



CITY OF GRAND TERRACE
Planning Commission/Site and Architectural
Review Board
AGENDA • May 15, 2025

Council Chambers

Regular Meeting

6:30 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 City Clerk. 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 City Clerk at (909) 954-5207, 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 - NONE

PUBLIC ADDRESS

Public address to the Commission shall be limited to three minutes unless extended by the Chairperson. Should you desire to make a longer presentation, please make a written request to be agendaized to the Director of Planning and Development Services. This is the opportunity for members of the public to comment on any items not appearing on the regular agenda. Because of restrictions contained in California Law, the Planning Commission may not discuss or act on any item not on the agenda, but may briefly respond to statements made or ask a question for clarification. The Chairperson may also request a brief response from staff to questions raised during public comment or may request a matter be agendaized for a future meeting.

A. CONSENT CALENDAR

- 1) Approval of Minutes - Regular Meeting - January 16, 2025
Approval of Minutes - Special Meeting - February 27, 2025

RECOMMENDATION:

DEPARTMENT: City Clerk

B. ACTION ITEMS

C. PUBLIC HEARINGS

- 2) Review and Consideration of Site and Architectural Review 24-03, Conditional Use Permit 24-02, Sign Program 24-01 and Environmental Review 24-01, A Request By The Applicant, Dutch Bros. LLC, To Establish A "Coffee Shop" Land Use And Construct A 984 Square-Foot Building, And Site Improvements For A New Dutch Bros Coffee Shop At 22115 Barton Road, Grand Terrace, CA 92313 (APN: 1167-213-10 and 11) In Barton Road Specific Plan, General Commercial (BRSP, GC) Zone, Planning Area 1.

RECOMMENDATION:

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 June 5, 2025, at 6:30 p.m.



CITY OF GRAND TERRACE

Planning Commission/Site and Architectural Review Board MINUTES • January 16, 2025

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, January 16, 2025, at 6:30 p.m.

Pledge of Allegiance

The Pledge of Allegiance was led by Vice-Chair Tara Ceseña.

AB 2449 Disclosures

None.

Roll Call

Present:	Commission Chair Edward Giroux Commission Vice Chair Tara Ceseña Commissioner David Alaniz Commissioner Scot Mathis Commissioner Aron Burian
Absent:	

APPROVAL OF AGENDA

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

Jason Greeley, Grand Terrace Resident, commented on art in public places and outlined his goals for the city.

A. CONSENT CALENDAR

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

- 1) Approval of Minutes - Special Meeting - December 5, 2024

B. ACTION ITEMS

None.

C. PUBLIC HEARINGS

REOPENING OF THE CONTINUED PUBLIC HEARING ITEM:

Chairman Giroux reopened the public hearing at 6:43 p.m.

COMMISSIONER ALANIZ MOTIONED WITH A SECOND BY COMMISSIONER BURIAN TO CONTINUE THE PUBLIC HEARING ITEM TO A CERTAIN DATE OF FEBRUARY 27, 2025.

- 2) 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.

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 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*.

DEPARTMENT: Planning & Development Services

D. INFORMATION TO COMMISSIONERS

Scott Hutter, Planning & Development Services Director, provided the Commissioners with brief information regarding the Planning Commissioners Academy.

E. INFORMATION FROM COMMISSIONERS

None.

ADJOURN

Chair Giroux adjourned the regular meeting of the Planning Commission/Site and Architectural Review Board at 7:00 p.m. The next scheduled meeting of the Planning Commission/Site and Architectural Review Board is to be held on Thursday, February 27, 2025, at 6:30 p.m.

Edward Giroux, Chairman

Daysi Alcocer, City Clerk



CITY OF GRAND TERRACE

Planning Commission/Site and Architectural Review Board MINUTES • February 27, 2025

Council Chambers

Special Meeting

6:00 PM

Grand Terrace Civic Center • 22795 Barton Road

CALL TO ORDER

Chair Giroux convened the Special Meeting of the Planning Commission/Site and Architectural Review Board for Thursday, February 27, 2025, at 6:30 p.m.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner David Alaniz.

AB 2449 Disclosures

None.

Roll Call

Present:	Commission Chair Edward Giroux Commissioner David Alaniz Commission Vice Chair Tara Ceseña Commissioner Scot Mathis Commissioner Aron Burian
Absent:	

APPROVAL OF AGENDA

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

A. CONSENT CALENDAR - NONE

B. ACTION ITEMS - NONE

C. PUBLIC HEARINGS

- 1) 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.

Gabriel Arguelles, Assistant Planner, provided the [PowerPoint](#) presentation for this item.

Chair Giroux opened the public hearing at 7:00 p.m.

PUBLIC COMMENT

None.

Chair Giroux closed the public hearing at 7:01 p.m.

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

- 2) Review and consideration of General Plan Amendment 25-01, for the proposed 2021–2029 Housing Element, and adopt a Resolution recommending that the City Council approve General Plan Amendment No. 25-01.

Dan Wery, Project Manager with Michael Baker International, and Hanna Kreitman, Housing Specialist provided the [PowerPoint](#) presentation for this item.

Chair Giroux opened the public hearing at 8:00 p.m.

PUBLIC COMMENT

None.

Chair Giroux closed the public hearing at 8:01 p.m.

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

D. INFORMATION TO COMMISSIONERS

None.

E. INFORMATION FROM COMMISSIONERS

None.

ADJOURN

Chair Giroux adjourned the Special Meeting of the Planning Commission/Site and Architectural Review Board at 8:06 p.m. The next scheduled meeting of the Planning Commission/Site and Architectural Review Board is to be held on Thursday, March 6, 2020, at 6:30 p.m.

Edward Giroux, Chairman

Daysi Alcocer, City Clerk



CITY OF GRAND TERRACE

MEMORANDUM

TO: Planning Commission / Site and Architectural Review Board

FROM: Gabriel Arguelles, Assistant Planner

DATE: May 15, 2025

SUBJECT: Review and Consideration of Site and Architectural Review 24-03, Conditional Use Permit 24-02, Sign Program 24-01 and Environmental Review 24-01, A Request By The Applicant, Dutch Bros. LLC, To Establish A "Coffee Shop" Land Use And Construct A 984 Square-Foot Building, And Site Improvements For A New Dutch Bros Coffee Shop At 22115 Barton Road, Grand Terrace, CA 92313 (APN: 1167-213-10 and 11) In Barton Road Specific Plan, General Commercial (BRSP, GC) Zone, Planning Area 1.

Dear Planning Commission:

Planning Staff is requesting that the Public Hearing for the Dutch Brothers Coffee project be continued to a special Planning Commission/Site and Architectural Review Board meeting on June 5, 2025. The continuation will allow the City of Grand Terrace additional time to finalize documentation of its good faith efforts under the AB 52 tribal consultation process. During this time, the City will reach out once more to the Gabrieleno Band of Mission Indians – Kizh Nation, extending an additional opportunity to engage in the consultation process and address any outstanding concerns prior to the rescheduled hearing.