



CITY OF GRAND TERRACE
Planning Commission/Site and Architectural
Review Board
AGENDA • October 16, 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 them, 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) 954-5206, or via e-mail at Jsegovia@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 - September 18th, 2025

DEPARTMENT: City Clerk

B. ACTION ITEMS - NONE

C. PUBLIC HEARINGS

- 2) Consideration of Resolutions approving Conditional Use Permit (CUP) No. 25-01 and Site and Architectural Review Amendment No. 1 to SA 19-03 (SA 19-03 A-01)

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 November 6th, 2025 at 6:30 p.m.



CITY OF GRAND TERRACE

Planning Commission/Site and Architectural Review Board MINUTES • September 18, 2025

Council Chambers

Regular Meeting

6:30 PM

Grand Terrace Civic Center • 22795 Barton Road

CALL TO ORDER

Vice-Chair Ceseña convened the Regular Meeting of the Planning Commission/Site & Architectural Review Board for Thursday, September 18, 2025 at 6:30 PM.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Alaniz.

AB 2449 Disclosures

None.

Roll Call

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

APPROVAL OF AGENDA

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

PRESENTATIONS - NONE

PUBLIC ADDRESS

None.

A. CONSENT CALENDAR

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

- 1) Approval of Minutes - Regular Meeting - June 19, 2025

B. ACTION ITEMS - NONE

C. PUBLIC HEARINGS

- 2) Consideration of Conditional Use Permit 99-01 Amendment No. 3 (CUP 99-01 A03) and Environmental Determination 25-15 to Allow the Operation of the Best RV Center, a Full-Service Retail RV Dealership at 12438 Michigan Avenue (APN: 1167-181-14-0000) in Grand Terrace, California 92313

PRESENTED BY: GABRIEL ARGUELLES, ASSISTANT PLANNER, presented the PowerPoint presentation for this item. Due to the temporary maintenance of the online documents on the city's website, the PowerPoint can be requested from the City Clerk's Office.

Vice-Chair Ceseña opened the public hearing at 7:00 p.m.

PUBLIC COMMENT

None.

Vice-Chair Ceseña closed the public hearing at 7:01 p.m.

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

D. INFORMATION TO COMMISSIONERS

Scott Hutter, Planning Development Services Director, expressed his gratitude and appreciation to the city staff, assistant planner, and planning committee for their efforts in streamlining the Conditional Use Permit process for residents and businesses, acknowledging their hard work and success in surpassing previous records over 100 days. His goal moving forward is to be much more responsive regarding land use.

Jamie Traxler, Assistant City Attorney, announced that this meeting would be her last Planning Commission meeting of the year, as she will begin her maternity leave next week. She is expected to return at the beginning of next year. During her absence, Alyssa Daskas, Associate, will assume all responsibilities. The Planning Commissioners thanked Mrs. Traxler and extended their best wishes for her leave.

E. INFORMATION FROM COMMISSIONERS

Vice-Chair Ceseña attended the Planning Commissioner Conference. The event was interesting and insightful. The main takeaway was the importance of monitoring your social media presence and separating personal opinions from professional ones when using any platform.

ADJOURN

Vice-Chair Ceseña adjourned the regular Meeting of the Planning Commission/Site and Architectural Review Board at 7:05 p.m. The next scheduled meeting of the Planning Commission/Site and Architectural Review Board is to be held on Thursday, October 2, 2025, at 6:30 p.m.

Tara Ceseña Vice-Chair

Daysi Alcocer, City Clerk



AGENDA REPORT

MEETING DATE: October 16, 2025

TITLE: Consideration of Resolutions approving Conditional Use Permit (CUP) No. 25-01 and Site and Architectural Review Amendment No. 1 to SA 19-03 (SA 19-03 A-01)

PRESENTED BY: Natalie Patty

RECOMMENDATION: Adopt a Resolution approving Conditional Use Permit (CUP) 25-01 to allow a 640-square-foot modular office for business or headquarters use at 11731 Terrace Avenue, Grand Terrace, CA 92313; and determine that the project is exempt from CEQA pursuant to Section §15301, Class 1 [Existing Facilities]. Adopt a Resolution approving Site and Architectural Review Amendment No. 1 to SA 19-03 to include a 640-square-foot modular office, a 4,800-square-foot maintenance building, and to remove conditions related to CUP 19-01, which was voluntarily surrendered by the applicant on October 14, 2025; and determine that the project is exempt from CEQA pursuant to Section §15303, Class 3 [New Construction or Conversion of Small Structures].

2030 VISION STATEMENT:

This item supports Goal 3 to Promote Economic Development by establishing a modular office use that is consistent with the (M2) Industrial District.

This project supports Goal 4 to Develop and Implement Successful Partnerships by working closely with the applicant to ensure that the project meets zoning requirements and community expectations, while also cleaning up the entitlement process.

BACKGROUND:

SUMMARY:

Patrick O'Brien, the applicant, is requesting approval of a new Conditional Use Permit (CUP 25-01) to allow the continued use of an existing 640-square-foot modular office on the project site. The applicant has also submitted Amendment No. 1 to Site and Architectural Review 19-03 (SA 19-03 A-01), which governs existing physical improvements at the property. This amendment is required by the Municipal Code for all modular units and for structures exceeding 1,200 square feet, and it adds conditions of approval specific to both the modular office and the proposed maintenance building. In addition, the amendment removes all conditions previously associated with the now surrendered and defunct CUP 19-01, which had been intermingled with SA 19-03. Processing CUP 25-01 ensures compliance with the Municipal Code requirement for a Conditional Use Permit for commercial modular office uses.

The property is zoned (M2) Industrial District with a FP (Floodplain Overlay) District located within a flood zone. The purpose of the M2 zoning district is to provide for the development of medium

manufacturing and industrial uses. The regulations of this district are intended to allow various manufacturing and industrial uses which operate free of excessive noise, dust, odor or other nuisances and can be made compatible with other (nonindustrial) districts. The nonresidential land use table in Title 18 identifies “modular units for business office or headquarter purposes only” as conditionally permitted within the (M2) Industrial District.

CUP 25-01 and SA 19-03 Amendment No. 1 require a public hearing and formal action by the Planning Commission. The Planning Commission/Site and Architectural Review Board is responsible for reviewing and approving all Conditional Use Permits and amendments within the City of Grand Terrace, which is why the applicant’s proposal is before the Commission.

BACKGROUND:

The Applicant owns the subject 21-acre industrial property located at 11731 Terrace Avenue. At the City Council meeting on October 14, 2025, the City Council accepted the applicant-initiated relinquishment of CUP 19-01 and memorialized it via resolution. The surrender of the CUP 19-01 concluded a lengthy revocation process that was initiated in 2024. In 2024, staff documented that the tenant of the site was non-compliant with the conditions set forth in CUP 19-01. On July 18, 2024, the Planning Commission recommended that the City Council revoke Conditional Use Permit 19-01. Since that time the Applicant ended their lease with the tenant who was in violation of CUP 19-01 and the site has remained vacant. The applicant filed a request for the relinquishment of CUP 19-01 contingent upon Planning Commission’s approval of new CUP 25-01 and amending SA 19-03.

In reviewing the scope of CUP 19-01, City Planning took note that at the time when CUP 19-01, SA 19-03, and Environmental 19-05 were approved, no structures were formerly included in the entitlements. The structures were studied in the environmental review and some were conditioned to be processed administratively by staff. However, the Municipal Code Section §18.63.020(D) is clear that a full Site and Architectural Review Application from the Site and Architectural Review Board through a Public Hearing Process is necessary for the placement of a modular structure in any district and the construction of structures 1,200 square feet or more in size. Furthermore, Municipal Code Table 18.27.010 is clear that a modular unit for business office or headquarter purposes required a full Conditional Use Permit from the Planning Commission/Site and Architectural Review Board. Because those structures cannot be approved administratively by staff they are being brought before the Planning Commission / Site and Architectural Review Committee for consideration at a duly noticed Public Hearing.

DISCUSSION:

ANALYSIS:

The property is located within the (M2) Industrial District. The purpose of the district is to provide for the development of medium manufacturing and industrial uses. The regulations of this district are intended to allow various manufacturing and industrial uses which operate free of excessive noise, dust, odor or other nuisances and can be made compatible with other (nonindustrial) districts. Given the site is currently vacant for the past year and has no tenants, any future business seeking to operate would need to be compliant with the (M2) Industrial District. Permitted and conditionally permitted land uses for the (M2) Industrial District are listed under Table 18.27.010, which has been provided for reference as Attachment 3 to this agenda report. Specific prohibited land uses are identified under Municipal Code Section §18.40.040. They are the storage of hazardous and/or flammable material, such uses include, but are not limited, to pallet yard, and other wood products, and tire storage. A permitted land use would require a business license. A conditionally permitted land use would require a Conditional Use Permit and a Business License. A prohibited land use

would be turned away and prohibited from operating at the property.

Existing Improvements: On-site improvements include perimeter fencing (6-foot chain link), a paved, gated entrance and turn-around area, a 60-foot-wide asphalt concrete central access road, 60 parallel parking spaces, a perimeter 26-foot-wide access road, security cameras, on-site security lighting equipped with LED fixtures, landscaping, and a rock base surface.

