



CITY OF GRAND TERRACE

Planning Commission/Site and Architectural Review Board MINUTES • November 21, 2024

Council Chambers

Regular Meeting

6:30 PM

Grand Terrace Civic Center • 22795 Barton Road

CALL TO ORDER

Chair Giroux convened the Regular Meeting of the Planning Commission/Site and Architectural Review Board for Thursday, November 21, 2024, at 6:30 p.m.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Scot Mathis.

AB 2449 Disclosures

Commissioner Aron Burian participated remotely for just cause.

Commissioner David Alaniz motioned with a second by Chair Giroux to acknowledge the remote participation of Commissioner Aron Burian.

RESULT:	APPROVED 4 TO 0
MOVER:	Commissioner Alaniz
SECONDER:	Commission Chair Giroux
AYES:	Commission Chair Giroux, Commissioner Alaniz, Commission Vice Chair Ceseña, Commissioner Mathis
NAYS:	None

Roll Call

Present:	Commission Chair Edward Giroux Commissioner David Alaniz Commission Vice Chair Tara Ceseña Commissioner Scot Mathis Commissioner Aron Burian
Absent:	Assistant City Attorney Jamie Traxler

APPROVAL OF AGENDA

Vice-Chair Tara Ceseña motioned to have Public Hearing Item C.3 be presented before Public Hearing Item C.2

RESULT:	APPROVED - UNANIMOUS
MOVER:	Commission Vice Chair Ceseña
SECONDER:	Commissioner Mathis
AYES:	Commission Chair Giroux, Commissioner Alaniz, Commission Vice Chair Ceseña, Commissioner Mathis, Commissioner Burian
NAYS:	None

PRESENTATIONS

None.

PUBLIC ADDRESS

None.

A. CONSENT CALENDAR

RESULT:	ACCEPTED - 5 TO 0
MOVER:	Commissioner Burian
SECONDER:	Commissioner Alaniz
AYES:	Commission Chair Giroux, Commissioner Alaniz, Commission Vice Chair Ceseña, Commissioner Mathis, Commissioner Burian
NAYS:	None

- 1) Approval of Minutes - Regular Meeting - July 18, 2024.
Approval of Minutes - Regular Meeting - October 17, 2024.

B. ACTION ITEMS

None.

C. PUBLIC HEARINGS

- 2) Amendment No. 1 to Site and Architectural Review 23-23: A public art project that includes a 10-foot-tall steel donkey sculpture, and a smaller 6-foot-tall steel donkey sculpture located at the corner of Mt. Vernon Avenue.

Gabriel Arguelles, Assistant Planner, presented the staff report and PowerPoint presentation for this item.

Chair Giroux opened the Public Hearing at 6:50 p.m.

David Lang, Architect with Lampert Dias Architects addressed the Commission's questions and comments.

Chair Giroux closed the Public Hearing at 6:58 p.m.

ADOPT A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD APPROVING AMENDMENT NO. 1 TO SITE AND ARCHITECTURAL REVIEW 23-23 AND ENVIRONMENTAL REVIEW 24-04 FOR A PUBLIC ART INSTALLATION PROPOSED BY FIRESTATION PROPERTIES, LLC, REPRESENTED BY DAVID LANG. THE PROPOSAL INCLUDES THE INSTALLATION OF A 10-FOOT-TALL STEEL DONKEY SCULPTURE AND A 6-FOOT-TALL STEEL DONKEY SCULPTURE AT 12167 MT. VERNON AVENUE, LOCATED AT THE CORNER OF MT. VERNON AVENUE AND CITY CENTER. THE PROJECT SITE IS WITHIN THE BARTON ROAD SPECIFIC PLAN (BRSP), VILLAGE COMMERCIAL (VC) PLANNING AREA 2 (P.A.2.).

Vice-Chair Ceseña motioned with a second by Commissioner Mathis to approve the item with the additional recommendations made by the Commission.

RESULT:	APPROVED - UNANIMOUS
MOVER:	Commission Vice Chair Ceseña
SECONDER:	Commissioner Mathis
AYES:	Commission Chair Giroux, Commissioner Alaniz, Commission Vice Chair Ceseña, Commissioner Mathis, Commissioner Burian
NAYS:	None

- 3) Review and Consideration of Zoning Code Amendment (ZCA) 24-04, a Proposal to Amend the Grand Terrace Municipal Code Chapter 5.06 (Home Occupation Permits) Sections 5.06.050 and 5.06.060, Chapter 5.40 (Garage Sales) Section 5.40.050, Chapter 5.42 (Integrated Waste Management) Section 5.42.160, Chapter 5.48 (Massage Parlors and Massage Technicians) Section 5.48.110, Chapter 8.108 (Noise) Sections 8.108.040 and 8.108.050, Chapter 8.112 (Fireworks) Section 8.112.010, Chapter 9.05 (Vending on City Sidewalks) Section 9.05.020, Chapter 10.16 (Storage of Vehicles – Intersection Obstruction) Section 10.16.021, Chapter 12.32 (Conduct on Public

Property – Parks) Section 12.32.140, Chapter 12.56 (Wireless Telecommunications Facilities in the Public Right-Of-Way) Section 12.56.070, Chapter 15.56 (Water Efficient Landscape) Section 15.56.130, Chapter 18.10 (Residential Districts) Section 18.10.040, Chapter 18.64 (Objective Design Standards) Section 18.64.040, Chapter 18.80 (Signs) Section 18.80.050 and 18.80.130, Chapter 18.82 (Standards for Specified Land Uses and Activities) Section 18.82.010, to streamline the Municipal Code and ensure internal consistency.

