

**MEETING MINUTES**  
**Minor Exception Permit Committee Meeting of the City of Redlands**  
**Monday, March 18, 2024, at 9:00 a.m.**

**I. ATTENDANCE & CALL TO ORDER**

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

STAFF: Laylee Hokmollahi, Assistant Planner

The meeting came to order at 9:00 a.m. with a quorum of Committee members, located at 460 Terracina Boulevard, Redlands, CA 92373.

**II. APPROVAL OF MINUTES**

**A. Minutes of January 22, 2024**

Commissioner Endsley made a motion to approve the minutes of January 22, 2024, seconded by Commissioner Wells, 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:** 460 Terracina Boulevard, Redlands, CA 92373  
Southwest corner of Terracina Blvd. and W. Fern Ave.  
**Meeting Time:** 9:00 a.m., or as soon thereafter as may be heard

**PUBLIC HEARING** to consider **Minor Exception Permit No. 659** – A request to construct split face retaining walls with a tube steel fence combination exceeding the maximum allowable height on various locations throughout the property. The project site is located at 452 to 490 Terracina Boulevard within the Suburban Residential (R-S) District (APNs: 0172-141-07-0000, 0172-141-08-0000, 0172-141-11-0000, 0172-141-15-0000, 0172-141-16-0000 & 0172-141-19-0000). 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 9:00 AM. Redlands Community Hospital representatives present included Todd Sexton and Harvey Hanson. Also, present were Dennis & Linda Rotondo, and Bill Oesterlein (residents living near the project site). Brian Foote read the project description and the Redlands Community Hospital representatives provided more information regarding their proposal.

Mr. and Mrs. Rotondo asked about the location of the wall in relation to his shared property line with the project and if the project will back fill behind the wall and provide landscaping. Mr. Harvey replied, the parking lot will be lower and the fence will be placed 4 or 5 foot from the property line. He added that they will fill out the back of the wall to provide a safe grade. Mr. Foote added that a Conditional Use Permit was previously approved for this new parking lot, and landscaping will need to be consistent with the approved landscape plan on file for the CUP.

Mr. and Mrs. Rotondo had additional questions such as:

- Will the palm trees on Terracina Boulevard remain in place?
- When will they start the project?
- What is the spacing between the iron vertical bars of the 42" guard fence?

The Redlands Community Hospital representatives replied, that the plan is to keep the palms trees and that the project will start 3 to 6 months from now. He also mentioned that there will be 4 to 6 inches between the iron vertical bars.

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 Wells.

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

- B. Meeting Location:** 329 Summit Avenue, Redlands, CA 92373  
**Meeting Time:** 9:30 a.m., or as soon thereafter as may be heard.

**PUBLIC HEARING** to consider **Minor Exception Permit No. 660** – A request to construct an approximately 154 linear feet of retaining wall and fence combination in the rear yard of the property located at 329 Summit Avenue. The proposed combination wall is composed of an approximately 2'6" to 7'0" high Redi-Rock Mortarless block retaining wall with an approximately 42" high rod iron fence on top. The property is located at 329 Summit Avenue, within the Residential Estate (R-E) District (APN: 0174-062-12-0000). 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.

**Discussion:**

The Minor Exception Permit Committee met at the project location and opened the public hearing at 9:25 AM. Luke Maiberger and Ron Vanvoorthuysen were present at the meeting. Brian Foote announced the opening of the public hearing. Mr. Vanvoorthuysen provided more details regarding the proposal and mentioned that the wall will be up to 8-feet-high and they will use grey mortarless blocks.

There were no other persons in attendance.

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

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

- C. Meeting Location:** 1577 Lassen Street, Redlands, CA 92374  
**Meeting Time:** 9:50 a.m., or as soon thereafter as may be heard.

**PUBLIC HEARING** to consider **Minor Exception Permit No. 658** – A request to construct an approximately 133 linear feet of up to 8'0” high retaining wall and fence combination within the street-side setback along E. San Bernardino Avenue. The proposed combination wall is composed of an approximately 2'0' high concrete block retaining wall with an approximately 6'0” high chain link fence on top. The property is located at 1577 Lassen Street, within the Single-Family Residential (R-1) District (APN: 0167-381-01-0000). 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 the public hearing was opened at 9:48 AM. The applicant, Ricky Tejada was present at the meeting and explained his proposal to construct a retaining wall to level portions of his property and to install a chain link fence with slats on top of the wall to keep his dog on the property. He also mentioned that the existing wooden fence along the front property line has existed since he bought the house. Mr. Foote asked the applicant if he is going to provide a hedge type planter in front of the wall and fence. Mr. Tejada responded that it will be a retaining wall and the fence on top only. Mr.

Foote mentioned the Committee generally asks for decorative fences and he may consider installing the chain link fence behind the wall and provide a hedge type planter in front of it for screening purposes. Mr. Tejada mentioned that he is concerned that if he does so the homeless people may use the wall for seating.

Commissioner Endsley expressed concerns regarding the visible height of the fence from the E. San Bernardino Avenue and mentioned that he would be willing to approve this proposal from the following options:

1. Construct a 2-foot-high retaining wall with a 5-foot-high fence on top along the front property line on San Bernardino Ave.
2. Construct a 2-foot-high retaining wall with a 6-foot-high fence on top setback 18 inches from the property line to provide space for landscape screening.
3. Construct a 2-foot-high retaining wall on the front property line, provide 18 inches of landscape planter and construct a 6-foot-high fence behind that area.

Mr. Endley's preference was setting the wall and fence combination back 18 inches to allow a landscaped area (option No. 2) with an added condition to require maintaining the landscape screening. Commissioner Wells and Mr. Foote agreed with Commissioner Endsley's suggestions. Mr. Tejada agreed to construct the wall and fence in this manner and agreed to the recommended condition to maintain the landscaping.

There were no other persons in attendance.

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

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

1. The wall and fence combination shall be placed a minimum of eighteen inches (18") from the back of the sidewalk (property line) to provide a planter area for landscape screening.
2. The property owner shall be responsible for the installation and maintenance of continuous landscape screening on the exterior side of the wall and fence (side facing north along San Bernardino Ave.), for a minimum height of the wall (or 2'0") and shall maintain the landscape in good condition at all times.

## VI. ADJOURNMENT

The meeting was adjourned at 10:16 AM.

*L. Hokmollahi*

City of Redlands  
Laylee Hokmollahi, Assistant 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.