Site Plan: The property is currently developed with landscaping, lighting and security fencing/gates, parking stalls, a 640-square-foot modular office, employee parking and water detention basins. The property has utility easements for above ground SCE power transmission poles and towers. Structures on the Project Site that were omitted from the initial review and approval of SA 19-03 shall be listed in the amended SA 19-03 A-01. The Site Plan was revised to include the location and size of the modular office unit (currently existing at the site) and the 4,800 square-foot maintenance building (not yet built). The Applicant's site plan revisions under SA 19-03 Amendment 01 include the following key features and are provided as EXHIBIT A to Attachment 1:

- **Parking Spaces:** 16 parking spaces for employees (10 spaces near the project entrance and six near the proposed maintenance building).
- 4,800 square-foot maintenance building
- 640 square-foot modular office building

Flood Plain: The site is located within the FP (Floodplain Overlay) District, which identifies flood-prone areas as designated by the Federal Emergency Management Agency (FEMA). In addition to the allowed M2 uses, the FP overlay permits flood control channels, levees, spreading grounds and basins, roads, bridges, and diversion drains, provided that plans are approved by the San Bernardino County Flood Control District (per Section 18.50.020). All development must comply with Chapter 15.62 – Floodplain Management. No structure or land may be altered, constructed, converted, developed, extended, located, or used without full compliance with this chapter and other applicable regulations. The project is properly conditioned to ensure that construction of the two buildings complies with these requirements.

AG Agricultural Overlay District: The site is also located within the AG (Agricultural Overlay) District, which allows limited agricultural uses in areas where they have historically existed and where lot sizes are large enough to remain compatible with surrounding development. While the primary zoning of the property is (M2) Industrial District, the AG Overlay applies additional standards related to the keeping of animals and certain agricultural activities. However, because the project does not propose any agricultural uses, the AG Overlay standards are not triggered. The project does not utilize or rely upon any of the allowances provided under the AG Overlay District.

Modular Unit: The modular unit is a 16-foot by 40-foot commercial structure, totaling 640 square feet. It functions as an on-site business office or headquarters and is currently located on the project site. Pursuant to Grand Terrace Municipal Code Table 18.27.010, modular units used for business office or headquarters purposes require approval of a Conditional Use Permit (CUP) within the (M2) Industrial District. Accordingly, the applicant has submitted CUP 25-01 to allow the continued use of this modular unit. The unit is shown on the revised site plan included as Attachment 2, "EXHIBIT A" and is also incorporated into the SA 19-03 Amendment, as it was not included in the original entitlement.

Maintenance Building: The maintenance building is a 60-foot by 80-foot structure, totaling 4,800 square feet. It is intended to serve as a workshop on the Project Site. Because the building exceeds 1,200 square feet, it requires Site and Architectural Review per Municipal Code Section §18.63.020(D). The maintenance building is included in the scope of SA 19-03 Amendment No. 1 to

ensure it is properly reviewed and conditioned as part of the Project's approved improvements. While the structure has not yet been constructed, it is shown on the revised site plan and rendering submitted by the applicant and included as Attachment 1, "EXHIBIT A".

GENERAL PLAN CONSISTENCY:

The City of Grand Terrace wishes to protect and preserve the quality of the residential and industrial areas of the City, as well as the quality of life throughout the City, through effective land use and planning. CUP 25-01 and SA 19-03 A01 are consistent with the following goals and policies of the General Plan.

GOAL 2.1: Provide for balanced growth which seeks to provide a wide range of employment and housing opportunities and maintenance of a healthy, diversified community.

GOAL 2.4: Provide for a mix of attractive industrial land uses designed to generate employment opportunities.

Policy 2.4.1: The City shall promote the development of employment generating, light, non-polluting industry, within the present land use pattern.

Policy 2.4.2: The City shall promote the development of light, non-polluting industrial uses within the City.

Policy 2.4.4: Buffering to prevent potential land use incompatibilities between industrial areas and other areas will be given special consideration.

Findings for Approval of the Conditional Use Permit 25-01: This Project requires approval of a Conditional Use Permit pursuant to Grant Terrace Municipal Code Chapter 18.83 (Conditional Use Permits), in which Section 18.83.050 includes all the necessary findings. All necessary findings can be made and are provided in "EXHIBIT C" to Attachment 2 of this Agenda Report.

Conditions of Approval for Conditional Use Permit 25-01: Conditions of approval for CUP 25-01 are provided in "EXHIBIT B" to Attachment 2 of this agenda report.

Findings for Approval of the Site and Architectural Review 19-03 Amendment No. 1: This Project requires approval of a Site and Architectural Review Addendum pursuant to Grant Terrace Municipal Code Chapter 18.63 (Site and Architectural Review), in which Section 18.63.060 includes all the necessary findings. All necessary findings can be made and are provided in "EXHIBIT C" to Attachment 1 of this Agenda Report.

Conditions of Approval for Site and Architectural Review 19-03 Amendment No. 1: Conditions of approval for SA 19-03 Amendment No. 1 are provided in "EXHIBIT B" to Attachment 1 of this agenda report.

ENVIRONMENTAL IMPACT:

ENVIRONMENTAL REVIEW (E) 25-13:

This Project has been reviewed in accordance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities, the project qualifies for a categorical exemption. Class 1 exemptions apply to projects involving negligible or no expansion of use beyond that which currently exists, including interior or minor alterations to existing structures

given the property has been fully improved under the original CUP 19-01 and SA 19-03. No modifications are proposed to the existing site layout with the exception of a smaller building footprint for the modular office (640 square-feet verses 900 square-feet). The 2020 IS/MND reviewed the Project including a 900 square-foot modular office and 4,800 square-foot maintenance building; no significant impact that could not be reduced to less than significant with mitigation measures incorporated would result. Measures from the 2020 IS/MND have been incorporated into the conditions of approval for SA 19-03 Amendment-01.

As no potentially significant environmental impacts are anticipated, and the use remains within the scope of what has been previously analyzed and approved, the Project is exempt from further environmental review under CEQA. A Notice of Exemption (NOE) has been prepared and is included as Attachment 4 to this Agenda Report.

NOTIFICATION:

Pursuant to the City's Municipal Code and the City's "Expanded Public Noticing and Outreach Policy for Public Hearings and Public Workshops" a Public Hearing Notice was published in the Sunday, October 5, 2025, edition of The Sun local newspaper. A mailer was sent out to all owners of real property located within a mailing notification radius of 500' feet from the Project site. The Public Hearing Notice was also posted at the property and in three public places, including the Grand Terrace News Paper, City Hall Lobby and Kiosk.

CONFLICT OF INTEREST (500 FEET):

None.

FISCAL IMPACT:

FISCAL IMPACT:

All costs associated with the processing of Conditional Use Permit (CUP) 25-01 and SA 19-03 Amendment No. 1 are being fully borne by the Applicant, including application fees, staff review time, and environmental documentation. As a result, there is no financial impact to the City's General Fund for the processing of this entitlement.

CONCLUSION:

The existing 640 square-foot modular office unit will be governed under CUP 25-01, which will establish a new set of conditions of approval tailored for the use of the 640 square-foot modular office, including general office functions. CUP 25-01 will authorize Grand T-1 Storage to utilize the existing 640 square-foot modular unit as office space for the trailer and container storage facility located at 11731 Terrace Avenue in Grand Terrace.

The modular unit for office use is consistent with the City's General Plan, and the attached Conditions of Approval for Conditional Use Permit 25-01 and Amendment No. 1 to SA 19-03, will ensure the modular unit and future maintenance building are implemented in a manner that supports responsible development and preserves the high quality of life in the community.

All required findings under the Grand Terrace Municipal Code for approval of Conditional Use Permit 25-01, and SA 19-03 Amendment No. 1, can be made for this project.

Staff recommends that the Planning Commission/Site and Architectural Review Board adopt the

Resolutions provided as Attachments 1 and 2, determine that the project is categorically exempt from the California Environmental Quality Act (CEQA), and approve CUP 25-01 and SA 19-03 Amendment-01, subject to the Conditions of Approval, for the use of a 640 square-foot modular office and updates to the SA 19-03 that include the 640 square-foot modular office and 4,800 square-foot maintenance building for the property located at 11731 Terrace Avenue, Grand Terrace, CA 92313.

ATTACHMENTS:

- Attachment 1 – Resolution Approving SA 19-03 Amendment No. 1 to Include Modular and Maintenance Building
- Attachment 1, Exhibit A – Site Plan
- Attachment 1, Exhibit B – Conditions of Approval for SA 19-03 Amendment No. 1
- Attachment 1, Exhibit C – Findings for SA 19-03 Amendment No. 1
- Attachment 2 – Resolution Approving CUP 25-01 for Commercial Modular Unit
- Attachment 2, Exhibit A – Commercial Modular Plans
- Attachment 2, Exhibit B – Conditions of Approval for CUP 25-01
- Attachment 2, Exhibit C – Findings for CUP 25-01
- Attachment 3 - Municipal Code Table 18.27.010 as approved by Ordinance 359

RESOLUTION NO. PC 2025-__

A RESOLUTION OF THE PLANNING COMMISSION / SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING AMENDMENT NO. 1 TO SITE AND ARCHITECTURAL REVIEW 19-03 TO APPROVE A 640 SQUARE-FOOT MODULAR OFFICE AND A 4,800 SQUARE-FOOT MAINTENANCE BUILDING, AND DETERMINE THAT THE PROJECT IS EXEMPT FROM CEQA PURSUANT TO SECTION 15303, CLASS 3 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES), LOCATED AT 11731 TERRACE AVENUE, GRAND TERRACE, CA 92313 (APN: 0275-191-06 AND 0275-191-30) IN THE M2 INDUSTRIAL DISTRICT.

