

AGENDA

MATTHEW ENDSLEY, PLANNING COMMISSIONER
RICHARD SMITH, PLANNING COMMISSIONER
BRIAN FOOTE, PLANNING MANAGER

CITY OF REDLANDS MINOR EXCEPTION PERMIT COMMITTEE MEETING December 15, 2025 9:00 A.M.

If you challenge any proposed development entitlement listed on this Agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Minor Exception Permit Committee at the public hearing for the item or prior to 5:30 p.m. the day prior to the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Goutam Dobey of Municipal Utilities & Engineering Department, 909-798-7584 Ext. 2. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

Any writings or documents distributed to a majority of the Minor Exception Permit Committee regarding an open session agenda item less than 72 hours before this meeting are available for public inspection at the time of the public hearing for that agenda item, or you may call or email the Project Planner listed for that agenda item.

I. COMMENCEMENT OF MEETING

9:00 A.M. at 1251 Clay Street, Redlands, CA 92374

II. PUBLIC COMMENT PERIOD

(At this time, the public has the opportunity to address the Committee on any item of interest within the subject matter jurisdiction of the Committee that does not appear on this agenda. The Committee may not discuss or take any action on any public comment made, except that the Committee Members or staff may briefly respond to statements made or questions posed by members of the public)

III. APPROVAL OF MINUTES

Approve the meeting minutes of October 17, 2025.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

Procedure for Public Hearing:

1. Committee declares the meeting open as a public hearing.
2. Committee calls upon staff for the agenda description.
3. Committee calls for questions/comments from members of the Committee.
4. Committee calls upon the Applicant, or his/her representative, for comments and testimony.
5. Committee calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Committee calls upon staff to note any written comments received.
7. Committee calls upon the Applicant, or representative, for rebuttal comments (5 minutes).
8. Committee closes the public hearing.
9. Committee considers the motion and votes.

- A. Meeting Location:** 1251 Clay 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. 687** – A request to construct approximately 458 linear feet of 6'-0"-high black tubular steel fencing, including a rolling gate, a double pedestrian gate, and a single pedestrian gate, within the street-side yard setback along Clay Street. The subject site is located at 1251 Clay Street, within the Open Land (O) District (APN: 0167-242-15-0000).

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 allows the granting of minor exceptions to fencing development standards.

Project Planner: Nylsen Escajeda, Assistant Planner

How to submit comments: Attend the meeting in person, or call (909) 798-7555 during regular business hours to speak to the Project Planner or send an email to the Project Planner at 'nescajeda@cityofredlands.org' before 5:30 p.m. on the day prior to the meeting.

- B. Meeting Location:** 1225 Cajon Street, Redlands CA 92373
Meeting Time: 9:20 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 685** – A request to construct approximately 1,080 linear feet of 5'-0"-high black tubular steel fencing, including beige stucco over CMU columns with a pre-cast concrete cap up to 7'-4"-in height. The fencing is proposed to be installed on the property lines fronting Crescent Avenue, Cajon Street, and Summit Avenue. The subject property is located at 1225 Cajon Street (APN: 0174-032-01-0000) within the Residential Estate (R-E) District.

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 allows the granting of minor exceptions to fencing development standards.

Project Planner: Jazmin Serrato, Associate Planner

How to submit comments: Attend the meeting in person, or call (909) 798-7555 during regular business hours to speak to the Project Planner or send an email to the Project Planner at 'jserrato@cityofredlands.org' before 5:30 p.m. on the day prior to the meeting.

- C. Meeting Location:** 505 Marilyn Lane, Redlands, CA 92373
Meeting Time: 9:40 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 666** – A request to legalize approximately 110 linear feet of a 5'-0"-high white vinyl fence located within the street-side yard setback adjacent to Marilyn Lane. The subject property is located at 505 Marilyn Lane (APN: 0176-033-02-0000) within the Residential Estate (R-E) District.

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 allows the granting of minor exceptions to fencing development standards.

Project Planner: Jazmin Serrato, Associate Planner

How to submit comments: Attend the meeting in person, or call (909) 798-7555 during regular business hours to speak to the Project Planner or send an email to the Project Planner at 'jserrato@cityofredlands.org' before 5:30 p.m. on the day prior to the meeting.

- D. Meeting Location:** 905 Bermuda Drive, 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. 690** – A request to legalize approximately 104 linear feet of 5'-0"-high white vinyl fence located within the street-side yard setback adjacent to Evergreen Court. The subject site is located at 905 Bermuda Drive (APN: 0173-341-07-0000) within the Suburban Residential (R-S) District.

