AGENDA

MARK STANSON, PLANNING COMMISSIONER
RICHARD SMITH, PLANNING COMMISSIONER
BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER

CITY OF REDLANDS
MINOR EXCEPTION PERMIT COMMITTEE MEETING
October 26, 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 the northeast corner of San Timoteo Canyon Road and Nevada 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 June 3, 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: Northeast corner of San Timoteo Canyon Road and Nevada Street, Redlands, CA 92373 (APN: 0293-141-40-0000)
Meeting Time: 9:00 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 698** – A request to construct approximately 1,900 linear feet of site perimeter walls and fences for Tract No. 20402 with heights greater than 6'-0" and up to approximately 13'-0" in height. The proposed walls consist of split face CMU block walls, a combination split face CMU block wall atop a retaining wall, and a 6-foot-tall tubular fence. The subject site is located at the northeast corner of San Timoteo Canyon Road and Nevada Street, within the A-1 district (APN: 0293-141-40-0000).

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.

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.

B. Meeting Location: 820 Panorama Point Drive, Redlands, CA 92373 (APN: 0300-621-06-0000)
Meeting Time: 9:30 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 699** – A request to construct approximately 930 linear feet of wrought iron linear fencing with heights of 6'-0" within front yard setbacks. The subject site is located at 820 Panorama Point Drive, within the R-A-A district (APN: 0300-621-06-0000).

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.

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.

VI. ADJOURNMENT

Jazmin Serrato
Associate Planner
City of Redlands

October 20, 2026

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.