WHEREAS, Patrick O'Brien (hereinafter, the "Applicant") filed an application for Amendment No. 1 to SA 19-03 and Environmental Determination 25-13, requesting approval to place a 640 square-foot modular unit for office building and 4,800 square-foot maintenance building, located at 11731 Terrace Avenue (APNs: 0275-191-06 and 0275-191-30), as depicted on the site plan attached hereto as "**EXHIBIT A**" of this Resolution (hereinafter, the "Project"); and

WHEREAS, on February 20, 2020, the City of Grand Terrace Planning Commission approved Site and Architectural Review No. SA 19-03 to develop 21 acres of fallow land into a wholesale, storage, distribution facility located at 11731 Terrace Avenue (APNs: 0275-191-06 and 0275-191-30) in the (M2) Industrial District; and

WHEREAS, on October 14, 2025, the Applicant, voluntarily relinquished CUP 19-01 before the Grand Terrace City Council, thereby removing CUP 19-01 from the Project entitlements; and

WHEREAS, the applicant has filed an application to amend SA 19-03 to incorporate a 640 square-foot modular office and a 4,800 square-foot maintenance building, and to revise the conditions of approval to remove all references related to CUP 19-01; and

WHEREAS, the Project Site is located in the M2 (Industrial) District and is also subject to both the FP (Floodplain Overlay) and AG (Agricultural Overlay) Districts, which impose supplemental regulatory standards; and

WHEREAS, the City of Grand Terrace wishes to protect and preserve the integrity of the (M2) Industrial District and surrounding areas through effective land use planning and regulation, to ensure compatibility with surrounding land uses and promote the long-term health, safety, and quality of life for the community; and

WHEREAS, a set of Conditions of Approval have been prepared and attached as "**EXHIBIT B**" for Site and Architectural Review 19-03 Amendment No. 1, which supersede all prior approvals, amendments, and conditions, ensuring the harmonious operation of the Project with surrounding properties and the preservation of the quality of life in Grand Terrace; and

WHEREAS, the City finds that Site and Architectural Review 19-03 Amendment No. 1 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA)

pursuant to CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures); and

WHEREAS, on October 16, 2025, the City of Grand Terrace Planning Commission/Site and Architectural Review Board conducted a duly noticed Public Hearing on Site and Architectural Review 19-03 Amendment No. 1, and considered testimony and evidence presented by the Applicant, the public, city staff, and other interested parties, at the Public Hearing held within respect thereto; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, THE PLANNING COMMISSION/SITE ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals set forth above are true and correct and incorporated herein by this reference and made a part hereof.

SECTION 2. The Planning Commission / Site and Architectural Review board hereby finds that Site and Architectural Review 19-03 Amendment No. 1 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section §15301 Class 1 (Existing Facilities).

SECTION 4. All findings required for approval of Site and Architectural Review 19-03 Amendment No. 1 pursuant to Grand Terrace Municipal Code Section §18.63.060 can be made in support of the project application. These findings are detailed and attached as “**EXHIBIT C**” to this Resolution and are incorporated herein by this reference:

- 1) The proposed project is consistent with the intent of this code and the general plan.
- 2) The location and configuration of all structures associated with this project are visually harmonious with this site and surrounding sites and structures, that they do not interfere with the neighbors' privacy, that they do not unnecessarily block scenic views from other structures and/or public areas and are in scale with the townscape and natural landscape of the area.
- 3) The architectural design of structures, their materials and colors are visually harmonious with surrounding development, natural landforms, are functional for the proposed project and are consistent with this code.
- 4) The plan for landscaping and open spaces provides a functional and visually pleasing setting for the structures on this site and is harmonious with the natural landscape of the area and nearby developments.
- 5) There is no indiscriminate clearing of property, destruction of trees or natural vegetation or the excessive and unsightly grading of hillsides, thus the natural beauty of the city, its setting and natural landforms are preserved.

- 6) The design and location of all signs associated with this project are consistent with the scale and character of the building to which they are attached or otherwise associated with and are consistent with this code.
- 7) Conditions of approval for this project necessary to secure the purposes of this code and general plan are made a part of this approval.

SECTION 5. Based upon the foregoing and all oral and written communications from members of the public and City staff (including, but not limited to, all oral and written staff reports and attachments) presented at the October 16, 2025, Public Hearing of the Planning Commission / Site and Architectural Review Board, the Planning Commission hereby approves Site and Architectural Review 19-03 Amendment No. 1 pursuant to the findings of fact included as “**EXHIBIT C**” of this Resolution. This approval is for a request by the Applicant to authorize the installation of a 640 square-foot modular office and a 4,800 square-foot maintenance building located at 11731 Terrace Avenue (APNs: 0275-191-06 and 0275-191-30), as depicted on the site plan attached as “**EXHIBIT A**” to this Resolution. This approval is also subject to the Conditions of Approval included as “**EXHIBIT B**”, which are incorporated herein by this reference.

SECTION 6. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase contained approved by this Resolution, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Resolution or any part thereof. The Planning Commission / Site and Architectural Review Board hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 7. The Project entitlement Site and Architectural Review 19-03 Amendment No. 1 shall become effective following the expiration of a ten (10) calendar day appeal period without filing of an appeal application from the date of Planning Commission / Site and Architectural Review Board and supersede all previous approvals for the subject property.

SECTION 8. Site and Architectural Review 19-03 Amendment No. 1 shall expire one (1) year from the date of the adoption of this Resolution unless the following actions occur:

- A. All conditions of approval are met; or
- B. Sufficient investment has been completed and building permits are issued; or
- C. Business license is issued in accordance with the Grand Terrace Municipal Code.

In case the applicant is not able to comply with subsections a, b or c, then the applicant shall apply for an extension of the one-year compliance period prior to the end of that year period. The Planning Director may, upon application from the applicant, extend the compliance period for a specific length of time up to two (2) additional years. Two extensions are the maximum allowed on a date, no more than three (3) years from the date of the initial Planning Commission approval. Time extensions shall be filed at least sixty (60) days prior to the expiration date.

SECTION 9. City staff are hereby authorized and directed to file a Notice of Exemption

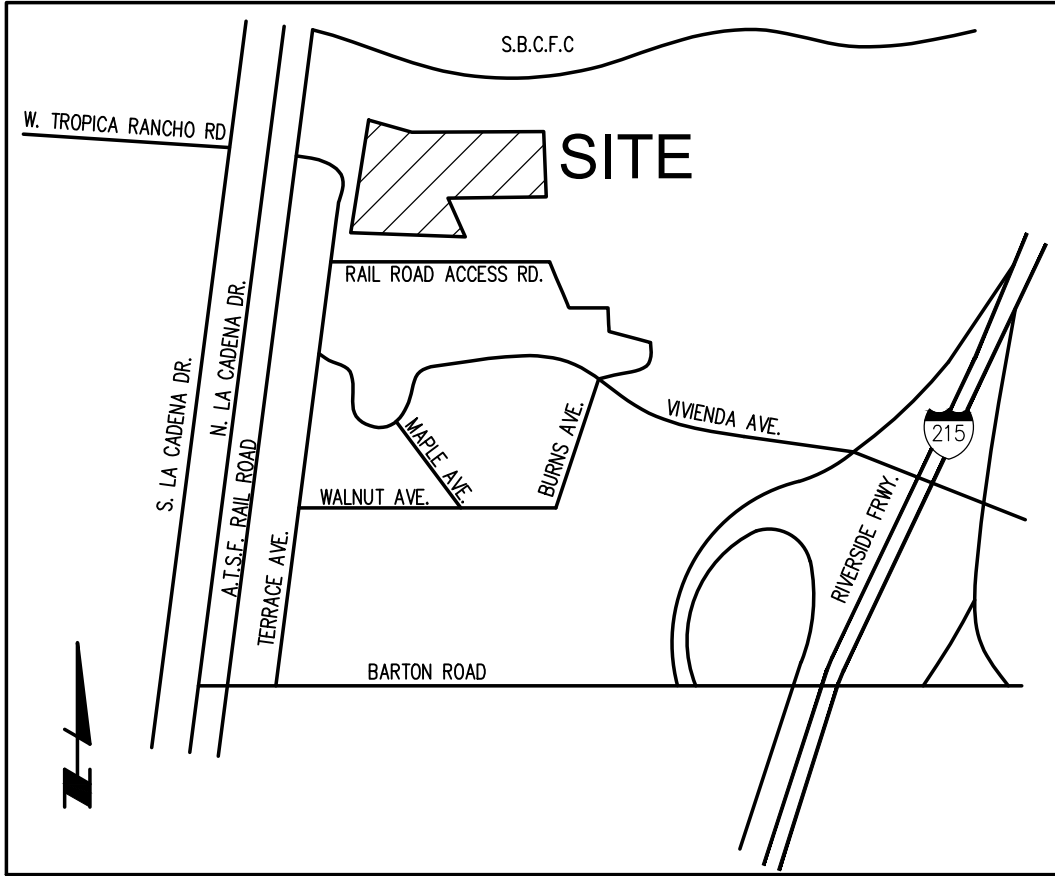
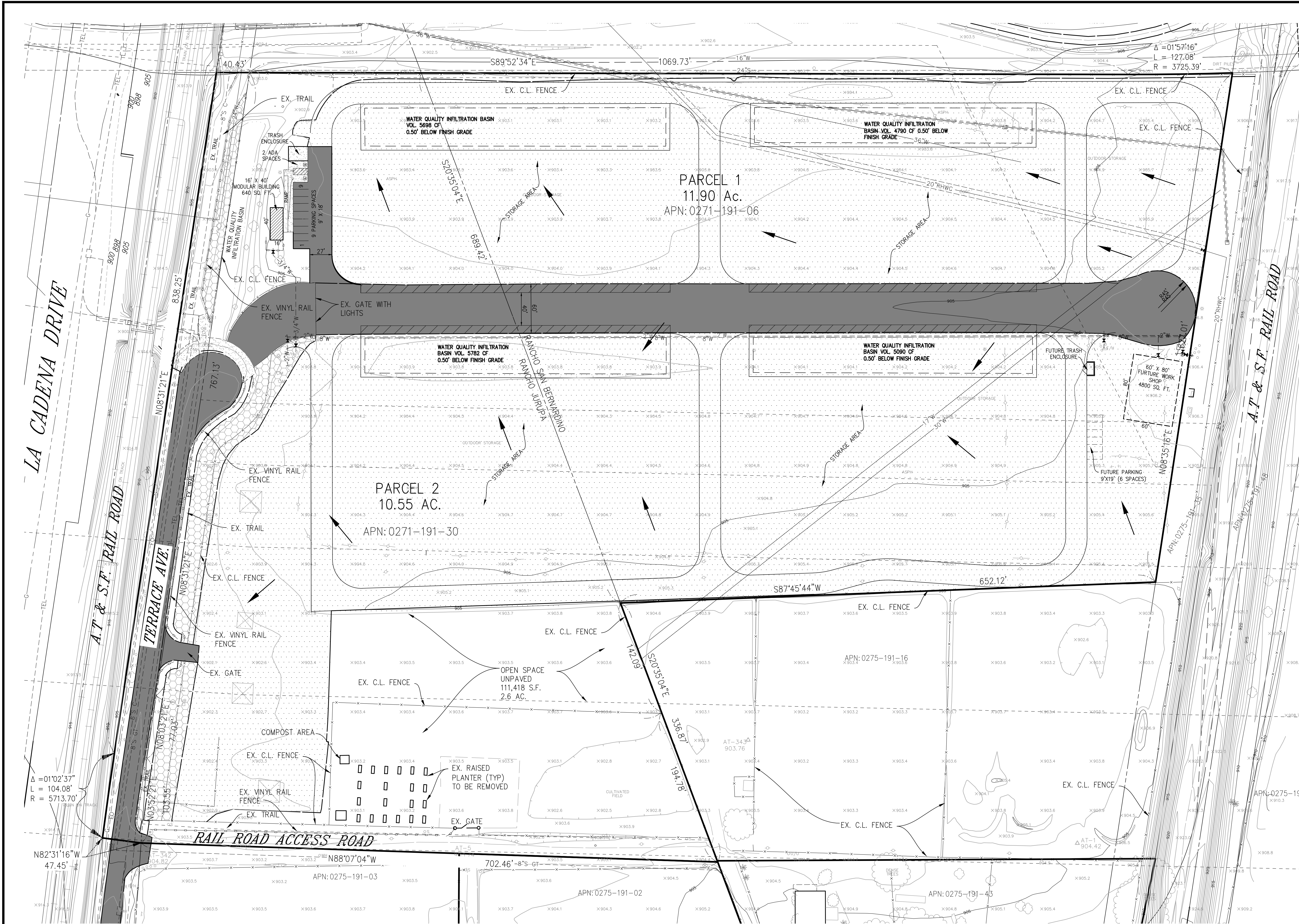
(NOE) per Environmental Review 25-13 review with respect to the approval of Site and Architectural Review 19-03 Amendment No. 1.

