

MEETING MINUTES
Minor Exception Permit Committee Meeting of the City of Redlands
Monday, November 18, 2024, at 9:00 a.m.

I. ATTENDANCE & CALL TO ORDER

PRESENT: Matthew Endsley, Planning Commissioner
Rosemarie Gonzales, Planning Commissioner

STAFF: Brian Foote, City Planner/Planning Manager
Sean Reilly, Principal Planner
Kevin Beery, Senior Planner
Jazmin Serrato, Assistant Planner
Rosemary Montoya, Assistant Planner

The meeting came to order at 9:04 a.m. with a quorum of Committee members, located on Pioneer Avenue adjacent to 1160 W. Pioneer Avenue, Redlands, California.

II. APPROVAL OF MINUTES

A. Minutes of October 8, 2024

Commissioner Endsley moved to approve the minutes of October 8, 2024, seconded by Brian Foote, and approved 2-0. Commissioner Gonzales abstained (did not attend the October 8th meeting).

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:** 1160 W. Pioneer Avenue, 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. 670** – A request to construct approximately 1,000 linear feet of 8’0” tall split-face block wall along the western border of Tract 20528 and to construct approximately 770’ of combination retaining wall/vinyl fencing with heights ranging from 7’4” to 10’6” high at various locations within the tract. The subject properties are within the Bergamot Specific Plan (Specific Plan No. 64) (APNs: 0167-061-03-0000 and 0167-061-01-0000). 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's representative, Nick Harris, was present. Brian Foote opened the public hearing. Sean Reilly, Principal Planner, read the project description. Mr. Harris provided additional information regarding their proposal and the placement of the proposed walls.

The Minor Exception Committee viewed and discussed the approximate location of the proposed wall and site characteristics of the future subdivision site. The Minor Exception Permit Committee asked the applicant questions related to the locations, design of the walls, and combination fence/wall heights.

There were no other persons in attendance and there were no public comments submitted either during or prior to the meeting. Brian Foote closed the public hearing.

Commissioner Endsley moved to approve the request, seconded by Commissioner Gonzales, 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:** 11126 Iowa Street & Orange Avenue, 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. 674** – A request to construct approximately 555 linear feet of a wrought iron fence on the northern and eastern property lines of the property located at 11126 Iowa Street, within the Public Institutional (EV/IP) District of the East Valley Corridor Specific Plan (APN: 0292-166-08-0000). 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 9:22 AM. The school's representatives, Aimee Austin and Dr. Michelle Sweezey, were present. Brian Foote opened the public hearing. Rosemary Montoya, Assistant Planner, read the project description. Ms. Austin provided additional information regarding the proposal and explained the purpose of the proposed fencing is for security purposes.

The Minor Exception Committee viewed and examined the approximate location of the proposed fence and site characteristics. The Minor Exception Permit Committee asked the applicant questions related to the location and maximum height of the proposed fences.

There were no neighbors in attendance and there were no public comments submitted. Brian Foote closed the public hearing.

Commissioner Gonzales moved to approve the request, seconded by Commissioner Endsley, 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.

- C. Meeting Location:** 724 E. Cypress Avenue, Redlands, CA 92373
Meeting Time: 9:30 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 672** – A request to install approximately 60 linear feet of a 6’0” tall, tan vinyl fence to enclose the southeastern portion of the subject property within the street side-yard setback along Bermuda Drive. The subject property is located at 724 E. Cypress Avenue, within the Suburban Residential (R-S) District (APN: 0173-394-01-0000). As defined by RMC Section 18.08.585, “A side yard adjacent to a street shall be the same as a front yard.” 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 9:42 AM. The property owners, Lyndon and Susan Grove, were present. The fence contractor, Josh Yeager, was present. Brian Foote opened the public hearing. Jazmin Serrato, Assistant Planner, read the project description. Mr. and Mrs. Grove provided additional information regarding the proposal and explained the purpose of the proposed fence is to screen a small towed trailer that will be parked within the street-side setback area adjacent to Bermuda Drive. The existing larger and taller RV parked to the rear of the house (not within the street-side setback area) was to remain parked behind the house and would not be readily visible from Bermuda Drive or the neighboring residences.

The Minor Exception Committee viewed and examined the approximate location of the proposed fencing and the site characteristics. The Minor Exception Permit Committee asked the applicant questions related to the location and maximum heights of the proposed fence panels and gate.

There were no neighbors in attendance. A total of four (4) public comment letters from neighbors opposed to the requested Minor Exception had been previously submitted to the Planning Division and were summarized for the record by Jazmin Serrato. There were no additional public comments submitted at the hearing. Brian Foote closed the public hearing.

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

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

“1. The property owner shall be responsible for the installation of landscape screening on the southeast corner of the property (within the raised planter area along the southerly property line) and shall permanently maintain the landscape at all times.

2. The property owner may park a towed trailer within the required front yard setback (adjacent to Bermuda Dr.), and the trailer height or other vehicle within the front yard setback area shall not exceed the height of the fence panels (6 ft. maximum).”

- D. Meeting Location:** 1495 Ford Street, Redlands, CA 92373
Meeting Time: 9:45 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 675** – A request to construct approximately 525 linear feet of 6’0” tall, tubular steel fencing including two vehicle gates within the front yards of 1495 Ford Street in the Planned Residential District of Specific Plan No. 23 (SP23) (APN:0174-252-19-0000). Pursuant to SP23 Section 3.A.4.c and RMC Section 18.168.020 (A), “Open fences not to exceed four feet (4’) in height shall be permitted within a 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 10:08 AM. The applicant’s representatives, Seth Poulin, Paul Letson and Greg Weissman, as well as the project contractor, Richard Beck, were present. Brian Foote opened the public hearing. Kevin Beery, Senior Planner, read the project description. Mr. Letson and Mr. Beck provided additional information regarding the proposal and explained the purpose of the proposed fencing and gates was for site security.

The Minor Exception Committee viewed the site and examined the approximate location of the proposed fencing and the site topography. The Minor Exception Permit Committee asked the applicant questions related to the location and height of the proposed fencing and gates. Mr. Beck explained that the proposed fence

location along the Ford Street may deviate slightly to avoid existing trees, light poles, underground utilities and irrigation lines. The Committee members also discussed the possible aesthetic benefits of a meandering fence course adjacent to the street.

There were no neighbors or others in attendance and there were no public comments submitted either during or prior to the meeting. Brian Foote closed the public hearing.

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

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

“1. The fencing may be installed in a meandering course to avoid existing trees, light poles, underground utilities and irrigation lines, and to enhance aesthetics along the street frontage.”

VI. ADJOURNMENT

The meeting was adjourned at 10:29 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.