

AGENDA

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

CITY OF REDLANDS
MINOR EXCEPTION PERMIT COMMITTEE MEETING
June 3, 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 31269 Knoll Drive, 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 March 30, 2026.

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: 31269 Knoll Drive, Redlands, CA 92373

Meeting Time: 9:00 a.m., or as soon thereafter as may be heard.

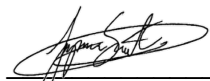
PUBLIC HEARING to consider **Minor Exception Permit No. 695**, a request for authorization to install 6-foot-tall chain link fencing within the required front yard and construct retaining walls up to 11 feet in height at 31269 Knoll Drive in the Rural Residential Animals (R-R-A) zoning district, and determine that the project 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 18.212.220, "Open fences not to exceed four feet (4') in height shall be permitted within a required front yard area," and, "Retaining walls shall not exceed six feet (6') in height." However, RMC sections 18.168.050 and 18.212.060 allow the granting of minor exceptions to fencing and land development standards.

Project Planner: Kevin Beery, Senior 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 'kbeery@cityofredlands.org' before 5:30 p.m. on the day prior to the meeting.

VI. ADJOURNMENT



Jazmin Serrato
Associate Planner
City of Redlands

May 26, 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, March 30, 2026 at 9:00 a.m.

I. COMMENCEMENT OF MEETING

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

STAFF: Brian Foote, City Planner/Planning Manager
Rosemary Montoya, Associate Planner
Jazmin Serrato, Associate Planner

The meeting came to order at 9:03 a.m. with a quorum of committee members present at 1411 Cajon Street.

II. APPROVAL OF MINUTES

A. Minutes of December 15, 2025.

Commissioner Smith moved to approve the minutes of December 15, 2025, seconded by Commissioner Stanson, and approved 3-0.

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:** 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.

Discussion:

Upon arrival of the committee to the project site, Brian Foote, City Planner/Planning Manager, opened the public hearing at 9:03 a.m. and presented the application. The applicant, Ryan M. Williams, introduced himself to the committee and expressed flexibility concerning his fencing plans. Jeffrey D. Schuelke, Mary H. Schuelke, and Dylan Hatt, neighbors of 511 Fountain Avenue and 1421 Cajon Street, were also present. Mr. Williams provided information regarding the proposed fence specifications, and explained the new fencing was for security purposes.

The committee examined and discussed the location of the proposed fencing. Upon request by Commissioner Stanson, Mr. Williams pointed out several locations where the proposed fencing would connect to the existing chain-link fencing along the side property lines. Mr. Hatt and Mrs. Schuelke expressed opposition to the placement and height of the proposed fencing. The committee asked about the location of the property line and whether the existing chain link fencing is behind the 25-foot front setback. Rosemary Montoya, Associate Planner, provided an aerial photograph showing the chain link fencing as being located behind the required front setback. Ms. Montoya advised that fencing behind the front setback is permitted to be up to six feet in height. Mr. Williams requested withdrawal of the application during the public hearing prior to committee action.

There were no additional members of the public in attendance, and no other public comments were submitted. Ms. Montoya stated staff had received written correspondence from the neighbors in attendance prior to the meeting.

Mr. Foote closed the public hearing and no further action was taken by the committee for this application.

VI. ADJOURNMENT

The meeting was adjourned at 9:23 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, June 3, 2026**, the City of Redlands Minor Exception Permit Committee will consider the following:

A. **Meeting Location:** 31269 Knoll 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. 695**, a request for authorization to install 6-foot-tall chain link fencing within the required front yard and construct retaining walls up to 11 feet in height at 31269 Knoll Drive in the Rural Residential Animals (R-R-A) zoning district, and determine that the project 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 18.212.220, "Open fences not to exceed four feet (4') in height shall be permitted within a required front yard area," and, "Retaining walls shall not exceed six feet (6') in height." However, RMC sections 18.168.050 and 18.212.060 allow the granting of minor exceptions to fencing and land development standards.

Project Planner: Kevin Beery, Senior 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 'kbeery@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 **June 15, 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.