APPROVED AND ADOPTED by the Planning Commission / Site and Architectural Review Board of the City of Grand Terrace, California, at a regular Public Hearing held on the 16th day of October 2025.

ATTEST:

Daysi Alcocer
City Clerk

Edward A. Giroux
Chairman



VICINITY MAP

NOT TO SCALE

DRAINAGE STATEMENT
(taken from approved Hydrology and WQMP on file at City)

Offsite flows contributing runoff to the site are generally from the south and southeast. Flows from the south are conveyed northerly along the easterly side of the railroad. These flows again are spread as sheet flow across the project site combining with the flows from the channel and continue northerly to the Santa Ana River. The finish grading for the project site convey's onsite stormwater flows towards the water quality infiltration basins located throughout the site. The water quality design capture volume would be infiltrated into the underlying soils. Flows greater than the water quality storm would be allowed to continue to sheet flow towards the Santa Ana River.

LEGAL DESCRIPTION (INSTRUMENT #2017-0542122)

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF GRAND TERRACE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL THAT PORTION OF LOT NO. 4 IN BLOCK 88 OF SAN BERNARDINO RANCHO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 7, PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE AND NORTH 20° 00' WEST, 824.67 FEET FROM THE SOUTHWEST CORNER OF SAID LOT NO. 4; THENCE NORTH 20° 00' WEST, 748 FEET ALONG THE WEST LINE OF SAID LOT NO. 4 TO A POINT WHICH IS 10 FEET DISTANT SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE WEST RIVERSIDE 350 INCH WATER COMPANY'S DITCH; THENCE NORTH 88° 38' EAST PARALLEL TO SAID DITCH 1053.6 FEET TO THE WESTERLY BOUNDARY LINE OF THE SOUTHERN CALIFORNIA MOTOR RAILROAD; THENCE SOUTH 9° 3' WEST ALONG SAID WESTERLY BOUNDARY LINE OF SAID RIGHT OF WAY 720.7 FEET; THENCE SOUTH 88° 38' WEST 685.2 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION ON THE NORTH DEEDED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT BY DEED RECORDED JANUARY 31, 1963 IN BOOK 5843, PAGE 970 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

ALSO EXCEPTING THEREFROM THE LAND DESCRIBED IN THE TAX DEED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, RECORDED JUNE 17, 1969, AS INSTRUMENT NO. 603, IN BOOK 7251, PAGE 857 OF SAID OFFICIAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

"R S B PTN LOT 4 BLK 88 ABANDONED PE R/W BEING ALL THAT PTN LOT 4 LYING BETWEEN W LI SP RR R/W AND A LI 100 FT W OF AND PARALLEL TO C/L SP RR M/L TRACT".

PARCEL TWO:

THAT PORTION OF JURUPA RANCHO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 47 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT STATION NO. 2 ACCORDING TO MAP OF THE SURVEY OF THE SAN BERNARDINO RANCHO, WHICH SAID MAP IS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA; THENCE RUNNING SOUTH 89° 23' WEST A DISTANCE OF 655.1 FEET; THENCE NORTH 68° 51' WEST A DISTANCE OF 353.15 FEET MORE OR LESS, TO THE EASTERLY LINE OF THE SOUTHERN CALIFORNIA RAILWAY; THENCE RUNNING NORTHERLY ALONG THE EASTERLY LINE OF THE SAID SOUTHERN CALIFORNIA RAILWAY TO ITS INTERSECTION WITH THE CENTER LINE OF THE NORTH RIVERSIDE AND JURUPA CANAL; THENCE RUNNING NORTH 88° 38' EAST ALONG THE CENTERLINE OF SAID NORTH RIVERSIDE AND JURUPA CANAL, TO THE COMMON BOUNDARY LINE BETWEEN SAID SAN BERNARDINO RANCHO AND SAID JURUPA RANCHO; THENCE RUNNING SOUTH 20° EAST ALONG SAID COMMON BOUNDARY LINE OF THE SAID SAN BERNARDINO AND JURUPA RANCHOS TO THE PLACE OF BEGINNING.

EXCEPT THAT PORTION OF THEREOF AS CONVEYED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY BY DEED JANUARY 21, 1916 IN BOOK 582, PAGE 351 OF DEEDS.

ALSO EXCEPT THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF THE LAND CONVEYED TO MR. FEIRBY BY DEED RECORDED JUNE 26, 1919 IN BOOK 653, PAGE 232 OF DEEDS.

ALSO EXCEPTING THEREFROM THAT PORTION ON THE NORTH DEEDED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT BY DEED RECORDED JANUARY 31, 1963 IN BOOK 5843, PAGE 970 OF OFFICIAL RECORDS AND BY DEED RECORDED JUNE 17, 1971 IN BOOK 7690, PAGE 128 OFFICIAL RECORDS.

APN: 0275-191-06 (PARCEL ONE)
0275-191-30 (PARCEL TWO)

OWNER/APPLICANT:

GRANDT-1, LLC
1040 SOUTH MT. VERNON AVENUE
STE G285 COLTON, CA 92324
PH: (909) 319-2106

PROPERTY ADDRESS:

11731 TERRACE AVE.
GRAND TERRACE, CA 92313

LAND SURVEYOR:

NEAL J. MCPHERSON PLS
TRANSTECH ENGINEERS
413 MACKAY DRIVE
SAN BERNARDINO, CA 92408
(909)384-7464

SOILS ENGINEER:

MOLOY GUPTA RCE
SOILS SOUTHWEST
897 VIA LATA, STE N
COLTON, CA 92324
(909)370-0474

ASSESSOR'S PARCEL NUMBERS:

0275-191-06
0275-191-30

LAND AREA:

GROSS AREA: 22,450 ACRES

PARCEL INFORMATION:

EXISTING PARCELS: 2
PROPOSED PARCELS: 2

ZONING:

ZONE DESIGNATION: M-2 INDUSTRIAL
GENERAL PLAN DESIGNATION: FLOODPLAIN INDUSTRIAL
SPECIAL ZONE: FLOODPLAIN OVERLAY DISTRICT

FLOOD ZONE:

AE

PARKING STATS:

MODULAR OFFICE
9 PARKING STALLS
2 HANDICAP STALLS
INTERIOR STREET PARKING
60 PARALLEL PARKING STALLS
FUTURE WORKSHOP
6 FUTURE PARKING STALLS

LANDSCAPE AREA:

19,326 S.F.