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 allows the granting of minor exceptions to fencing development standards.

Project Planner: Jazmin Serrato, Associate Planner

How to submit comments: Attend the meeting in person, or call (909) 798-7555 during regular business hours to speak to the Project Planner or send an email to the Project Planner at 'jserrato@cityofredlands.org' before 5:30 p.m. on the day prior to the meeting.

VI. ADJOURNMENT



Jazmin Serrato,
Associate Planner
City of Redlands

December 8, 2025

REDLANDS MUNICIPAL CODE

18.168.040: MINOR EXCEPTION PERMITS; GENERALLY:

The intent of the regulations in the following sections is to provide for the privacy, safety and security of properties and yet maintain the park like character and appearance of the city.

18.168.050: MINOR EXCEPTION PERMITS; PURPOSE:

A. This section provides for the granting of minor exceptions to the fencing development standards, retaining wall height, solar collectors, grading standards, and the requirements of chapter 15.48 of this code on fencing of swimming pools, in those cases where such minor exceptions are determined to be warranted by practical difficulties, unnecessary hardships or results that, without the minor exception, may be inconsistent with the intent of this title. The granting of a minor exception is only permitted where it is found to pose no threat to public health and safety, and where to grant such a minor exception would not be inconsistent with the intent of chapter 15.48 of this code.

B. A minor exception may also be granted to a resident of a residential zoned parcel to park a detached camper, trailer, or watercraft in a designated front yard driveway, or other city approved hard surfaced area in the front yard of said parcel, provided that the resident meets the conditions established in subsection 18.164.130I of this title.

18.168.060: MINOR EXCEPTION PERMITS AND REQUESTS FOR REASONABLE ACCOMMODATIONS:

A. Minor exceptions pertaining to garden or retaining wall heights, solar collector or storage tank installations, grading standards, parking a detached camper, trailer, or watercraft in the front yard driveway, and protective swimming pool fencing may be granted by a committee composed of the city's community development director, or his or her designee, and two (2) members of the city's planning commission, as appointed by the members of the planning commission.

B. The committee described in this section shall have the authority to review and approve requests for reasonable accommodations in accordance with the provisions of chapter 18.06 of this title.

18.168.070: MINOR EXCEPTION PERMITS; APPLICATION PROCEDURE:

A. An application for a minor exception permit shall be made on forms provided by the city, and shall include such plans as may be required for a complete understanding of the request, and a filing fee as established by resolution of the city council. Applications shall be limited to the resident owner.

B. Minor exceptions which are being processed concurrently with land use applications requiring action by the planning commission or the city council shall be scheduled for review and action by the same approving body as the other entitlement application(s). If approved by the planning commission or city council, a separate or subsequent Minor Exception Permit application or public hearing shall not be required for the specific design feature approved with the land use entitlement. (Ord. 2985, 2025: Ord. 1000 § 43.20(c)(3), 1955)

18.168.080: MINOR EXCEPTION PERMITS; NOTICE TO ADJACENT PROPERTIES:

Upon receipt of an application for a minor exception permit, the planning department shall notify the owners of all adjacent properties of the minor exception request, by letter. "Adjacent properties" shall include all lots which directly abut or are directly across any public or private right of way from the subject property.

18.168.090: MINOR EXCEPTION PERMITS; GRANT OR DENIAL CONDITIONS:

A. No sooner than ten (10) days after the owners of adjacent properties have been notified, nor later than thirty (30) days after receipt of the application, the committee shall either grant, grant with conditions, or deny the minor exception permit. Any conditions shall be such as to assure that the minor exception permit is within the intent of sections 18.168.040 through 18.168.100 of this chapter.

B. Noncompliance with any conditions of a minor use permit shall constitute a violation of this title. Notice of the committee's decision shall be sent to all owners of adjacent properties and to the planning commission at its next regularly scheduled meeting.

18.168.100: MINOR EXCEPTION PERMITS; APPEALS PROCEDURE:

No minor exception permit shall be effective until ten (10) days after issuance, and no development permitted by a minor exception permit shall be initiated or construction started sooner than ten (10) days after issuance. The applicant or any other interested person may appeal the committee's decision to the city council by filing a written appeal within this ten (10) day period. Any such appeal shall suspend the minor exception permit until resolution of the appeal by the city council.

MEETING MINUTES
Minor Exception Permit Committee Meeting of the City of Redlands
Friday, October 17, 2025, at 9:00 a.m.

