

ORDINANCE NO. 1698

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 142 THERETO

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN:

SECTION ONE: That Zoning Ordinance No. 1000 of the City of Redlands, Section 43.20: LANDSCAPING, FENCES AND WALLS: REGULATIONS OF LOCATION AND HEIGHT, be hereby amended as follows:

SECTION 43.00: LANDSCAPING, FENCES AND WALLS

SECTION 43.20: REGULATIONS OF LOCATION AND HEIGHT

(c) Minor Exception Permits:

The intent of the regulations in this section is to provide for the privacy, safety, and security of properties and yet maintain the parklike character and appearance of the City.

1. PURPOSE. This section provides for the granting of minor exceptions to the fencing development standards in those cases where such minor exceptions are determined to be warranted by practical difficulties, unnecessary hardships, or results that, without the minor exception, may be inconsistent with the intent of this ordinance.
2. SCOPE. Minor exceptions for the construction of solid walls and fences over three (3) feet in height and open fences over four (4) feet in height within the required front yard area may be granted by a committee composed of the Planning Director or his designated representative, the Building Director or his designated representative, a Planning Commission member, and a City Council member.
3. APPLICATION. An application for a Minor Exception Permit shall be made on forms provided by the City and shall include such plans as may be required for a complete understanding of the request and a filing fee as established by Resolution of the City Council. Applications shall be limited to the resident owner.
4. NOTIFICATION. Upon receipt of an application for a Minor Exception Permit, the Planning Department shall notify the owners of all adjacent properties of the Minor Exception request by letter. Adjacent properties shall include all lots which directly abut or are directly across any public or private right-of-way from the subject property.
5. ACTION BY COMMITTEE. No sooner than ten (10) days after the owners of adjacent properties have been notified, nor later than thirty (30) days after receipt of the application, the Committee shall either grant, grant with conditions, or deny the Minor Exception Permit. Any conditions shall be such as to

(c) Minor Exception Permits (Continued)

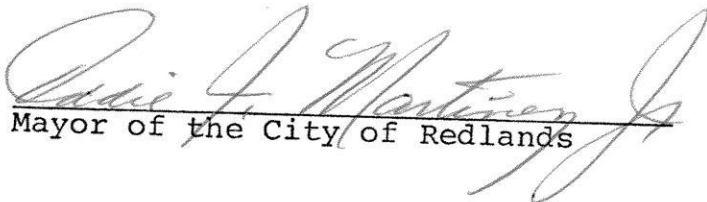
assure that the Minor Exception Permit is within the intent of this section. Non-compliance with any conditions of a Minor Exception Permit shall constitute a violation of this ordinance. Notice of the Committee's decision shall be sent to all owners of adjacent properties and to the Planning Commission at its next regularly scheduled meeting.

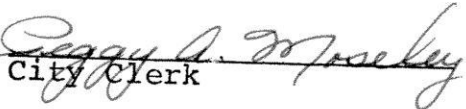
6. APPEALS. No Minor Exception Permit shall be effective until ten (10) days after issuance and no development permitted by a Minor Exception Permit shall be initiated or construction started sooner than ten (10) days after issuance. The applicant or any other interested person may appeal the Committee's decision to the City Council by filing a written appeal within this ten (10) day period. Any such appeal shall suspend the Minor Exception Permit until resolution of the appeal by the City Council.

SECTION TWO: This ordinance shall be in force and take effect as provided by law.

SECTION THREE: The City Clerk shall certify to the adoption of this ordinance and cause it to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this city.

ATTEST:


Mayor of the City of Redlands

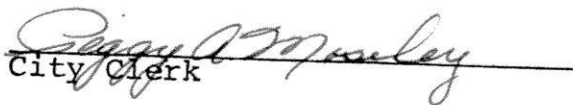

City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 21st day of August, 1979, by the following vote:

AYES: Councilmembers DeMirjyn, Elliott, Riordan; Mayor Martinez
NOES: None
ABSENT: Councilmember Knudsen


City Clerk