UTILITIES AND SERVICES:

SERVICE	AGENCY	PHONE NO.
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(909) 548-7249
FIBER:	SPECTRUM	(951) 406-1606
GAS:	SO CAL GAS	(909) 247-0904
TELEPHONE:	AT&T	(800) 332-1321
WATER:	RIVERSIDE HIGHLAND WATER	(909) 825-4128
SEWER:	CITY OF COLTON	(909) 653-3814

HORIZONTAL DATUM

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCRS), ZONE 5, NORTH AMERICAN DATUM 1983 (NAD83) GROUND BASED LOCALLY BETWEEN CORNERS "A" AND "B" BEING NORTH 82°30'10.34" WEST (EPOCH 1991.35). TO OBTAIN GRID DISTANCES MULTIPLY DISTANCES BY 0.99999545277.

GROUND COORDINATES WERE OBTAINED BY SCALING ABOUT RSB #2 (N6765174.091, E1837457.837) 1.00004045636

VERTICAL DATUM

SB COUNTY BENCHMARK SP5N 01239, DESIGNATION 703-2, DATE 01/31/74, SOURCE 9800 SURVEY
BRASS DISK STAMPED "SB CO SURV BM 703-2 1968" SET IN THE NORTH ABUTMENT OF A STEEL BRIDGE CROSSING THE SANTA ANA RIVER, 6.5 FEET WEST OF THE WEST RAIL, 117 FEET EAST OF LA CADENA DRIVE AND 4.6 FEET BELOW THE TRACKS.
ELEVATION = 909.329 FEET



413 MACKAY DRIVE
SAN BERNARDINO, CA 92408
(909) 384-7464

DRAWN BY: GOA DATE: 06/23/2025 SCALE: 1" = 50' SHEET: 1 OF 1 JOB NO.: 241199

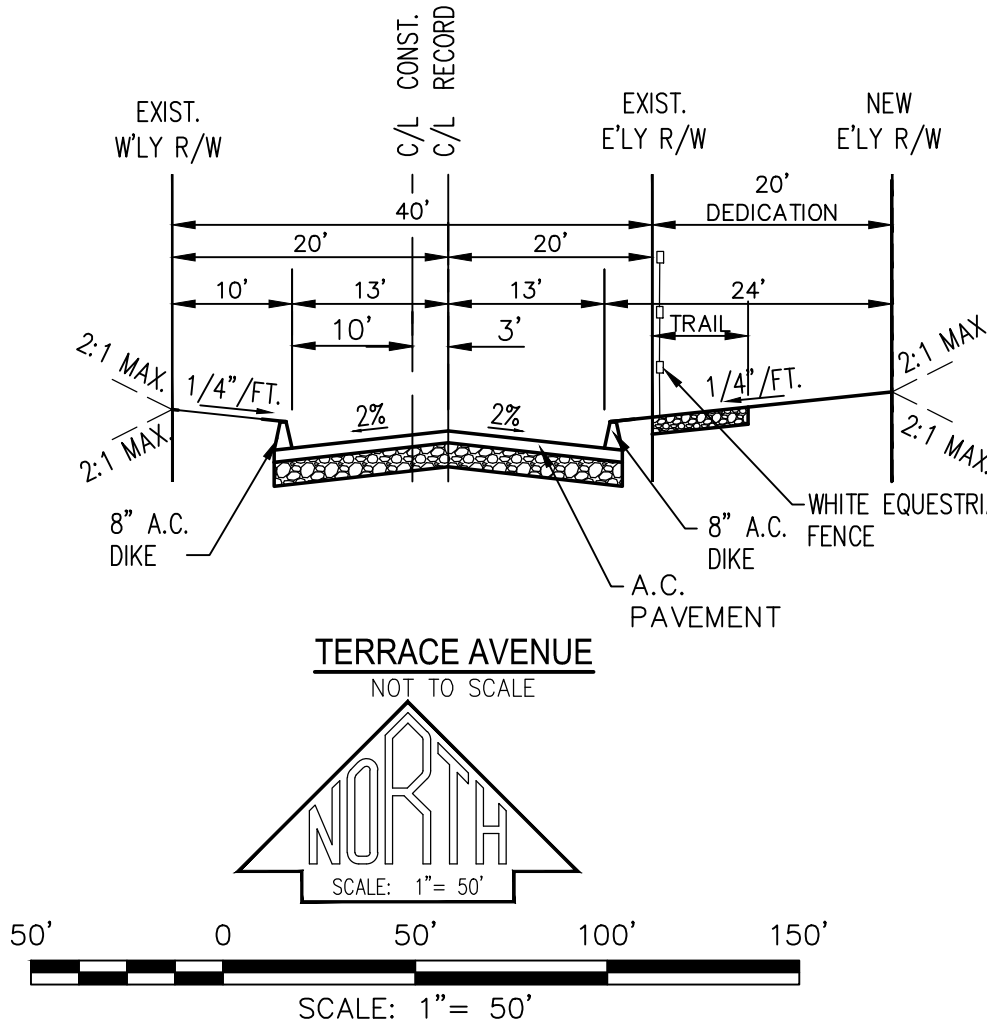
LEGEND/KEY NOTES:

CENTERLINE	
RIGHT OF WAY	
PROPERTY LINE	
EASEMENT	
RAIL ROAD TRACKS	
SUBDIVISION BOUNDARY	
FENCE	
TRAIL VINYL FENCE	
PAVEMENT	
CONCRETE SIDEWALK/PARKING AREA	
LANDSCAPE	
4" AC GRINDING OVER NATIVE	

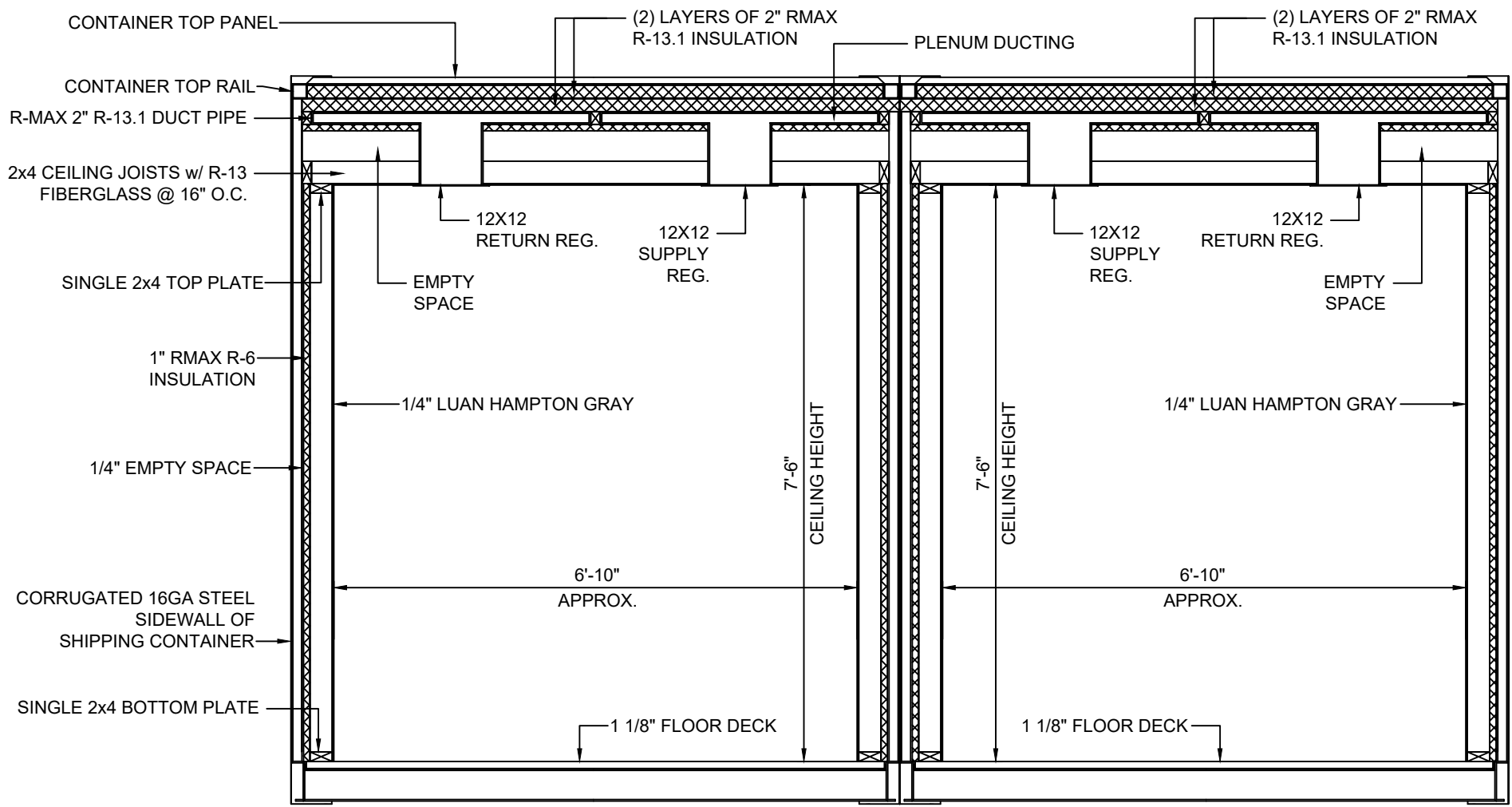
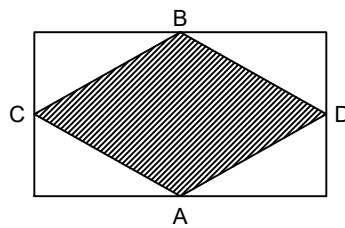
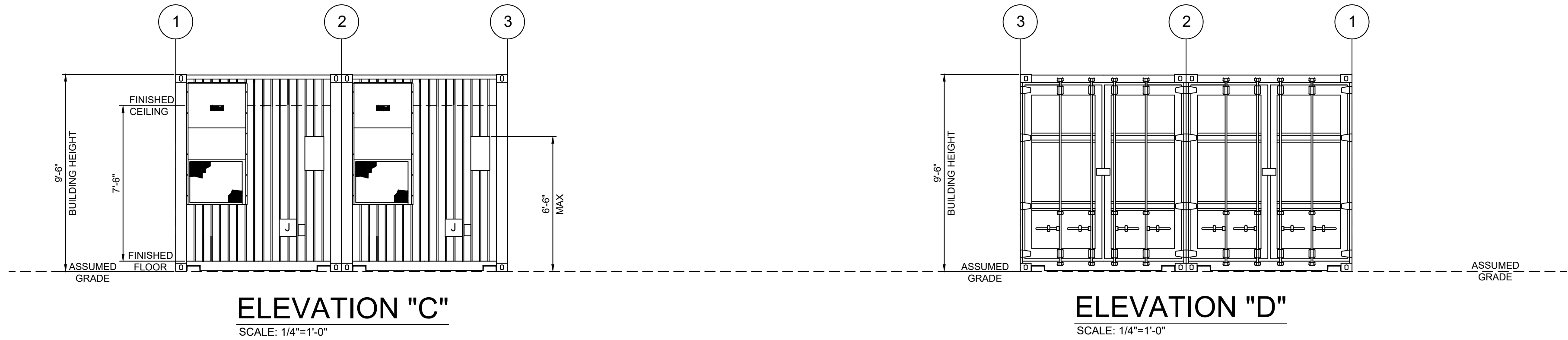
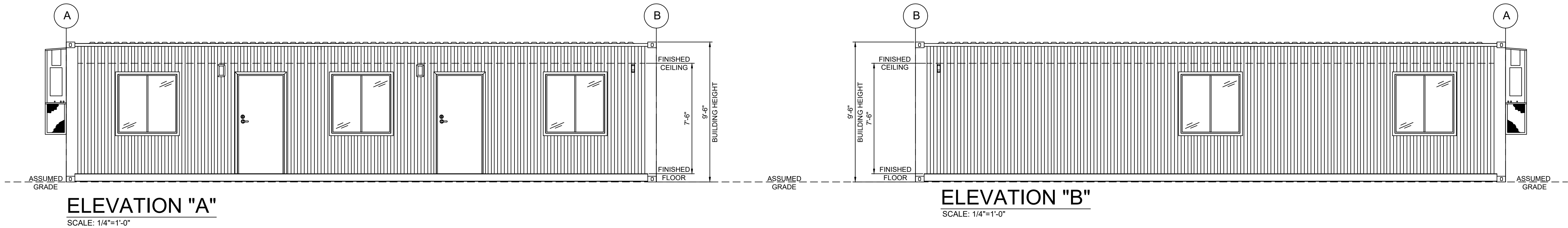
POWER POLE
DIRECTION OF FLOW
TRANSMISSION TOWER

