

**MINUTES:** of the Minor Exception Permit Committee Meeting of the City of Redlands held Monday, November 8, 2021, at 9:00 a.m. are as follows:

**I. ATTENDANCE & CALL TO ORDER**

**PRESENT:** Joe Richardson, Planning Commissioner  
Karah Shaw, Planning Commissioner  
Brian Foote, City Planner/Planning Manager  
**STAFF:** Jocelyn Torres, Assistant Planner

The meeting came to order at 9:00 a.m. with a quorum of Committee members, located at 1681 Garden Street, Redlands, CA.

**II. APPROVAL OF MINUTES**

**A. Minutes of November 3, 2021**

Brian Foote made a motion to continue the minutes of November 3, 2021, seconded by Commissioner Shaw, and continued the minutes 3-0.

**III. PUBLIC COMMENT PERIOD**

There were no public comments provided on any matters not on the agenda.

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

**A. Meeting Location:** 1681 Garden Street, Redlands  
**Meeting Time:** 9:00 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 627** – A request to construct a 3’0” lattice wood panel on top of an existing 6 foot wood fence within the rear yard area for a total fence height of 9 feet. The property is located at 1681 Garden Street within the R-E, Residential Estate District (APN: 0176-091-08-0000). Pursuant to Section 18.168.020 of the Redlands Municipal Code (RMC), fences and walls not to exceed six feet (6’) in height shall be permitted along the 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. However, RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

**Discussion:** The Minor Exception Permit Committee met at the project location and opened the public hearing. The applicant and the neighbor at 131 Garden Hill Drive was present at the meeting. Ms. Torres provided a brief description of the proposed request which includes constructing a 3 foot lattice wood panel on top of an existing 6 foot wood fence for a total height of 9 feet within the rear yard. The property owner indicated that the fence height provided additional privacy given that the neighbor’s

property has a higher grade and indicated how both neighbors worked together while constructing and designing the fence. The property owner indicated how they previously had privacy trees that served as a natural wall but after a severe windstorm several trees were damaged and had to be removed. The Minor Exception Permit Committee asked questions in terms of the request and how the lattice wood panels were attached to the fence. The property owner indicated that the proposed fence will provide additional privacy for both properties.

Commissioner Shaw made the motion to approve the proposal, and seconded by Commissioner Richardson.

**Decision:** The Minor Exception Committee voted 3 to 0 to approve the application as proposed, with no Conditions of Approval.

- B. Meeting Location:** 802 Birch Court, Redlands  
**Meeting Time:** 9:30 A.M., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 624** – A request to legalize a 5'0" wood fence located within the required front yard setback (placed approximately 2'0" from public right-of-way). The subject property is located at 802 Birch Court, within the Suburban Residential District (R-S) District (APN: 0173-352-15-0000). Pursuant to Section 18.168.020(B) of the Redlands Municipal Code (RMC), the maximum height of a fence and wall within the required front yard area is limited to 3'0" in height. However, RMC Section 18.168.050 provides for the granting of minor exceptions to the fencing development standards.

**Discussion:** The Minor Exception Permit Committee met at the project location and opened the public hearing. Mr. Flores provided an overview of the Minor Exception Permit request and the property owners indicated how they were not aware that they had to go through the Minor Exception Permit process to construct the fence. The property owners indicated how the fence was already constructed and how they had applied for the Minor Exception Permit to legalize the existing fence. Mr. Flores indicated how the wood fence is 5 feet in height and located within the front yard setback. The property owner indicated how there is an existing 2 foot gap from property line to the proposed fence and that they intend on planting drought tolerant plants similar to the existing plants that they currently have on the property. Brian Foote indicated how within the neighborhood there are not properties with a similar fence design and this request could set a precedent. Commission Shaw and Commissioner Richardson indicated how it would be a hardship to remove the fence, there were no safety concerns in terms of the fence height and placement for incoming motorists, and that the fence was considerably built.

Commissioner Shaw made the motion to approve the proposal, and seconded by Commissioner Richardson.

**Decision:** The Minor Exception Committee voted 2-1, Mr. Foote voting against, to approve the application as proposed, with no Conditions of Approval.

## VI. ADJOURNMENT

The meeting was adjourned at 9:45 a.m.

*Jocelyn Torres*

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Jocelyn Torres  
Assistant Planner  
City of Redlands

**NOTICE:** The Minor Exception Permit Committee visited the above-referenced property and made a decision on the application(s). If one wishes to appeal a decision, said Appeal must be submitted within ten days from the date of the decision (RMC Section 18.168.100). A formal Appeal, with the appropriate submittal fee, must be submitted to the Development Services Department within the 10-day appeal period. If no Appeal is received within ten days of the decision, then the Minor Exception Committee's action shall be final.