



CITY OF GRAND TERRACE
Planning Commission/Site and Architectural
Review Board
AGENDA • December 5, 2024

Council Chambers

Special Meeting

5:30 PM

Grand Terrace Civic Center • 22795 Barton Road

COMMENTS FROM THE PUBLIC

The public is encouraged to address the Planning Commission/Site & Architectural Review Board on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the Board, please complete a Request to Speak card located at the front entrance and provide it to the Planning Secretary. Speakers will be called upon by the Chair at the appropriate time and each person is allowed three (3) minutes speaking time.

The City wants you to know that you can also submit your comments by email to ccpubliccomment@grandterrace-ca.gov. To give the Planning Secretary adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 5:00 p.m.; or if you are unable to email, please call the Planning Secretary's Office at (909) 954-5206 by 5:00 p.m.

If you wish to have your comments read to the Planning Commission/Site & Architectural Review Board during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want read to the Planning Commission/Site & Architectural Review Board will be subject to the three (3) minute time limitation (approximately 350 words).

Pursuant to the provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 1st Floor Lobby Area and 2nd Floor Reception Area during regular business hours and on the City's website www.grandterrace-ca.gov. For further information regarding agenda items, please contact the office of the Planning Secretary at (909) 954-5206, or via e-mail at dalcocer@grandterrace-ca.gov.

Any documents provided to a majority of the Planning Commission/Site & Architectural Review Board regarding any item on this agenda will be made available for public inspection in the City Clerk's office at City Hall located at 22795 Barton Road during normal business hours. In addition, such documents will be posted on the City's website at www.grandterrace-ca.gov.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, (909) 954-5207 at least 48 hours prior to the advertised starting time of the meeting. This will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible [28 CFR 34.102.104 ADA Title II].

CALL TO ORDER

Convene the Meeting of the Planning Commission/Site and Architectural Review Board.

Pledge of Allegiance

AB 2449 Disclosures

Remote participation by a member of the legislative body for just cause or emergency circumstances.

Roll Call

APPROVAL OF AGENDA

PRESENTATIONS

A. CONSENT CALENDAR

- 1) Approval of Minutes - Regular Meeting - November 21, 2024.

RECOMMENDATION:

DEPARTMENT: City Clerk

B. ACTION ITEMS

C. PUBLIC HEARINGS

- 2) Site and Architectural Review 24-04, Conditional Use Permit 24-04, Environmental 24-06

RECOMMENDATION: It is recommended that the Planning Commission/Site and Architectural Review Board take the following actions:

1. Conduct a Public Hearing; and
2. Adopt a Resolution of the Planning Commission/Site and Architectural Review Board of the City Of Grand Terrace Approving Site and Architectural Review 24-04, Conditional Use Permit 24-04, and Environmental Review 24-06, a request by the Applicant, Equipment Share, to establish a "Heavy Equipment Rentals, Sales and Services, Outdoor" Land Use and install two 1,440 square-foot single story commercial modular units for use as offices, and site improvements for a new construction equipment rentals, sales, and repair business at 21506 Main Street, Grand Terrace, CA 92313 (APN: 1167-111-09) in the Industrial District (M2) Zone.

CEQA exempt pursuant to § Section 15332 (Class 32) In-Fill Development Projects.

DEPARTMENT: Planning & Development Services

D. INFORMATION TO COMMISSIONERS

E. INFORMATION FROM COMMISSIONERS

ADJOURN

Adjourn to the next scheduled meeting of the Planning Commission/Site & Architectural Review Board to be held on January 16, 2025, at 6:30 p.m.