

MEETING MINUTES
Minor Exception Permit Committee Meeting of the City of Redlands
Monday, October 7, 2024, at 9:00 a.m.

I. ATTENDANCE & CALL TO ORDER

PRESENT: Matthew Endsley, Planning Commissioner
Rich Smith, Planning Commissioner

STAFF: Jazmin Serrato, Assistant Planner
Nylsen Escajeda, Assistant Planner

The meeting came to order at 9:04 a.m. with a quorum of Committee members, located at SEC of San Bernardino Avenue and Granite Street, Redlands, CA 92373.

II. APPROVAL OF MINUTES

A. Minutes of July 29, 2024

Commissioner Smith moved to approve the minutes of July 29, 2024, seconded by Commissioner Endsley, and approved 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: SE Corner of San Bernardino Avenue and Granite Street,
Redlands CA 92374

Meeting Time: 9:00 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 669** – A request to construct approximately 700 linear feet of retaining wall and fence combination on the rear yard property line of lots 57 through 62 of Tentative Tract Map No. 20473. The proposed combination wall is composed of a tan straight cut-face stone wall up to 6'0" high with a cap and a 6'0" high tan vinyl fence on top for a total maximum height of 12'0". The proposed retaining wall will also extend into the northern side property line of Lot 62. Additionally, a 5-foot tubular steel fence is proposed along the property lines of Lot A. The subject property is located near the southeast corner of San Bernardino Avenue and Granite Street, within the Residential Estate (R-E) District (APN: 0168-132-05-0000). Pursuant to RMC Section 18.168.020 (B), "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 Committee met at the project location and opened the public hearing at 9:07 AM. The applicant, Rick Rush, was present. Jazmin Serrato, Assistant Planner, opened the public hearing and Nylsen Escajeda, Assistant Planner, read the project description. Mr. Rush provided additional information regarding their proposal and the placement of the proposed wall.

The Minor Exception Committee viewed and discussed the approximate location of the proposed wall and site characteristics surrounding the detention basin in Lot A. The Minor Exception Permit Committee asked the applicant questions related to the location, design of the wall, and whether the applicant has had any communication to the surrounding properties.

The applicant confirmed the proposed wall is for safety concerns regarding the basin and appropriate rear yard retention. Mr. Rush further explained they have not communicated with any of the neighboring properties but clarified they were included within the mailing labels for the public notice.

There were no other persons in attendance and there were no public comments.

Commissioner Endsley moved to approve the request, seconded by Commissioner Smith, and passed 3 – 0.

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

B. Meeting Location: 425 W. Colton Avenue and Eureka Street, Redlands, CA
92373

Meeting Time: 9:15 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 668** – A request to construct approximately 468 linear feet of a tan double split face block retaining wall with varying heights ranging from 6’0” high to a maximum height of 10’6” on the western (side) and southern (rear) property lines. The subject property is located at 425 W. Colton Avenue, within the Village General (TVSP/VG) District of the Transit Villages Specific Plan (APN: 0169-1142-14-0000). Pursuant to RMC Section 18.168.020 (B), “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 Committee met at the project location and opened the public hearing at 9:27 AM. The applicant, Jeni Jackman, was present and a member of the public who lives at 305 W. Colton Avenue, Fernando Ramirez. Jazmin Serrato, Assistant Planner, opened the public hearing and read the project description. Ms. Jackman provided additional information regarding the proposal and explained the purpose of the proposed wall is for decibel reductions.

The Minor Exception Committee viewed and examined the approximate location of the proposed wall and site characteristics. The Minor Exception Permit Committee asked the applicant questions related to the location and maximum heights of the proposed walls.

The neighboring resident, Mr. Ramirez, inquired about the current progress of the project and mentioned his support for the proposal. Ms. Serrato mentioned the project is still under the plan check process and is currently under review. No additional public comments were received.

Commissioner Endsley moved to approve the request, seconded by Commissioner Smith, and passed 3 – 0.

Decision: The Minor Exception Committee voted 3 to 0 to approve the application with the following added condition of approval.

VI. ADJOURNMENT

The meeting was adjourned at 9:31 AM.



City of Redlands
Jazmin Serrato, Assistant Planner

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.