33,856 S.F. TERRACE AVE. (ON-SITE 19,234 S.F.)
79,030 S.F. ON-SITE

698,785 S.F. - 16.0 AC.



Commercial Modular Unit



(EXTERIOR BUILDING) PAINT SCHEDULE	
BODY:	.
VERTICAL CORNER TRIM:	.
EXTERIOR WINDOW:	.
CAULKING:	FACTORY STANDARD

REVISIONS

DESCRIPTION	DATE

DO MODULARS

2313 HALL AVE
JURUPA VALLEY, CA 92509
PHONE: 909-816-4378 FAX: 909-429-4537

DRAWING TITLE:

EXTERIOR ELEVATIONS

PROJECT NAME:

16'-0" x 40'-0" (OFFICE)

DATE:

08 / 29 / 2021

SCALE:

1/4" = 1'-0"

DRAWN BY:

A.F.

JOB NUMBER

SHEET NUMBER:

A-3.0



Maintenance Building - 4800 sq. ft. shall be approximately 24 feet in height, 60 ft. x 80 ft.
(subject to modification)

EXHIBIT B

CONDITIONS OF APPROVAL FOR SITE AND ARCHITECTURAL REVIEW 19-03 AMENDMENT-01

11731 Terrace Avenue, Grand Terrace, CA 92313 (APN: 0275-191-06 and 0275-191-30)

GENERAL:

1. This Site and Architectural Review Amendment No. 1 (SA 19-03 A01) has been approved exclusively for the benefit of the Applicant, Patrick O'Brien, in whose name this approval was granted, for the specific location at 11731 Terrace Avenue, Grand Terrace, CA 92313 (APNs: 0275-191-06 and 0275-191-30). The project includes a 640-square-foot modular office and a 4,800-square-foot maintenance building, consistent with the M2 (Industrial) District designation.
2. The Applicant shall obtain and maintain a valid City of Grand Terrace Business License for all approved operations conducted on the project site at all times.
3. The Planning Commission/Site and Architectural Review Board may periodically review this site and architectural review to ensure that it is being operated in a manner consistent with conditions of approval or in a manner which is not detrimental to the public health, safety or welfare, or materially injurious to properties in the vicinity. If, after review, the Planning Commission deems that there is sufficient evidence to warrant a full examination, then a public hearing date shall be set. At such public hearing, the Planning Commission may modify the site architectural review pursuant to Municipal Code Section 18.63.090.
4. The Applicant shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the Project and the approvals granted herein. Furthermore, the Applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which the Applicant's Project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity.
5. In the event that this approval is legally challenged, the City will promptly notify the Applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the Applicant agrees to defend, indemnify, and hold harmless the city, their affiliate's officers, agents and employees from any claim, action or proceeding against the City of Grand Terrace. The Applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve Applicant of his or her obligation under this condition.

6. Upon approval of these conditions by the Planning Commission and prior to becoming final and binding, the Applicant must sign and return an Acceptance and Agreement to "Conditions of Approval" form. The form and content shall be prepared by the Planning and Development Services Department.
7. In the event that exhibits, and written conditions are inconsistent, the written conditions shall prevail.
8. The Applicant shall obtain a sign permit prior to the installation of any business signs.

APPEAL PERIOD

9. The decision of the Planning Commission/Site and Architectural Review Board shall be final unless appealed to the City Council within ten (10) calendar days. Such an appeal may be made by the applicant, any member of the City Council or any other interested person. If not appealed, this approval shall become effective on the eleventh (11th) calendar day after the date of the Planning Commission's approval; or the next city business day following such eleventh (11th) calendar day when the eleventh (11th) calendar day is not a City business day.

EXPIRATION AND EXTENSIONS

10. Approval of site and architectural review (public hearing required) which runs with the land, no expiration time is set.
11. The compliance period after approval of this site and architectural review is one (1) year. This site and architectural review shall automatically expire twelve (12) months from the date of adoption of this Resolution unless the following actions occur:
12. The applicant applies for a building permit and commits substantial investment in accordance with the approved plans prior to the expiration date.
13. A business license is issued in accordance with this Code, as applicable.
14. The applicant has complied with all applicable conditions of approval.
15. In case the applicant is not able to comply with subsections a, b or c, then the applicant shall apply for an extension of the one-year compliance period prior to the end of that year period. The Planning Director may, upon application from the applicant, extend the compliance period for a specific length of time up to two (2) years. Two extensions are the maximum allowed on a date, no more than three (3) years from the date of the initial Planning Commission approval. Time extensions shall be filed at least sixty (60) days prior to the expiration date.

BUILDING AND SAFETY CONDITIONS

16. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's to the City; this also includes school fees and outside agency fees including but not limited to Colton Wastewater, Riverside-Highland Water Co. and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.

17. Prior to issuance of Building Permits, on-site water service shall be installed and approved by the agency responsible. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are installed and approved.
18. Prior to issuance of building permits, provide Building & Safety with a will service letter from Riverside Highland Water District.
19. All structures shall be designed in accordance with the currently adopted building codes by the State of California and City of Grand Terrace Municipal Code as adopted at time of plan submittal. Note if a new code has been adopted prior to the submittal, then all structures shall be designed to the current model code year.
20. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Job Card or Certificate of Occupancy Clearance Form.
21. All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained at all times to protect pedestrians. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.
22. Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building & Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building & Safety and the Planning Division:
 - a) Installation of a construction trailer, or,
 - b) Security fenced area where the electrical power will be located.
23. Installation of construction/sales trailers must be located on private property. No trailers can be located in the public street right of way.
24. Separate plan submittals and permits are required for all accessory structures including but not limited to patios, block walls, storage buildings, community playgrounds, etc.
25. Pursuant to the California Business and Professions Code Section 6735, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.
26. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fees to the City; this includes school fees and outside agency fees including but not limited to Colton Wastewater, Riverside-Highland Water Co. and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.

27. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES), and the San Bernardino County MS-4 Storm Water Permit.
28. Provide civil engineering drawings for dedication of 15 foot of right of way and all public right of way improvements including curb, gutter and half street width improvements. Civil engineering drawings and dedication shall be submitted to Public Works to be checked by the City Engineer and recorded with the County Recorder's office before permits are issued.
29. Prior to building permit issuance, the applicant shall establish haul services for construction waste material with Burrtec to facilitate the recycling of all recoverable/recyclable material as mandated under the California Green Code and City of Grand Terrace Municipal Code.
30. The applicant shall submit a completed Construction & Demolition (C&D) Waste Diversion Program / Waste Management Plan (WMP) form along with the required C&D deposit based per square footage of construction and/or demolition prior to building permit issuance.
31. Project subject to the 2015 Model Water Efficient Landscape Ordinance (MWELO).

