel fence for the University of Redlands tennis courts. Planning Manager Brian Foote indicated that the University of Redlands submitted plans to modify and improve the overall appearance of the tennis courts. Mr. Doyle indicated that the site layout of the tennis courts will be modified and that it will require the existing fence to be located within the front yard setback. The Minor Exception Permit Committee asked the applicant questions in terms of the fence material, height, and location. Mr. Doyle indicated that the fence height will be similar to the existing fence and elaborated that the 12-foot-high fence will be a black vinyl chain link fence.

Commissioner Saucedo made the motion to approve the proposal and seconded by Commissioner Shaw.

Decision: The Minor Exception Committee voted 3 to 0 to approve the application as proposed with no Conditions of Approval.

- B. Meeting Location:** 906 Lawton Street, Redlands, CA
Meeting Time: 9:30 a.m., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 638** – A request to construct a 6-foot high wooden fence within the front yard area adjacent to W. Sun Avenue. The subject property is located at 906 Lawton Street within the R-1 (Single-Family Residential) District (APN: 0169-035-01-0000). 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 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 9:30 a.m. The property owner Mr. Henry and his father were present at the meeting. Mr. Henry indicated that the fence was already constructed. The Minor Exception Permit Committee walked to the location of where the fence is located and to the rear of the subject property. The property owner indicated that the 6-foot-high wood fence will provide additional security and additional backyard space. Ms. Jocelyn Torres indicated that staff received a public comment from the property at 910 Lawton Street in opposition to the proposed request. The Minor Exception Permit Committee discussed the letter received from the property at 910 Lawton Street that indicated that the proposed fence would block the street view from their driveway. The Minor Exception Permit Committee indicated that a 3-foot-high wood fence that is constructed will not block the adjacent property view from their driveway. The Minor Exception Permit Committee indicated that there are homes within the surrounding vicinity that have constructed 6-foot-high fences similar to the applicant’s proposal. The Committee asked the applicant if the fence was going to be stained and treated. The property owner indicated that the fence would be treated with a medium wood grain color.

Commissioner Saucedo made the motion to approve the proposal and seconded by Commissioner Shaw.

Decision: The Minor Exception Committee voted 3 to 0 to approve the application with the following Condition of Approval.

1. The applicant/property owner shall treat the fence with a medium wood grain color.

C. Meeting Location: 700 New York Street, Redlands, CA
Meeting Time: 10:00 a.m., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 637** – A request to construct approximately 450 linear feet of 8-foot tall block wall adjacent to the northern and eastern property lines of a business located at 700 New York Street within the Commercial Industrial (C-M) District (APN: 0169-121-13-0000). 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 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 10:00 a.m. The property owner was present at the subject property and indicated that they are currently in the process of remodeling the interior of the building. The property owner indicated that the building will be utilized as their corporate office. The property owner indicated that the proposed block wall will be located at the same location as the existing fencing and that the block wall will provide additional security. The Minor Exception Permit Committee asked the property owner questions about the height, finish, and color of the fence. The property owner indicated that the block wall will be a gray color and will have graffiti coating.

Commissioner Shaw made the motion to approve the proposal and seconded by Commissioner Saucedo.

Decision: The Minor Exception Committee voted 3 to 0 to approve the application with the following Condition of Approval.

1. The proposed CMU block wall shall have a grey color and graffiti coating.

VI. ADJOURNMENT

The meeting was adjourned at 10:10 a.m.

Jocelyn Torres

Jocelyn Torres
Associate 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.