Scott Hutter, Planning & Development Services Director, presented the staff report and PowerPoint presentation for this item.

Chair Giroux opened the public hearing at 8:37 p.m.

PUBLIC COMMENT

Bobbie Forbes, Grand Terrace Resident, has concerns regarding some of the potential changes to the Zoning Amendment.

Chair Giroux closed the public hearing item at 8:42 p.m.

ADOPT A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZCA 24-04 TO AMEND GRAND TERRACE MUNICIPAL CODE CHAPTER 5.06 (HOME OCCUPATION PERMITS) SECTIONS 5.06.050 AND 5.06.060, CHAPTER 5.40 (GARAGE SALES) SECTION 5.40.050, CHAPTER 5.42 (INTEGRATED WASTE MANAGEMENT) SECTION 5.42.160, CHAPTER 5.48 (MASSAGE PARLORS AND MASSAGE TECHNICIANS) SECTION 5.48.110, CHAPTER 8.108 (NOISE) SECTIONS 8.108.040 AND 8.108.050, CHAPTER 8.112 (FIREWORKS) SECTION 8.112.010, CHAPTER 9.05 (VENDING ON CITY SIDEWALKS) SECTION 9.05.020, CHAPTER 10.16 (STORAGE OF VEHICLES – INTERSECTION OBSTRUCTION) SECTION 10.16.021, CHAPTER 12.32 (CONDUCT ON PUBLIC PROPERTY – PARKS) SECTION 12.32.140, CHAPTER 12.56 (WIRELESS TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHT-OF-WAY) SECTION 12.56.070, CHAPTER 15.56 (WATER EFFICIENT LANDSCAPE) SECTION 15.56.130, CHAPTER 18.10 (RESIDENTIAL DISTRICTS) SECTION 18.10.040, CHAPTER 18.64 (OBJECTIVE DESIGN STANDARDS) SECTION 18.64.040, CHAPTER 18.80 (SIGNS) SECTION 18.80.050 AND 18.80.130, CHAPTER 18.82 (STANDARDS FOR SPECIFIED LAND USES AND ACTIVITIES) SECTION 18.82.010, TO STREAMLINE THE MUNICIPAL CODE AND ENSURE INTERNAL CONSISTENCY (ZONING CODE AMENDMENT 24-04) AND FIND AN ENVIRONMENTAL EXEMPTION PURSUANT TO SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. CEQA EXEMPT PURSUANT TO SECTION §15061(B)(3) – *COMMON SENSE EXEMPTION*.

Commissioner Alaniz motioned with a second by Commissioner Mathis to continue the Public Hearing Item to a date certain of January 16, 2025.

RESULT:	APPROVED - UNANIMOUS
MOVER:	Commissioner Alaniz
SECONDER:	Commissioner Mathis
AYES:	Commission Chair Giroux, Commissioner Alaniz, Commission Vice Chair Ceseña, Commissioner Mathis, Commissioner Burian
NAYS:	None

D. INFORMATION TO COMMISSIONERS

Scott Hutter, Planning & Development Services Director, informed the Commissioners about upcoming Planning Commission meetings set for December 5, 2024, and December 19, 2024.

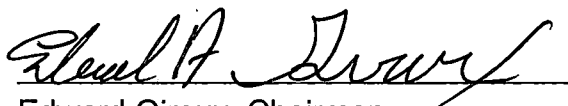
E. INFORMATION FROM COMMISSIONERS

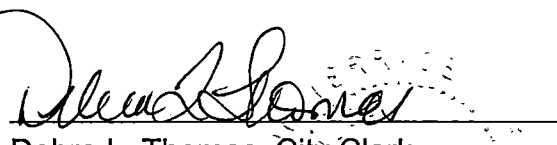
Vice-Chair Ceseña informed staff that the vegetation at Starbucks on Barton Road is not crawling up the wall like it is supposed to.

Chair Giroux and the Commissioners would like to move forward with a public hearing regarding fireworks with the approval by the city council.

ADJOURN

Chair Giroux adjourned the regular meeting of the Planning Commission/Site and Architectural Review Board at 8:58 p.m. The next scheduled meeting of the Planning Commission/Site and Architectural Review Board is to be held on Thursday, January 16, 2025, at 6:30 p.m.


Edward Giroux, Chairman


Debra L. Thomas, City Clerk