I. ATTENDANCE & CALL TO ORDER

PRESENT: Matthew Endsley, Planning Commissioner
Rich Smith, Planning Commissioner
Sean Reilly, Principal Planner

STAFF: Jazmin Serrato, Associate Planner
Rosemary Montoya, Associate Planner

The meeting came to order at 9:05 a.m. with a quorum of Committee members, located at 1607 Smiley Heights Drive, Redlands, CA 92373.

II. APPROVAL OF MINUTES

A. Minutes of June 23, 2025.

Commissioner Endsley moved to approve the minutes of June 23, 2025, seconded by Rich Smith, 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: 1607 Smiley Heights 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. 686** – A request to construct approximately 885 linear feet of a site perimeter wall, with heights greater than 6'0" and up to approximately 15' in height composed of CMU block and poured-in-place concrete with an eggshell white stucco finish; and approximately 21 linear feet of a 6'-6" tall black wrought iron entry gate within the front-yard setback. The subject site is located at 1607 Smiley Heights Drive within the Residential Estate (R-A) District (APN: 0175-414-01-0000).

Pursuant to Redlands Municipal Code (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 9:05 a.m. The applicants, Feras Khatib and Hillwig-Goodrow representative, were present in-person. Jazmin Serrato, Associate Planner, opened the public hearing and read the project description. Mr. Khatib provided additional clarification regarding the proposed wall material, placement and height.

The Minor Exception Committee viewed and discussed the location of the proposed entry gate and site perimeter retaining walls. The Committee asked for confirmation on a maximum height and Mr. Khatib confirmed the wall will not exceed 20 feet. Principal Planner, Sean Reilly, suggested an added condition of approval to limit the height of the retaining walls and the Commissioners were in agreement.

There were no additional members of the public in attendance, and no other public comments were submitted. Ms. Serrato confirmed that no written correspondence or other concerns had been received by staff prior to the MEP Committee meeting.

Ms. Serrato closed the public hearing. The Commissioners stated they had no further concerns or questions about the proposed wall.

Commissioner Endsley moved to approve the request, seconded by Commissioner Smith, and approved 3 – 0 with the following added Condition of Approval:

“The exposed wall face within the interior of the property meant for retaining shall not exceed 20 feet in height.”

- B. Meeting Location:** 1215 W. Lugonia Ave (APN: 0169-011-04-0000)
- Meeting Time:** 9:30 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 684** – A request to construct an approximately 552-foot-long combination wall consisting of CMU block, ranging from approximately 3’ to 8’ in height with an additional 3’-6” tall wrought iron guardrail. The wall is proposed to be located along portions of the westerly (interior side) and southerly (rear) of the property located at 1215 W. Lugonia Avenue (APN: 0169-011-04-0000), within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan.

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 allows the granting of minor exceptions to fencing development standards.

Discussion:

The Minor Exception Committee met at the project location and opened the public hearing at 9:37 a.m. The applicant, Chris Lattanzio, was present in-person. Ms. Serrato opened the public hearing and Associate Planner, Rosemary Montoya, read the project description. Mr. Lattanzio provided additional information regarding the proposed wall, including the reasoning for the request which involved the site's higher elevation when compared to the adjacent property within that portion. He also further explained the wall is offset by 15 inches from the subject property line.

The Minor Exception Committee viewed and discussed the location of the proposed wall and Mr. Reilly further explained the guardrail is a Building and Safety requirement. Commissioner Endsley recalled the project received Planning Commission approval and had no further concerns for the proposed wall, Commissioner Smith agreed.

There were no additional members of the public in attendance, and no other public comments were submitted. Ms. Montoya confirmed that no written correspondence or other concerns had been received by staff prior to the MEP Committee meeting.

Ms. Serrato closed the public hearing. The Commissioners stated they had no further concerns or questions about the proposed wall.

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

- C. Meeting Location:** 1160 W. Pioneer Avenue
North of Pioneer Avenue West of Tennessee Street
- Meeting Time:** 9:45 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 689** – A request to construct an approximately 135-foot-long combination wall ranging from 7'0" to approximately 9'0" in height along the northeastern border of Tract 20528 adjacent to Lots 22, 23, and 24. The subject properties are within the Bergamot Specific Plan (Specific Plan No. 64) located north of Pioneer Avenue and west of Tennessee Street (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 9:53 a.m. The applicant, Nick Harris, was present in-person. Ms. Serrato

opened the public hearing and read the project description. Mr. Harris provided additional clarification regarding the proposed wall material, placement and height.

The Minor Exception Committee viewed and discussed the location of the proposed combination wall. Mr. Reilly further explained the reason for the request was to expand the rear yard areas for the subject lots and avoid creating an unusable downslope area.

