

MINUTES: of the Minor Exception Permit Committee Meeting of the City of Redlands held Tuesday, September 1, 2015, at 9:00 a.m. are as follows:

I. ATTENDANCE

PRESENT: Julie Rock, Planning Commissioner
Sean P. Kelleher, MBA, Associate Planner

ABSENT: Conrad Guzkowski, Planning Commissioner

II. APPROVAL OF MINUTES

A. Minor Exception Committee Minutes of August 11, 2015

III. PUBLIC COMMENT PERIOD

A. There were no comments presented.

IV. NEW BUSINESS

A. **Meeting Location:** 200 Fremont 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. 527** for 200 Fremont Avenue, to construct approximately sixty four lineal feet (64') of a six foot (6') tall composite fencing, within the front yard area along Olive Avenue. The fence is proposed to be twenty one feet (21') from the northern property line on Olive Avenue and forty feet (40') from the eastern property line on Fremont Street. The property is located within the R-S (Suburban 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 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."

MINUTES: The property owner and committee had a brief discussion regarding the proposal. The discussion included the location and height of the proposed fence. The Minor Exception Committee approved the applicant's proposal.

DECISION: The committee voted 2-0 approving the request.

B. **Meeting Location:** 310 Auburn Court, Redlands, CA 92374
Meeting Time: 9:30 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 526** for 310 Auburn Court, for the construction of a fence and retaining wall within the require front yard along Herrington Avenue and the parking of a trailer within the required front yard along Auburn Court. The fence and retaining wall proposal includes the construction of a fifteen foot (15') long eight foot (8') tall combination retaining wall and vinyl fence within the front yard area along Herrington Avenue. The retaining wall is proposed to be two foot (2') tall and the vinyl fence will stand six feet (6') tall atop the retaining wall. The retaining wall and fence will be visible from public

right-off-way. Two (2) six foot (6') tall vinyl fences are also proposed within the front yard area along Herrington Avenue, which extend between the combination retaining wall and vinyl fence to the residence and the existing fence along the rear property line. The combination retaining wall and vinyl fence is proposed to be setback eleven feet (11') from the northern property line on Herrington Avenue and fifty two feet (52') from the western property line on Auburn Court. 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." The parking of a utility trail is also proposed within the required front yard along Auburn Court. Pursuant to Section 18.164.130(B) of the Redlands Municipal Code (RMC) "All detached truck campers, trailers of any type, including, but not limited to, camping, travel and utility trailers, mobilehomes, boats or other types of watercraft, and similar equipment incapable of movement under its own power shall be parked in an approved parking space or stored in an area screened from the street. No parking or storing is permitted in a driveway or front yard area." Pursuant to RMC Section 18.168.050 a minor exception may be granted to a resident of a residential zoned parcel to park a detached camper, trailer, or watercraft in a designated front yard driveway, or other city approved hard surfaced area in the front yard of said parcel. The property is located within the R-1 (Single Family Residential) district.

MINUTES: The property owner and committee had a brief discussion regarding the proposal. The discussion included the location and height of the proposed fence and the location of the proposed trailer. The Minor Exception Committee approved the applicant's proposal subject to the following condition of approval.

1. The Applicant shall install a landscaped screen either hedgerow or climbing vine within the front yard along the southern property line and western (front property line) between the southern edge of the driveway and the southern property line, to screen the trailer. The landscape screen shall be maintained at a height of six feet (6').

DECISION: The committee voted 2-0 approving the request.

C. Meeting Location: 118 Kenwood Drive, Redlands, CA 92374

Meeting Time: 9:50 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 528** for 118 Kenwood Drive, to construct approximately one hundred and one lineal feet (101') of a six foot (6') tall wood fencing with galvanized posts, within the front yard area along Coral Court. The fence is proposed to be a minimum of seven feet six inches (7' 6") from the western property line on Coral Court and thirty feet (40') from the southern property line on Kenwood Drive. The property is located within the R-S (Suburban 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 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."

MINUTES: The property owner, committee, and a neighbor had a brief discussion regarding the proposal. The discussion included the location and height of the proposed fence. The Minor Exception Committee approved the applicant's proposal.

DECISION: The committee voted 2-0 approving the request.

D. Meeting Location: 1430 Diamond Court, Redlands, CA 92374

Meeting Time: 10:00 A.M., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 529** for 1430 Diamond Court, to construct approximately ninety seven lineal feet (97') of a six foot (6') tall wood fencing with galvanized posts, within the front yard area along Coral Court. The fence is proposed to be a minimum of eleven feet two inches (11' 2") from the western property line on Coral Court and fifty feet six inches (50' 6") from the northern property line on Diamond Court. The property is located within the R-S (Suburban 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 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."

MINUTES: The property owner, committee, and a neighbor had a brief discussion regarding the proposal. The discussion included the location and height of the proposed fence. The Minor Exception Committee approved the applicant's proposal.

DECISION: The committee voted 2-0 approving the request.

V. ADJOURNMENT

Sean P. Kelleher, MBA
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 **September 11, 2015**. 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 Advisory Committee becomes final.