PUBLIC WORKS

32. All proposed public street improvements shall be designed by persons registered and licensed pursuant to the Business and Professions Code and all street work will require a contractor licensed in the State of California and insured pursuant to the City's insurance requirements.
33. The applicant shall dedicate right of way and/or construct all missing or damaged public improvements. The missing or damaged public improvements shall include, but are not limited to, pavement, curb, gutter, sidewalk, driveway approach, and streetlights as directed by the Public Works Department.
34. Install centrally located concrete ornamental streetlights in the right of way and pay one-year energy cost for streetlights. Coordinate with Southern California Edison and the City of Grand Terrace for cost and locations. Streetlights shall be LED type.
35. Provide half street width paving overlay after utility installations on the entire length of the project. Minimum 2-inch asphalt overlay with an asphalt grind. All grindings shall be recycled.
36. The Applicant shall submit proposed sewer plans to the City of Colton Wastewater Department and Public Works for plan review. The Applicant shall pay all plan review fees and permit fees for the sewer review to the City of Colton and Public Works. Please provide a written "Will Serve" letter and sewer plans to the City of Grand Terrace for approval before any permits are issued.
37. The applicant shall submit proposed water plans to the Riverside Highland Water Company and Public Works for plan review. The Applicant shall pay all plan review fees and permit fees for the water review to Riverside Highland Water Company and Public

Works. Please provide a written "Will Serve" letter and plans to the City of Grand Terrace for approval before any permits are issued.

38. Applicant shall submit proposed water plans for fire hydrants to the County of San Bernardino Fire Department for plan review and approval. Applicant shall pay all plan review fees and permit fees for the fire hydrant system review to the County of San Bernardino Fire Department.
39. Provide additional 20 feet right of way dedication on Terrace Avenue which is classified as a Local Road with 60 feet ultimate width the entire length of the property. Street improvements will be required to extend beyond the frontage of the project to blend and taper the pavement for traffic and address street flows for drainage. Provide full width paving section and curb, gutter, sidewalk, streetlights along project frontage and signage and striping per standard 104.
40. Truck guide signs shall be posted at intersections and in the area around Terrace to keep truck traffic on Terrace and Barton Road as directed by the City Engineer.
41. The exhibit is showing a partial Knuckle, however, the access under the railroad is conditioned to be gated by another project so a full truck turning cul-de-sac will be needed per standard 120 or Riverside County standard 800.
42. Terrace from south property line to Walnut shall have a Paved Road Section per standard 114a and a barrier on the west side at a grade difference of four feet or greater below the existing road grade. Type of barrier to be approved by City of Colton and Grand Terrace.
43. The curb returns and ramps on Terrace Ave shall be constructed per San Bernardino County Standard 110. The radius of these curbs shall be 50 feet.
44. Minimum driveway grades shall be consistent with San Bernardino County Standard 131. Riverside County Standard driveway approach can also be used.
45. A truck haul permit shall be required if more than 50 cubic yards of earth will be hauled on City streets. Additional conditions, such as truck route approval, traffic controls, bonding, and/or street cleaning may be required by the City engineer.
46. The geotechnical report recommendations on- and off-site excavation, compaction, slope stability and paving sections shall be submitted. The date of the report shall be placed on the title sheets of the street plans.
47. Monumentation: If any activity on this project will disturb any land survey monuments, the disturbed monumentation shall be located and referenced by or under the direction of a licensed land surveyor or a registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb the monumentation, and a corner record or record of survey of the references shall be filed with the County.
48. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES) and the current San Bernardino County MS4 permit.
49. The subdivider shall protect downstream properties from damage caused by alteration of the drainage patterns, i.e., concentration or diversion of flow.

50. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. The subdivider shall provide mitigation measures Best Management Practices to be incorporated into the development to prevent flooding of the site and downstream properties. The retention of the post-development runoff from the 100-year event shall be required as part of the drainage improvements for this project.
51. The subdivider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Public Works Department permits the use of streets for drainage purposes, the provisions of City/County Ordinance will apply.

PRIOR TO CERTIFICATE OF OCCUPANCY

52. The Applicant shall record pedestrian and vehicle access easements, along with associated maintenance agreements, to provide legal and physical access to the Santa Ana River Trail system. All easement and maintenance documents shall be prepared by the Applicant and submitted to the City Engineer for review and approval prior to recordation. The location and design of the access improvements shall be determined and reviewed by the City Engineer to ensure adequate access for City vehicles, including police, fire, and other emergency services.
53. Access rights shall be granted to the City for the purpose of allowing access over private drives within the development for all City vehicles, including police, fire, and other emergency vehicles. The document(s) recording this access shall be prepared by the Applicant for review and approval by the City Engineer, prior to recordation.

PROJECT SPECIFIC

54. Proposed lighting shall not produce any glare onto adjoining properties and shall be shielded as may be required. Lighting shall not exceed eighteen feet in height from the finished grade and shall be designed to reflect away from residential district and public roadways.
55. The Applicant shall comply with mitigation measures provided in the March 2020 Initial Study:

BIO-1 If construction activities are planned during the bird nesting season (February 1 to August 31), a nesting bird survey shall be conducted within three days (72 hours) prior to any ground-disturbing activities, including, but not limited to demolition, clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act (MBTA) are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required. If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the City; non-raptor bird species nests shall be buffered at least 280 feet, while raptor nests shall be buffered at least 820 feet. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has

determined the nest is no longer active and has informed the City and construction supervisor that activities may resume. This measure shall be implemented to the satisfaction of the Planning and Development Director or designee.

CUL-1 Prior to issuance of grading permits, the applicant shall provide evidence to the City that the following note is included on the grading plans/documents: "In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting the Secretary of Interior standards shall be hired to assess the find. Work on the other areas of the project outside of the buffered zone may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within Mitigation Measure TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2019), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within Mitigation Measure TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. If unanticipated human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

GEO-1 Prior to issuance of grading permits, the City shall verify that the following note is included on the grading plans: "If paleontological resources are encountered during the course of ground disturbance, work within 60 feet of the find shall be halted and an exclusionary buffer shall be established. A paleontologist shall be contacted to assess the find for scientific significance. No ground-disturbing activity within the 60-foot exclusionary buffer may occur without the consent of the paleontologist and the City of Grand Terrace Planning and Development Director. If determined to be significant, the fossil(s) shall be collected from the field. The paleontologist may also make recommendations regarding additional mitigation measures, such as paleontological monitoring. Scientifically significant resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a museum repository. If scientifically significant paleontological resources are collected, a report of findings shall be prepared to document the collection." This measure shall be implemented to the satisfaction of the City of Grand Terrace Planning Director or his/her designee.

TCR-1 Prior to the issuance of grading permits, the applicant shall provide evidence to the City the following language is included on final grading documents: "The San Manuel Band of Mission Indians Cultural Resources Department(SMBMI)shall be contacted, as detailed in Mitigation Measure CUL-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on site. Any and all archaeological/cultural documents

created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.”

HYD-1 Prior to the issuance of a grading permit, the Project Applicant shall file and obtain a Notice of Intent (NOI) with the Regional Water Quality Control Board (RWQCB) in order to be in compliance with the State National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit for discharge of surface runoff associated with construction activities. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City of Grand Terrace for coverage under the NPDES General Construction Permit. The NOI shall address the potential for an extended and discontinuous construction period based on funding availability. This measure shall be implemented to the satisfaction of the Director of the City Engineering Division of the Public Works Department or designee.

HYD-2 Prior to the issuance of a grading permit, the Project Applicant shall submit to the City of Grand Terrace a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural Best Management Practices (BMPs) to control sediment and non-visible discharges from the site. The SWPPP shall include inspection forms for routine monitoring of the site during both the grading and construction phases to ensure National Pollutant Discharge Elimination System (NPDES) compliance and that additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary. The SWPPP shall address the potential for an extended and discontinuous construction period based on funding availability. The SWPPP shall be kept on site for the entire duration of Project construction and shall be available to the local RWQCB for inspection at any time. BMPs to be implemented may include the following:

- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs shall be periodically inspected during construction, and repairs shall be made when necessary as required by the SWPPP.
- Materials that have the potential to contribute to non-visible pollutants to storm water must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles shall be surrounded by silt fences and covered with plastic tarps.
- In addition, the construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sandbag barriers and other sediment control measures called for in the SWPPP. Monthly reports and inspection logs shall be maintained by the contractor and reviewed by the City of Grand Terrace and the

representatives of the State Water Resources Control Board. If it is not feasible to implement specific BMPs, the City of Grand Terrace can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

56. HYD-3 Prior to issuance of a grading permit, the manage watercant shall submit evidence to the City that the Low Impact Development (LID) Best Management Practices (BMPs) specified in the Final Water Quality Management Plan (Preliminary WQMP) approved by the City of Grand Terrace shall be written into the grading and development plans submitted to the City for review and approval to manage water quality and hydrologic effects of the proposed Project. Specifically, the LID BMPs shall be implemented to ensure the Project meets or exceeds the minimum design capture volume of the site. Periodic maintenance of LID BMPs during Project occupancy and operation shall be in accordance with the schedule outlined in the Final WQMP. This measure shall be implemented to the satisfaction of the Director of the City Engineering Division of the Public Works Department or designee.

