



CITY OF GRAND TERRACE
Planning Commission/Site and Architectural
Review Board
AGENDA • June 19, 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 - June 5, 2025

DEPARTMENT: City Clerk

B. ACTION ITEMS - NONE

C. PUBLIC HEARINGS

CONTINUED PUBLIC HEARING ITEM

- 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. An IS/MND and Mitigation Monitoring and Reporting Program (MMRP) has Been Prepared for the Project Consistent With the Requirements of the California Environmental Quality Act (CEQA) Pursuant To Section §15074 of the CEQA Guidelines

RECOMMENDATION:

1) REOPEN AND CONDUCT THE CONTINUED PUBLIC HEARING; AND

2) ADOPT A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE APPROVING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) AND THE MITIGATION GRAMONITORING AND REPORTING PROGRAM (MMRP) PREPARED FOR THE PROJECT AND MAKING THE NECESSARY FINDINGS IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO SECTION 15074 OF THE CEQA GUIDELINES.

3) ADOPT A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE APPROVING 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’, TO ESTABLISH A “COFFEE SHOP” LAND USE AND CONSTRUCT A 984 SQUARE-FOOT BUILDING WITH DRIVE-THRU AND WALK UP SERVICE, AND SITE IMPROVEMENTS FOR A NEW DUTCH BROS’ BUSINESS 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.

DEPARTMENT: Planning & Development Services

- 3) Review and Consideration of Site and Architectural Review 24-02, Conditional Use Permits 24-01 and 24-02, Sign Program 24-02, and Environmental Review 24-02 for the Development of Two Drive-Thru Fast Food Restaurants with Dine-In Service, Located at 22430 Barton Road, Grand Terrace (APN: 0275-301-35-000), in the Village Commercial (VC) Zone, Planning Area 2 of the Barton Road Specific Plan, and Determine that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects).

RECOMMENDATION:

- 1) ADOPT A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE APPROVING SITE AND ARCHITECTURAL REVIEW 24-02, CONDITIONAL USE PERMIT 24-01, AND CONDITIONAL USE PERMIT 24-02, A REQUEST BY THE APPLICANT, MARKS ARCHITECTURE, TO ESTABLISH A “FAST FOOD: WITH DRIVE-THRU” LAND USE AND CONSTRUCT 1,800- SQUARE-FOOT AND 1,650-SQUARE-FOOT SINGLE-STORY COMMERCIAL BUILDINGS WITH DRIVE-THRU AND DINE-IN RESTAURANT SERVICE, AND ASSOCIATED SITE IMPROVEMENTS AT 22430 BARTON ROAD, GRAND TERRACE, CA 92313 (APN: 0275-301-35-000), LOCATED IN THE VILLAGE COMMERCIAL (VC) ZONE, PLANNING AREA 2 OF THE BARTON ROAD SPECIFIC PLAN, AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (CLASS 32 – IN-FILL DEVELOPMENT PROJECTS).**
- 2) CONTINUE SIGN PROGRAM 24-02 TO A DATE CERTAIN OF SEPTEMBER 4, 2025.**

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 July 3, 2025, at 6:30 p.m.