

**MEETING MINUTES**  
**Minor Exception Permit Committee Meeting of the City of Redlands**  
**Monday, September 11, 2023, at 9:30 a.m.**

**I. ATTENDANCE & CALL TO ORDER**

PRESENT: Karah Shaw, Planning Commissioner  
Matt Endsley, Planning Commissioner  
Sean Reilly, Principal Planner

STAFF: Sean Reilly, Principal Planner  
Jazmin Serrato, Junior Planner

The meeting came to order at 9:36 a.m. with a quorum of Committee members, located at 1223 Texas Street, Redlands, CA 92374.

**II. APPROVAL OF MINUTES**

**A. Minutes of July 25, 2023**

Commissioner Endsley made a motion to approve the minutes of July 25, 2023, seconded by Commissioner Shaw, and approved 3-0.

**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:** 1223 Texas Street, Redlands, CA 92374  
Southwest corner of Texas Street and Lugonia Avenue  
**Meeting Time:** 9:30 a.m., or as soon thereafter as may be heard.

**PUBLIC HEARING** to consider **Minor Exception Permit No. 654** – A request to construct approximately 241 linear feet of up to 7’0” high split-face block wall within the front yard setback along W. Lugonia Avenue and approximately 258 linear feet of up to 7’0” high split-face block wall and 5’0” high tubular steel gates within the front setback along Texas Street. The subject property pertains to the Liberty Lane Apartments project located at 1223 Texas Street, within the Multi-Family Residential (R-2) District (APN: 0169-021-09-0000). As defined by Section 18.08.585 of the Redlands Municipal Code (RMC), “A side yard adjacent to a street shall be the same as a front yard.” Therefore, 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.

**Discussion:**

The Minor Exception Permit Committee met at the project location and opened the public hearing at 9:36 a.m. The applicant representatives for Redlands Supportive Housing, L.P. were present at the meeting. The representatives present included Adrian Servetnick, Joe Chang, John Schiesser, and Mark Schattinger. Jazmin Serrato, Junior Planner, read the project description for the proposal and explained that the proposed wall height along W. Lugonia Avenue was a result of mitigation measures being implemented to reduce noise impacts. Mr. Servetnick provided additional description and explanation for the request.

The Minor Exception Committee viewed and examined the approximate location of the proposed wall/fence and site characteristics. The Minor Exception Permit Committee asked the applicant questions related to the anticipated date of wall construction.

One adjacent property owner, Adan Gonzalez, located at 803 W. Lugonia Avenue was present for the meeting and stated he would like for the project to include a solid wall adjacent to the eastern portion of their property. The applicant was made aware that the scope of the proposal does not include a wall on their property and the Minor Exception Permit Committee would not be able to address the issue. However, Mr. Servetnick offered to speak with the property owner after the meeting to discuss a solution to the matter. There were no other persons in attendance and there were no additional public comments.

Commissioner Shaw moved to approve the request and was seconded by Commissioner Endsley.

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

**B. Meeting Location:** Northwest corner of Texas Street & Domestic Avenue,  
Redlands, CA

**Meeting Time:** 10:00 a.m., or as soon thereafter as may be heard.

**PUBLIC HEARING** to consider **Minor Exception Permit No. 655** – A request to construct an approximately 9’0” high retaining wall and vinyl fence combination within the rear yards of Lots 309, 310, and 311 of Tract 20336. The proposed combination wall is composed of an approximately 3’0’ high block retaining wall with an approximately 6’0” high white vinyl fence mounted on top. The subject properties are within neighborhood three of the Bergamot Specific Plan (Specific Plan No. 64). 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.

**Discussion:**

The Minor Exception Permit Committee met at the project location and opened the public hearing at 10:00 a.m. The applicant, Mr. Nicholas Harris representing Meritage Homes, was present at the meeting. Jazmin Serrato, Junior Planner, read the project description for the proposal to construct an approximately 9’0” high retaining wall and vinyl fence combination for the rear yards of three subject properties. Mr. Harris provided additional description and explanation for the request.

The Minor Exception Permit Committee viewed the approximate location of the proposed wall/fence and site characteristics. The Minor Exception Permit Committee asked the applicant questions regarding fence location and how it would expand the current yard space and if it would affect the neighboring properties. Mr. Harris explained the fences would minimize the slope of the existing lots and expand their rear yard space, but it will not encroach into any neighboring properties.

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 was seconded by Commissioner Shaw.

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

- C. Meeting Location:** 1032 Alpine Ct., Redlands, CA 92374
- Meeting Time:** 10:30 a.m., or as soon thereafter as may be heard.

**PUBLIC HEARING** to consider **Minor Exception Permit No. 653** – A request to replace an existing backyard fence with approximately 116 linear feet of 8’0” high white vinyl fence. The proposal increases the height of an existing fence enclosing the street-side setback of the subject property along E. Brockton Avenue and Wabash Avenue. The subject property is located at 1032 Alpine Court, within the Single-Family Residential (R-1) District (APN: 0168-681-24-0000). As defined by Section 18.08.585 of the Redlands Municipal Code (RMC), “A side yard adjacent to a street shall be the same as a front yard.” Therefore, 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.

**Discussion:**

The Minor Exception Permit Committee met at the project location and opened the public hearing at 10:30 a.m. The applicants, Mr. and Mrs. Khan, were present at the

meeting. Jazmin Serrato, Junior Planner, read the project description for a proposal to replace an existing backyard fence with approximately 116 linear feet of 8'0" high white vinyl fence. Mr. Khan provided additional description and explanation for the request.

The Minor Exception Committee viewed and examined the proposed fence area and site characteristics. The Minor Exception Permit Committee asked the applicant questions in terms of the fence height, location, material, and discussed setback requirements. The applicant explained the proposed height is to ensure privacy and increase security.

Commissioner Shaw had a question regarding location and if the proposal included extending the fence location to the northern portion of the property along E. Brockton Avenue. City staff explained the relocation of the fence was not included within the proposal of this application. Commissioner Endsley inquired if the fence would vary in height due to the natural slope of the property. The applicant explained it would step down accordingly and the maximum height would not exceed 8 feet. Principal Planner, Sean Reilly, suggested the fence should be a tan, beige, or off-white color to match the color scheme of the adjacent properties. Commissioner Shaw and Endsley agreed with the color suggestion.

Mr. Reilly also suggested the height of the fence should align with the height of the existing neighbor's block wall located to the south of the subject property to avoid a large separation in height. The applicant opposed and Commissioner Shaw and Endsley proposed to create a condition which would only allow for the height to increase by 8 inches near the adjacent property.

Mr. Reilly also noted the proposed height of the vinyl fence at a maximum height of 8 feet would be inappropriate along E. Brockton Avenue and suggested lowering the height to 6 feet. Commissioner Shaw and Endsley agreed that due to the lower slope the revised height of 6 feet would be appropriate.

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

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

**Decision:** The Minor Exception Permit Committee voted 3 to 0 to approve the request, with the following added Conditions of Approval.

*Added conditions of approval:*

1. The applicant shall construct the fence at a maximum height not to exceed 8" taller than the southern neighbor's existing block wall (1028 Alpine Court).
2. The proposed fence height shall not exceed 8'0" at any location along Wabash Avenue.

3. The fence line from Wabash Avenue to E. Brockton Avenue shall follow the existing fence placement to the extent practicable. The angle of the fence line's transition near the corner shall not exceed 45 degrees.
4. The proposed fence height shall not exceed 6'0" along E. Brockton Avenue.
5. Fencing material shall be a tan or off-white color to match the adjacent properties.

## VI. ADJOURNMENT

The meeting was adjourned at 11:01 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.