



DEVELOPMENT SERVICES
DEPARTMENT

City of
REDLANDS

Incorporated 1888
35 Cajon Street, Ste. 20/P.O. Box 3005, Redlands, CA 92373
909-798-7555 ext. 2
lhokmollahi@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 **Thursday, April 25, 2024**, will consider the following:

- A. Meeting Location:** 121 Sierra Vista 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. 661** – A request to construct approximately 48 linear feet of a plastered CMU retaining wall up to 12'2" high within the side yard, for the purpose of constructing a parking deck. A portion of the wall will be covered with metal panels in a decorative Cedar Wood style. The property is located at 121 Sierra Vista Drive (APN: 0176-171-26-0000) within the Residential Estate (R-A) District. 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: Laylee Hokmollahi, Assistant Planner

How to submit comments: Attend the meeting in person, or call (909) 798-7555 extension 7345 during regular business hours to speak to the Project Planner or send an email to the Project Planner at 'lhokmollahi@cityofredlands.org' before 5:30 p.m. on the day prior to the meeting.

- B. Meeting Location:** 1140 S. Center 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. 664** – A request to enclose the rear yard by installing 116 linear feet of a 5'0" high CMU stucco wall, 16 linear feet of a 6'0" high wrought iron rolling gate, and 4 linear feet of a 6'0" high wrought iron pedestrian gate within the streetside setback along Cedar Avenue. The subject property is located at 1140 S. Center Street (APN: 0175-113-05-0000) 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." Therefore, per 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: Jazmin Serrato, Assistant Planner

How to submit comments: Attend the meeting in person, or call (909) 798-7555 extension 2 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:** NWC of Alabama Street & Citrus Avenue
Meeting Time: 9:40 a.m., or as soon thereafter as may be heard.

PUBLIC HEARING to consider **Minor Exception Permit No. 665** – A request to construct retaining walls and fence combinations exceeding the maximum allowable height (at some portions) adjacent to the southern and northern property lines, and installing a 6'0" high tube steel fence and gate within the front yard setback. The proposed combination wall is composed of a brown precision CMU block retaining wall (of varying heights) with an approximately 42-inch-high tube steel fence on top. The property is located at the northwest corner of Alabama Street and Citrus Avenue (APN: 0292-158-10-0000) within the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan. Pursuant to Section EV4.0235(f) of the East Valley Corridor Specific Plan, "Solid fences and walls not to exceed six (6) feet in height shall be permitted along side and rear property lines except that no solid fence or wall exceeding three (3) feet 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: Laylee Hokmollahi, Assistant Planner

How to submit comments: Attend the meeting in person, or call (909) 798-7555 extension 7345 during regular business hours to speak to the Project Planner or send an email to the Project Planner at 'lhokmollahi@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 **May 6, 2024**. 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.