

MEETING MINUTES
Minor Exception Permit Committee Meeting of the City of Redlands
Monday, February 3, 2025, 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 on South La Salle Street adjacent to 5 South La Salle Street, Redlands, California.

II. APPROVAL OF MINUTES

A. Minutes of November 18, 2024

Commissioner Endsley moved to approve the minutes of November 18, 2024, seconded by Commissioner Smith, and approved 3-0.

III. PUBLIC COMMENT PERIOD

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

IV. OLD BUSINESS

None

V. NEW BUSINESS

- A. Meeting Location:** 5 S. La Salle 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. 678** – A request to legalize approximately 93 linear feet of 6”0” tall cedar fence within the street side-yard setback along East Citrus Avenue. The subject property is located at 5 South La Salle Street, within the Suburban-Residential (R-S) District (APN: 0174-441-25-0000). As defined by Redlands Municipal Code (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 9:09 a.m. The applicant, Cara J. Murphy, was present in-person and her husband, Michael J. Murphy, joined over the phone. Jazmin Serrato, Assistant Planner, opened the public hearing. Nylsen Escajeda, Assistant Planner, read the project description. Mrs. Murphy provided additional information regarding their proposal including the reasoning for their request which included safety concerns and backyard expansion.

The Minor Exception Committee viewed and discussed the location of the existing fence and site characteristics. The Minor Exception Permit Committee asked the applicant questions related to the location, fence material, and safety concerns. Ms. Serrato inquired if the applicant had the intent to landscape the strip of land between the public right-of-way and the fence. The applicant said they had no intent to landscape at this time and mentioned they may in the future but expressed concerns about possible growth spillage towards the public right-of-way.

Ms. Serrato suggested the committee add a condition for the subject strip of land to be maintained and remain clear of any weeds or obstructive growth. Commissioner Endsley and Smith agreed.

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

Commissioner Smith 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.

“The applicant and/or property owner is to maintain the landscaped strip between the new fence and the sidewalk and keep the public right of way clear of weeds and other obstructive growths.”

- B. Meeting Location:** 1230 Indiana Court, Redlands, CA 92374
- Meeting Time:** 9:30 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 677** – A request to legalize approximately 48 linear feet of existing 6’0” tall black wrought-iron fence within the front-yard setback of the property located at 1230 Indiana Court. The project is located within the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan (APN: 0292-441-11-0000). Pursuant to the East Valley Corridor Specific Plan Section EV4.0235(f), “No solid fence or wall exceeding three (3) feet in height shall be located within any required front yard area.” However, Redlands Municipal Code 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 9:34 a.m. The applicant or a representative were not present. Ms. Serrato opened the public hearing, read the project description, and provided additional information regarding the purpose of the existing fencing which was for security purposes of trespassing occurrences.

The Minor Exception Committee viewed and examined the location of the existing fence and site characteristics. The Minor Exception Permit Committee commented on how the fence blends well with the surrounding environment and does not stand out. Commissioner Endsley and Smith closely examined the existing fence and noted the lock. Commissioner Endsley inquired whether the Fire Department would have the appropriate access. Ms. Serrato clarified the fencing will still require an after-the-fact building permit and will undergo review by all applicable departments, including the Fire Department.

Ryan Burke, Facilities Manager for National Medical Group at 1210 Indiana Court, was in attendance. He expressed that the applicant did reach out personally to all neighboring properties prior to installing the fence and has shared the gate code to ensure the shared drive aisle within the business complex will remain accessible. Mr. Burke also shared all businesses within the complex had discussed the possibility of installing perimeter fencing for safety concerns in the future.

There were no additional public comments or concerns submitted. Ms. Serrato closed the public hearing.

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.

C. Meeting Location: 1101 California Street, Redlands, CA 92374

Meeting Time: 10:00 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 676** – A request to construct a concrete screen wall approximately 236 linear feet in length and ranging from 10'0" to 14'0" in height. The wall is proposed to be located on the westerly (rear) property line of 1101 California Street within the Planned Development No. 7 (PD7) District of the East Valley Corridor Specific Plan (APNs: 0292-033-11-0000 and 0292- 033-13-0000). Pursuant to the East Valley Corridor Specific Plan Section EV4.0235(h) "Solid walls within the buildable lot area shall not exceed a height of eight (8) feet." However, Redlands Municipal Code 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 10:00 a.m. The applicant, Brian Wong, and team representatives were present. The representatives present included Glenn Larsen, Harley Kusse, and Adriel Reyno. Ms. Serrato opened the public hearing and Nylsen Escajeda, Assistant Planner, read the project description. Mr. Reyno, Construction Manager, provided additional information regarding the proposal and explained the purpose of the proposed walls is to screen the docking areas and pump house on the western portion of the site. Mr. Wong added that although the screening was not required during the entitlement phase due to no nearby sensitive receptor, they chose to propose these walls as a “good neighbor” intent for the adjacent Kaiser Permanente offices.

The Minor Exception Committee walked the site to view and examine the approximate location of the proposed walls and the site characteristics. The Minor Exception Permit Committee asked the applicant questions related to the location, material, setbacks, and maximum heights of the proposed walls.

There were no other persons in attendance and there were no public comments from any neighbors or other interested persons. Ms. Serrato closed the public hearing.

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.

VI. ADJOURNMENT

The meeting was adjourned at 10:09 a.m.

Jazmin Serrato,
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.