

MEETING MINUTES
Minor Exception Permit Committee Meeting of the City of Redlands
Monday, July 29, 2024, at 9:00 a.m.

I. ATTENDANCE & CALL TO ORDER

PRESENT: Matthew Endsley, Planning Commissioner
Rich Smith, Planning Commissioner
Brian Foote, City Planner/Planning Manager

STAFF: Jazmin Serrato, Assistant Planner

The meeting came to order at 9:04 a.m. with a quorum of Committee members, located at 130 Sierra Vista Drive, Redlands, CA 92373.

II. APPROVAL OF MINUTES

A. Minutes of April 25, 2024

Commissioner Endsley moved to approve the minutes of April 25, 2024, seconded by Brian Foote, and approved 2-0 (Commissioner Smith abstained).

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: 130 Sierra Vista Drive, Redlands, CA 92373
Meeting Time: 9:00 a.m., or as soon thereafter as may be heard

PUBLIC HEARING to consider **Minor Exception Permit No. 667** – A request to construct approximately 600 linear feet of up to 6’0” high CMU block wall with a smooth stucco finish within the street-side (front) setback of the property located at 130 Sierra Vista Drive, within the Residential Estate (R-A) District (APN: 0176-173-12-0000). As defined by Section 18.08.585 of the Redlands Municipal Code (RMC), “A side yard adjacent to a street shall be the same as a front yard.” Therefore, 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 9:10 AM. The applicant, Bryan McKernan, was present. Brian Foote, City Planner/Planning Manager, opened the public hearing and read the project description. Mr. McKernan provided additional information regarding their proposal and the placement of the proposed wall.

The Minor Exception Committee viewed and examined the approximate location of the proposed wall and site characteristics along the street frontage. The Minor Exception Permit Committee asked the applicant questions related to the location, design of the wall, and proposed landscaping. The applicant confirmed the new wall will be placed a minimum of 3' to 4' back from the property line at most locations along the street frontage.

The applicant confirmed that a land survey will be conducted to ensure the wall is placed correctly and entirely within the property boundaries. Mr. McKernan further explained the wall would incorporate exterior lighting, landscaping, and there will be another smaller offset wall to be placed at the back of the subject wall (not on top of the new wall) as permitted by the zoning code.

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:** 31900 Live Oak Canyon Road, 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. 663** – A request to construct approximately 84 linear feet of up to 6'4" high split-face block retaining wall at the rear property line of the property located at 31900 Live Oak Canyon Road within the Agricultural (A-1) District (APN: 0301-191-06-0000). 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 9:36 AM. The applicant's representative, Daniel Lee, was present. Brian Foote, City Planner/Planning Manager, opened the public hearing and read the

project description. Mr. Lee provided additional information regarding their proposal and the placement of the proposed retaining wall.

The Minor Exception Committee viewed and examined the approximate location of the proposed wall and site characteristics in the rear yard. The Minor Exception Permit Committee asked the applicant questions related to the location and design of the wall.

Mr. Foote asked for the proposed color of the wall and the applicant stated Gray. City staff suggested an earth-tone color be used so that the proposed wall may better blend into its surroundings. Commissioners Endsley and Smith agreed the suggested CMU color was appropriate given the proposed placement and likely off-site visibility to surrounding property owners as well as Live Oak Canton Road . Mr. Lee mentioned no materials have been purchased, agreed to use an earth-tone color for the CMU block, and suggested it may be a Condition of Approval.

Mr. Foote also advised the applicant to inquire with Building & Safety Division if a pedestrian barrier of some type (such as a fence or wall) would need to be installed along the top edge of the retaining wall if required by California Building Code for safety. If one was to be required, Mr. Foote suggested that an offset fence or wall (not directly on top of the retaining wall) may be acceptable, and Mr. Lee agreed.

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 with the following added condition of approval.

Added condition of approval:

1. The owner shall be responsible for selecting an earth-tone color, such as tan, for the subject split-face block retaining wall to blend into the surrounding area.

VI. ADJOURNMENT

The meeting was adjourned at 9:50 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.