

AGENDA

MARK STANSON, PLANNING COMMISSIONER
RICHARD SMITH, PLANNING COMMISSIONER
BRIAN FOOTE, PLANNING MANAGER

**CITY OF REDLANDS
MINOR EXCEPTION PERMIT COMMITTEE MEETING
MARCH 30, 2026
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(s) described in this notice, or in written correspondence delivered to the Minor Exception Permit Committee during 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, 909-307-7461. 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 contact the Project Planner listed for that agenda item.

I. COMMENCEMENT OF MEETING

9:00 a.m. at 1411 Cajon Street, Redlands, CA 92373

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 December 15, 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:** 1411 Cajon Street, Redlands, CA 92373
Meeting Time: 9:00 a.m., or as soon thereafter as may be heard.

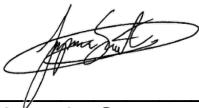
PUBLIC HEARING to consider **Minor Exception Permit No. 693**, a request for authorization to (1) construct approximately 148 linear feet of new five-foot-tall tubular steel fencing, a six-foot-tall gate, and two masonry pilasters, located at a three-foot setback from the front property line; and (2) legalize existing 6-foot-tall chain-link fencing along the side property lines within the required front yard area at 1411 Cajon Street (APN: 0174-111-36-0000), located in the Residential Estate (R-E) zoning district. The proposal is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15305 of the CEQA Guidelines.

Pursuant to RMC sections 18.168.020(A) and (B): "Open fences not to exceed four feet (4') in height shall be permitted within a required front yard area," and, "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: Rosemary Montoya, 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 'rmontoya@cityofredlands.org' before 5:30 p.m. on the day prior to the meeting.

VI. ADJOURNMENT



Jazmin Serrato
Associate Planner
City of Redlands

March 19, 2026

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
Monday, December 15, 2025 at 9:00 a.m.

I. COMMENCEMENT OF MEETING

PRESENT: Mark Stanson, Planning Commissioner
Rich Smith, Planning Commissioner

STAFF: Jazmin Serrato, Associate Planner

The meeting came to order at 9:03 a.m. with a quorum of committee members present at 1251 Clay Street.

II. APPROVAL OF MINUTES

A. Minutes of October 17, 2025.

Commissioner Smith moved to approve the minutes of October 17, 2025, seconded by Ms. Serrato, and approved 2-0; Commissioner Stanson abstained.

III. PUBLIC COMMENT PERIOD

There were no public comments provided on matters not on the agenda.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

- 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.

Discussion:

Upon arrival of the committee to the project site, Jazmin Serrato, Associate Planner, opened the public hearing at 9:03 a.m. and presented the project description. The applicants, George Figueroa and David Glick, representatives of The Boys and Girls Club, were present. Mr. Figueroa provided information regarding the proposed fence location and specifications and explained the proposal was intended to increase safety within the building.

The committee examined and discussed the location of the proposed fencing. Committee members asked for confirmation on the property line location and whether the fence is proposed to be located on the property line along Clay Street and Lugonia. Mr. Figueroa stated the fence is to be installed two feet from the property line along Clay Street and on the property line along Lugonia Avenue. Commissioner Stanson expressed concern about the fencing potentially disrupting the view of the existing landscaping area within the southwest corner of the property. Commissioner Stanson suggested the fencing should be jogged along Clay Street to keep with the existing landscape character. Commissioner Smith agreed. The applicants verbalized agreement with the proposed modification.

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

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

Commissioner Smith moved to approve the request with a condition of approval requiring jogged fencing along Clay Street, seconded by Commissioner Stanson, and it was approved 3 – 0.

- 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.

Discussion:

Upon arrival of the committee to the project site, Ms. Serrato opened the public hearing at 9:32 a.m. and presented the project description. The applicant, Jack Marrin, and his architect, John Meyer, were present. Mr. Meyer provided additional information regarding the proposed fence and said the reason for the proposed fence was to prevent trespassing onto the property, which has been a recurring problem. Mr. Meyer explained the columns and decorative cap will match the existing architectural design of the residence; a Knox box would be installed for Fire Department access; and maintenance gates for the drainage channel will remain available for City access.

The committee examined and discussed the location of the proposed perimeter fencing. Mr. Stanson inquired about the length of the drop between the paved driveway and adjacent channel headwall. Mr. Meyer advised the drop is 10 feet. The commissioners acknowledged that the proposed fencing would be beneficial for public safety and expressed no further concerns about the proposal.

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 meeting.

Ms. Serrato closed the public hearing. The commissioners stated they had no further concerns or questions about the proposed perimeter fencing.

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

- 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.

Discussion:

Upon arrival of the committee to the project site, Ms. Serrato opened the public hearing at 9:49 a.m. and presented the project description. The applicant, Juan

Zamora, was present. Mr. Zamora provided additional information regarding the existing fence location and specifications. Mr. Zamora clarified the fence had been relocated 12 feet from the back of curb on the property line so as not to be located within the public right-of-way.

The committee examined and discussed the location, height and material of the subject fence. The commissioners recognized the aesthetic nature of the neighborhood and agreed that the fence is a suitable addition.

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 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 Stanson, and approved 3 – 0.

- 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 6'-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.

Discussion:

Upon arrival of the committee to the project site, Ms. Serrato opened the public hearing at 9:56 a.m. and presented the project description. The applicant, Mikel Berkebile, and property owner, Howard Reeves, were present. Mr. Berkebile provided information regarding the existing fence location and specifications. Mr. Berkebile said the fence was installed without permits and was identified as a nonconformity during a recent city review of building plans for a house remodel project.

The committee examined and discussed the location and height of the subject fence. The commissioners inquired about the plan check comment. Ms. Serrato explained the plan check process.

Ms. Serrato pointed out that the plans as part of the minor exception application specify the height of the existing fence as five feet. However, upon inspection, all attendees realized that the actual height of the existing fence is six feet.

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 meeting.

Ms. Serrato closed the public hearing. The commissioners stated they had no concerns or questions about the proposal.

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

VI. ADJOURNMENT

The meeting was adjourned at 10:09 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

SEAN REILLY
Development Services Director

MINOR EXCEPTION PERMIT COMMITTEE

Notice is hereby given that on **Monday, March 30, 2026**, the City of Redlands Minor Exception Permit Committee will consider the following:

- A. Meeting Location:** 1411 Cajon Street, 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. 693**, a request for authorization to (1) construct approximately 148 linear feet of new five-foot-tall tubular steel fencing, a six-foot-tall gate, and two masonry pilasters, located at a three-foot setback from the front property line; and (2) legalize existing 6-foot-tall chain-link fencing along the side property lines within the required front yard area at 1411 Cajon Street (APN: 0174-111-36-0000), located in the Residential Estate (R-E) zoning district. The proposal is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15305 of the CEQA Guidelines.

Pursuant to RMC sections 18.168.020(A) and (B): "Open fences not to exceed four feet (4') in height shall be permitted within a required front yard area," and, "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: Rosemary Montoya, 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 'rmontoya@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 **April 9, 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.