

**MINUTES:** of the Minor Exception Permit Committee Meeting of the City of Redlands held Wednesday, November 28, 2018 at 9:00 a.m. are as follows:

**I. ATTENDANCE**

**PRESENT:** Bob Botts, Planning Commissioner  
Conrad Guzkowski, Planning Commission  
Brian Foote, Planning Manager

**STAFF:** Sean Reilly, Associate Planner

**II. APPROVAL OF MINUTES**

A. The minutes of October 29, 2018 were approved.

**III. PUBLIC COMMENT PERIOD**

A. **Meeting Location:** 35 Cajon Street, Suite 20.  
**Meeting Time:** 9:00 A.M.

There were no public comments presented.

**IV. NEW BUSINESS**

A. **Meeting Location:** 730 E. Sunset Drive North,  
**Meeting Time:** 9:15 A.M., November 28, 2018

**PUBLIC HEARING** to consider **Minor Exception Permit No. 591** for the addition of metal screening material to 180' of existing tubular steel fence located at the front property line and the construction of a new entry gate located approximately sixteen feet (16') back from the front property line. The property is located in the Residential Estate Animal (R-A-A) District (APN: 0300-611-24-0000). 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 alongside 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." A Minor Exception Permit is being requested pursuant to RMC Section 18.168.050 which provides for the granting of minor exceptions to the fencing development standards.

**Discussion:** The Minor Exception Committee met with the applicant's representative, Steven Murray, at the project location. Mr. Murray presented the proposal. The Committee inspected the property, site conditions and the proposed plan. After a brief discussion regarding the appropriateness of the materials and their locations, the Committee discussed alternatives. Mr. Murray expressed his clients desire to provide privacy and security for the property. After this discussion, there

was a motion by Commissioner Guzkowski to continue this item to allow the applicant to revise the plans. The motion was seconded by Commissioner Botts.

**DECISION:** The Minor Exception Committee voted 3-0, to continue this item to a future meeting for additional discussion. Notices of any future meeting will be distributed to adjacent residents prior to the meeting date.

**B. Meeting Location:** 716 Calle De Silva  
**Meeting Time:** 9:45 A.M., November 28, 2018

**PUBLIC HEARING** to consider **Minor Exception Permit No. 590** for 716 Calle De Silva, to install approximately 100' linear feet of concrete Stackwall fencing with a woven wood pattern six feet in height and a ten-foot wide access gate within the front yard setback along Bermuda Drive. The property is located within the Suburban Residential (R-S) 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.

**DISCUSSION:** The Minor Exception Committee met at the project location. The applicant Kyle Morris was present. The committee reviewed the proposal and viewed the location of the proposed fencing and the site conditions adjacent to the right-of-way. After a brief discussion regarding landscape screening and the existing trees on-site, the Committee determined that that the applicant's proposed fence height was acceptable; however the applicant should be required to set the fence back into the property to allow for the placement of landscaping on the street side of the fence. The Committee discussed the placement of the fence in relation to the front plane of the house and the fences return location from the street side of the property. The Committee suggested to the applicant that an angled return of the fence toward the house would be more aesthetically pleasing. There was a motion by Commissioner Guzkowski to approve the proposal. The motion was seconded by Commissioner Botts.

**DECISION:** The Minor Exception Committee voted 3-0 to approve the applicant's proposal with the following conditions.

1. The applicant shall place the proposed fence 18" behind the back of the sidewalk to allow for the creation of a landscaped area on the exterior side of the fence.
2. The proposed fence shall begin approximately six feet (6') behind the front plane of the house. The fence shall begin from a point directly behind the existing utility boxed for the home.

3. The proposed fence shall return toward the house at an approximately 45 degree angle utilizing a minimum of one half of a fence panel at the western edge.

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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.