There were no additional members of the public in attendance, and no other public comments were submitted. Ms. Serrato confirmed that no written correspondence or other concerns had been received by staff prior to the MEP Committee meeting.

Ms. Serrato closed the public hearing. The Commissioners stated they had no further concerns or questions about the proposed wall.

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

VI. ADJOURNMENT

The meeting was adjourned at 10:11 AM.



Jazmin Serrato,
Associate 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.



DEVELOPMENT SERVICES
DEPARTMENT

City of
REDLANDS

Incorporated 1888
35 Cajon Street, Ste. 20/P.O. Box 3005, Redlands, CA 92373
909-798-7555
planning@cityofredlands.org

BRIAN DESATNIK
Development Services Director

MINOR EXCEPTION PERMIT COMMITTEE

Notice is hereby given that the Minor Exception Permit Committee of the City of Redlands, County of San Bernardino, California, on **Monday, December 15, 2025**, will consider the following:

- A. Meeting Location:** 1251 Clay 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. 687** – A request to construct approximately 458 linear feet of 6'-0"-high black tubular steel fencing, including a rolling gate, a double pedestrian gate, and a single pedestrian gate, within the street-side yard setback along Clay Street. The subject site is located at 1251 Clay Street, within the Open Land (O) District (APN: 0167-242-15-0000).

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 allows the granting of minor exceptions to fencing development standards.

Project Planner: Nylsen Escajeda, Assistant Planner

How to submit comments: Attend the meeting in person, or call (909) 798-7555 during regular business hours to speak to the Project Planner or send an email to the Project Planner at 'nescajeda@cityofredlands.org' before 5:30 p.m. on the day prior to the meeting.

- B. Meeting Location:** 1225 Cajon Street, Redlands CA 92373
Meeting Time: 9:20 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 685** – A request to construct approximately 1,080 linear feet of 5'-0"-high black tubular steel fencing, including beige stucco over CMU columns with a pre-cast concrete cap up to 7'-4"-in height. The fencing is proposed to be installed on the property lines fronting Crescent Avenue, Cajon Street, and Summit Avenue. The subject property is located at 1225 Cajon Street (APN: 0174-032-01-0000) within the Residential Estate (R-E) District.

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 allows the granting of minor exceptions to fencing development standards.

Project Planner: Jazmin Serrato, Associate Planner

How to submit comments: Attend the meeting in person, or call (909) 798-7555 during regular business hours to speak to the Project Planner or send an email to the Project Planner at 'jserrato@cityofredlands.org' before 5:30 p.m. on the day prior to the meeting.

- C. Meeting Location:** 505 Marilyn Lane, Redlands, CA 92373
Meeting Time: 9:40 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 666** – A request to legalize approximately 110 linear feet of a 5'-0"-high white vinyl fence located within the street-side yard setback adjacent to Marilyn Lane. The subject property is located at 505 Marilyn Lane (APN: 0176-033-02-0000) within the Residential Estate (R-E) District.

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 allows the granting of minor exceptions to fencing development standards.

Project Planner: Jazmin Serrato, Associate Planner

How to submit comments: Attend the meeting in person, or call (909) 798-7555 during regular business hours to speak to the Project Planner or send an email to the Project Planner at 'jserrato@cityofredlands.org' before 5:30 p.m. on the day prior to the meeting.

- D. Meeting Location:** 905 Bermuda Drive, 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. 690** – A request to legalize approximately 104 linear feet of 5'-0"-high white vinyl fence located within the street-side yard setback adjacent to Evergreen Court. The subject site is located at 905 Bermuda Drive (APN: 0173-341-07-0000) within the Suburban Residential (R-S) District.

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 allows the granting of minor exceptions to fencing development standards.

Project Planner: Jazmin Serrato, Associate Planner

How to submit comments: Attend the meeting in person, or call (909) 798-7555 during regular business hours to speak to the Project Planner or send an email to the Project Planner at 'jserrato@cityofredlands.org' before 5:30 p.m. on the day prior to the meeting.

NOTICE: The Minor Exception Permit Committee will visit the above referenced properties and make a determination on the request(s). If one wishes to appeal a decision, said appeal must be submitted within ten days (Section 18.168.100) from date of the decision or by **January 5, 2026**. A formal appeal, with the appropriate submittal fee, must have been submitted to the Development Services Department within this time frame. If no appeals are received within these ten days, the decision of the Minor Exception Committee shall become final.

If you challenge the decision of the above-referenced application for a Minor Exception Permit in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division staff at, or prior to, the public hearing. The time within which judicial review of this decision must be sought is governed by Code of Civil Procedure section 1094.6.