

**MEETING MINUTES**  
**Minor Exception Permit Committee Meeting of the City of Redlands**  
**Monday, April 24, 2023, at 9:00 a.m.**

**I. ATTENDANCE & CALL TO ORDER**

PRESENT: Matt Endsley, Planning Commissioner  
Maryn Wells, Planning Commissioner  
Brian Foote, City Planner/Planning Manager

STAFF: Brian Foote, City Planner/Planning Manager  
Sean Reilly, Principal Planner  
Jazmin Serrato, Junior Planner  
Laylee Hokmollahi, Junior Planner

The meeting came to order at 9:05 a.m. with a quorum of Committee members, located at the northeast corner of the intersection at Texas Street/Domestic Avenue.

**II. APPROVAL OF MINUTES**

**A. Minutes of March 9, 2023**

Commissioner Wells made a motion to approve the minutes of March 9, 2023, seconded by Brian Foote, and approved 2-0 (Endsley 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:** Intersection of Texas St. and Domestic Ave., Redlands, CA  
**Meeting Time:** 9:00 a.m., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 647** – A request to construct approximately 250 linear feet of up to 7’6” split faced block wall on the western property line of six future home sites within Neighborhood 3 of the Bergamot Specific Plan (Specific Plan No. 64). Pursuant to Section 18.168.020(B) of the Redlands Municipal Code (RMC), “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 Permit Committee met at the project location and opened the public hearing at 9:07 AM. The applicant Mr. Nicholas Harris, representing Meritage Homes was present at the meeting. Sean Reilly, Principal Planner, read the project description for a proposal and explained that the proposed wall height was a result of mitigation measures being implemented to reduce noise impacts from the freeway on the residential development under construction at this location.

The Minor Exception Permit Committee viewed the approximate location of the proposed walls and site characteristics. The Minor Exception Permit Committee asked the applicant questions related to the anticipated date of wall construction as well as timing of completion of various phases of the residential development proposed for the site.

One adjacent property owner for a parcel located to the south of the project site, was present for the meeting and stated she had no comments or concerns about the proposal. There were no other persons in attendance and there were no public comments.

Commissioner Wells moved to approve the request and seconded by Commissioner Endsley.

**Decision:** The Minor Exception Committee voted 3 to 0 to approve the request.

- B. Meeting Location:** 818 W Pennsylvania Avenue, 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. 646** – A request to construct 93 linear feet of an 8-foot-high concrete masonry unit retaining wall on the eastern property line of a property located at 818 W. Pennsylvania Avenue, within the Suburban Residential (R-S) District (APN: 0167-831-49-0000). Pursuant to Section 18.168.020(B) of the Redlands Municipal Code (RMC), “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 Permit Committee met at the project location and opened the public hearing at 9:30 AM. The applicant, Mr. Francisco Gonzalez, was not present at the meeting. Jazmin Serrato, Junior Planner, read the project description for a proposal to construct 93 linear feet of an 8-foot-high concrete masonry unit retaining wall on the eastern side property line.

The Minor Exception Permit Committee viewed and examined the proposed fence area and site characteristics. The Minor Exception Permit Committee asked staff questions in terms of retaining wall height and location. The Committee observed the side yard from the front of the property on Pennsylvania Avenue.

There were no other persons in attendance and there were no public comments from any neighbors or other interested persons.

Commissioner Endsley moved to approve the request and seconded by Commissioner Wells.

**Decision:** The Minor Exception Committee voted 3 to 0 to approve the request.

- C. Meeting Location:** 1504 Bellevue Ct., Redlands, CA 92373  
**Meeting Time:** 10:00 a.m., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 648** – A request to legalize an existing 8.4-foot-high combination wall and wrought iron fence within the front yard setback along Bellevue Avenue. The five-foot-high wrought iron fence is located on top of an approximately 41.5-inch wall. The combined wall and fence are located on top of a turf area, 41.5 inches high. The subject property is located at 1504 Bellevue Avenue within the Suburban Residential (R-S) District (APN: 0172-052-26-0000). Pursuant to Section 18.168.020 of the Redlands Municipal Code (RMC), 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 Permit Committee met at the project location and opened the hearing at 10:00 AM. The applicant, Mr. Jimmy Kaymaz, was present at the meeting. Brian Foote, City Planner, read the project description for a proposal to legalize an existing 8.4-foot-high combination wall and wrought iron fence within the front yard setback along Bellevue Avenue, and Mr. Kaymaz provided additional description and explanation for the request.

The Minor Exception Permit Committee viewed and examined the fence area and site characteristics. Commissioner Wells asked the owner how they were informed that a Minor Exception Permit for the subject fence is required and if they have received complaints from the neighbors. Mr. Kaymaz provided additional background information and stated that there were no complaints from the neighbors, and they have been informed by the City staff that a Minor Exception Permit is required, when they visited the City to obtain a permit for building a swimming pool.

There were no other persons in attendance and there were no public comments.

Commissioner Wells moved to approve the request and seconded by Commissioner Endsley.

**Decision:** The Minor Exception Committee voted 3 to 0 to approve the request.

## VI. ADJOURNMENT

The meeting was adjourned at 10:10 AM.

*L. Hokmollahi*

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City of Redlands  
Laylee Hokmollahi, Junior 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.