

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, July 18, 2017 at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Julie Rock, Planning Commissioner
Brian Foote, City Planner

ABSENT: Conrad Guzkowski, Planning Commissioner

STAFF: Sean Reilly, Associate Planner
Alex Perez, Junior Planner

II. APPROVAL OF MINUTES

A. The minutes of April 4, 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. NEW BUSINESS

A. **Meeting Location:** 101 W. Mariposa Drive
Meeting Time: 9:15 A.M.

PUBLIC HEARING to consider **Minor Exception Permit No. 562** for 101 W. Mariposa Drive, to install three hundred and fourteen feet (314') of six foot (6') tall chain link fencing within the front yard setback area. The proposed fence material consists of black PVC coated chain link with black powder coated posts, rails and hardware. The property is located within R-A (Residential Estate) District. Pursuant to Section **18.168.020(B)** of the Redlands Municipal Code (RMC), "Fences and walls not to exceed three feet (3') 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 project location. One neighbor, Rawley Moore was in attendance. The applicant

presented his proposal for the fence and expressed a desire for privacy and security. The Committee discussed the proposal for the chain link fence and expressed concerns with the material, height and the proposed landscape screening. Commissioner Rock stated that chain link was not an appropriate material for a 6' fence at this location and a fence similar to what is currently in place on the property would be more suitable. Commissioner Rock moved to deny the request but upon further discussion, revised her motion to support a continuance to allow the applicant an opportunity to revise the project proposal (as requested by the applicant). The motion was seconded by Brian Foote, and continued by a vote of 2-0.

DECISION: The Minor Exception Committee voted 2-0 to continue the applicant's proposal to a date uncertain.

B. Meeting Location: 1648 Country Club Drive
Meeting Time: 9:45 A.M.,

PUBLIC HEARING to consider **Minor Exception Permit No. 565** for 1648 Country Club Drive to install one hundred and twenty-three feet (123') of white vinyl fencing along the eastern (street side) property line, with a maximum height of six feet (6') within the front yard setback area. The property is located within the R-E (Residential Estate) District. Pursuant to Section **18.168.020(B)** of the Redlands Municipal Code (RMC), "Fences and walls not to exceed three feet (3') 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 applicant, at the project location. No other members of the public were present. A letter of support from Charles and Cynthia Cervantes, who reside at 1657 Country Club Drive, was presented by Staff. The applicant explained the proposal and her interest in providing an additional secure play area for her children and additional parking behind the proposed fence. The Committee discussed the proposal for the fence and its location. Concerns were expressed regarding the lack of similar fenced conditions in the neighborhood. The committee walked the surrounding area at the suggestion of Ms. Furukawa. With no similar condition existing in the immediate area, the Committee suggested alternatives for the project. These alternatives included a lower fence height and a reduction in the fence's length within the front and street side yard along the property line. After some discussion, Ms. Furukawa did not make any revisions and did not want to modify the area enclosed by the fence. With no agreement on alternatives for the project, it was moved by Commissioner Rock to deny the request. The motion was seconded by Brian Foote, and denied by a vote of 2-0.

DECISION: The Minor Exception Committee voted 2-0 to deny the applicant's proposal.

V. ADJOURNMENT

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 (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.