

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, April 17, 2018 at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Conrad Guzkowski, Planning Commissioner
Julie Rock, Planning Commissioner
Brian Foote, Planning Manager

STAFF: Jacqueline Hong, Assistant Planner

II. APPROVAL OF MINUTES

A. The minutes of March 6, 2018 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:** 1144 E. Central Avenue, Redlands
Meeting Time: 9:15 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 576** for 1144 E. Central Avenue, Redlands, CA 92374, a proposal to legalize the height of an approximately five to six feet (5'-6') tall red painted, Cedar Wood Dog-Ear fence. The existing fence is approximately 147 linear feet located within the front yard setback. The property is located within the Multiple-Family Residential District (R-2). 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 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." **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's representative. No other parties were in attendance. The Committee discussed the proposal to legalize the height of an approximately five to six feet tall fence. Commissioner Guzkowski, Commissioner Rock, and City Planner Brian Foote, expressed concerns with the corner cut off and intersection visibility. In addition, Commissioner Rock expressed desire for decorative landscaping along the fence and proposed cut off. The Committee moved to include conditions of approval to address those concerns.

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 revise the proposal to include a corner cut off area.
 - a. Comply with **RMC Section 18.168.010** Intersection Visibility Protection; Corner Cutoffs: "There shall be a corner cutoff on the side of each corner and reversed corner lot abutting the intersecting streets. This corner cutoff shall be defined by a line in a horizontal plane, taken at a forty five degree (45°) angle with the side or front property line, which line passes through the intersection of the required front and side yard setback lines of the side of the lot closest to the street intersection."
 - b. A thirteen feet (13') corner cut off shall be provided at the northeast corner of the property where E. Central Avenue and Cook Street intersect. The six foot (6') fence will need to be constructed at a forty-five degree (45°) angle.
2. The applicant shall install decorative landscaping in the corner cut off area and in front of the fence located along E. Central Avenue and Cook Street.

V. ADJOURNMENT


Jacqueline Hong
Assistant 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.