EXHIBIT C

FINDINGS OF APPROVAL FOR SITE AND ARCHITECTURAL REVIEW 19-03 AMENDMENT-01

11731 Terrace Avenue, Grand Terrace, CA 92313 (APN: 0275-191-06 and 0275-191-30)

As required by Section §18.63.060 of the Grand Terrace Municipal Code, approval of Site and Architectural Review (SA) 19-03 Amendment No. 1 to place 640 square foot modular unit for office or headquarter purposes only and construct a 4,800 square foot maintenance building located at 11731 Terrace Avenue, Grand Terrace, CA 92313 (APN: 0275-191-06 and 0275-191-30) is based

1. **Finding:** The Project is consistent with the intent of the Grand Terrace Municipal Code and General Plan.

Facts in Support of Finding: The addition of the 640 square foot modular office unit and the 4,800 square foot maintenance building to the twenty-one (21) acre site satisfies General Plan Land Use Element Goal 2.4: Provide for a mix of attractive industrial land uses designed to generate employment opportunities. The Zoning Code states that the purpose of the M2 District is to provide for the development of medium manufacturing and industrial uses. The regulations of this district are intended to allow various manufacturing and industrial uses which operate free of overly excessive noise, dust, odor or other nuisances and can be made compatible to other (nonindustrial) districts. Any future tenant shall apply for zoning clearance and a business license and be found consistent with the intent of the Municipal Code and General Plan.

2. **Finding:** The location and configuration of the development plan associated with this Project are visually harmonious with this site and surrounding sites and structures, that they do not interfere with the neighbors' privacy, that they do not unnecessarily block scenic views from other structures and/or public areas and are in scale with the townscape and natural landscape of the area.

Facts in Support of Finding: The subject property is already improved, and no expansion is proposed. The site is situated in an industrial area and is east of the Burlington Northern Santa Fe railroad and is transversed by overhead electrical lines. Existing landscaping is well-maintained as is paving on-site. The height of the modular office and maintenance building would be equivalent to the heights of a single-family resident (maximum 35 feet in height). Location of the structures and overall heights would not block any scenic views (i.e., San Bernardino Mountains) from neighbors.

3. **Finding:** The architectural design of structures, their materials, and colors are visually harmonious with the surrounding development, natural landforms, are functional for the Project and are consistent with the Grand Terrace Municipal Code.

Facts in Support of Finding: The modular office is currently in place at the site, and is situated near the northwest corner of the site. It has natural tones that blend with the surrounding environment. Existing landscaping assists in setting the modular unit as an existing, established structure, with parking spaces for visitors. The new 4,800 square foot maintenance building is conditioned to be compliant with the development standards established by the M2 Industrial District and FP Floodplain Overlay District.

4. **Finding:** The plan for landscaping and open spaces provides a functional and visually pleasing setting for the structures on this site and is harmonious with the natural landscape of the area and nearby developments.

Facts in Support of Finding: The subject property is already landscaped with drought tolerant plants and trees along Terrace Avenue that are compliant with the Municipal Code requirements and with the most recent Model Water Efficient Landscape Ordinance by the State of California. The landscaping and open spaces near the entry are well established and visually pleasing, harmonious within the M2 Industrial District and provide functionality for the community.

5. **Finding:** There is no indiscriminate clearing of property, destruction of trees or natural vegetation or the excessive and unsightly grading of hillsides, thus the natural beauty of the City, its setting and natural landforms are preserved.

Facts in Support of Finding: The subject property is already landscaped with drought tolerant plants and trees along Terrace Avenue that are compliant with the Municipal Code requirements and with the most recent Model Water Efficient Landscape Ordinance by the State of California. The modular office currently exists on-site; no clearing is required for its placement. Similarly, the proposed placement of the maintenance building is currently void of existing trees and landscaping and would not require clearing of vegetation and any significant earthwork including grading. Natural landforms including the slope to the south would be maintained in its current natural state.

6. **Finding:** The design and location of all signs associated with this Project are consistent with the scale and character of the building to which they are attached or otherwise associated with and are consistent with the Grand Terrace Municipal Code.

Facts in Support of Finding: The Project is existing at the subject property, and no signs are proposed. Existing signs on-site conform to the requirements of the City's Municipal Code. No changes to these signs are proposed.

7. **Finding:** Conditions of Approval for this Project necessary to secure the purposes of the Grand Terrace Municipal Code and General Plan have been applied to the Project.

Facts in Support of Finding: The Initial Study/Mitigated Negative Declaration (2020 IS/MND) that was prepared for the Project pursuant to the California Environmental Quality Act determined that the Project would not have a significant effect on the environment due to the incorporation of standard conditions and mitigation measures related to: Biological, Cultural, and Tribal Cultural Resources, Geology/Soils, and Hydrology/Water Quality. The mitigation measures provided in the 2020 ISMND were referenced as an attachment to the adopted conditions of approval. Amendment No. 1 to SA 19-03 includes an update to the conditions of approval that resulted in removing conditions from the now surrendered CUP 19-01. In addition, conditions were separated for the two entitlements to ensure no overlapping. Revisions also included removing conditions that were completed and incorporating conditions that were referenced as exhibits or attachments to the conditions of approval.

RESOLUTION NO. PC 2025-__

A RESOLUTION OF THE PLANNING COMMISSION / SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 25-01 TO PERMIT THE USE OF A 640 SQUARE-FOOT MODULAR UNIT FOR OFFICE OR HEADQUARTERS PURPOSES ONLY AT 11731 TERRACE AVENUE, GRAND TERRACE, CA 92313 (APNS: 0275-191-06 AND 0275-191-30) IN THE (M2) INDUSTRIAL DISTRICT; AND MAKING A DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301, CLASS 1 [EXISTING FACILITIES]

WHEREAS, Patrick O'Brien (hereinafter, the "Applicant") filed an application for Conditional Use Permit 25-01 and Environmental Determination 25-13, requesting approval to utilize a 640 square-foot modular unit for office or headquarters purposes only, located at 11731 Terrace Avenue (APNs: 0275-191-06 and 0275-191-30), as depicted on the site plan attached hereto as "**EXHIBIT A**" of this Resolution (hereinafter, the "Project"); and

WHEREAS, the subject property is located within the (M2) Industrial District, which permits modular offices subject to the approval of a Conditional Use Permit; and

WHEREAS, the City of Grand Terrace seeks to protect and preserve the integrity of the (M2) Industrial District and surrounding areas, and to ensure that new and existing uses are consistent with the General Plan, Zoning Code, and applicable environmental policies; and

WHEREAS, the Project involves no new construction and will operate within an existing modular unit on site, meeting all applicable (M2) Industrial District development standards and FP (Floodplain) Overlay District requirements; and

WHEREAS, a set of Conditions of Approval have been prepared and attached as "**EXHIBIT B**" for Conditional Use Permit 25-01, which establish performance standards and operational requirements to ensure the harmonious integration of the modular office with surrounding properties, protect public health and safety, and maintain the quality of life within the City of Grand Terrace; and

WHEREAS, the City of Grand Terrace has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the proposed use is Categorically Exempt under CEQA Guidelines Section 15301, Class 1 (Existing Facilities); and

WHEREAS, pursuant to Grand Terrace Municipal Code Section 18.83.050, the Planning Commission is the designated approval authority for Conditional Use Permits; and

WHEREAS, on October 16, 2025, the Planning Commission / Site and Architectural Review Board of the City of Grand Terrace held a duly noticed public hearing to consider the application for Conditional Use Permit 25-01 and Environmental Determination 25-13, at which time oral and written evidence and testimony was presented by City staff, the Applicant, and all interested members of the public; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, THE PLANNING COMMISSION/SITE ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals set forth above are true and correct and incorporated herein by this reference and made a part hereof.

SECTION 2. The Planning Commission / Site and Architectural Review board hereby finds that Conditional Use Permit 25-01 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section §15301 Class 1 (Existing Facilities).

SECTION 3. The findings The Planning Commission makes the following findings pursuant to Grand Terrace Municipal Code Section §18.83.050 in support of the approval of Conditional Use Permit 25-01:

1. The modular office use will not be detrimental to the health, safety, morals, comfort, or general welfare of the persons residing or working within the neighborhood or the City;
2. The modular office use will not be injurious to property or improvements in the neighborhood or within the City;
3. The modular office use is consistent with the latest adopted General Plan and underlying (M2) Industrial District;
4. Conditions necessary to secure the purposes of the Zoning Code are made a part of this approval and incorporated as **“EXHIBIT B”** of this Resolution.
5. The Project is compliant with CEQA as detailed in Section 2 of this Resolution.

Factual findings in support of these conclusions are included in **“EXHIBIT C”** of this Resolution and incorporated herein by reference.

SECTION 4. Based on the entirety of the record before the Planning Commission, including oral and written staff reports and attachments, and all public testimony presented during the public hearing on October 16, 2025, the Planning Commission hereby approves Conditional Use Permit 25-01 for the operation of a 640 square-foot modular office unit located at 11731 Terrace Avenue (APNs: 0275-191-06 and 0275-191-30), in accordance with the site plan attached as **“EXHIBIT A”** and subject to the Conditions of Approval attached as **“EXHIBIT B”**.

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase contained approved by this Resolution, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Resolution or any part thereof. The Planning Commission / Site and Architectural Review Board hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 6. The Project entitlement Conditional Use Permit (CUP) 25-01 shall become effective following the expiration of a ten (10) calendar day appeal period without filing of an appeal application from the date of Planning Commission / Site and Architectural Review Board and supersede all previous

approvals for the subject property.

SECTION 8. Conditional Use Permit (CUP) 25-01 shall expire one (1) year from the date of the adoption of this Resolution unless the following actions occur:

- A. All conditions of approval are met; or
- B. Sufficient investment has been completed and building permits are issued; or
- C. Business license is issued in accordance with the Grand Terrace Municipal Code.

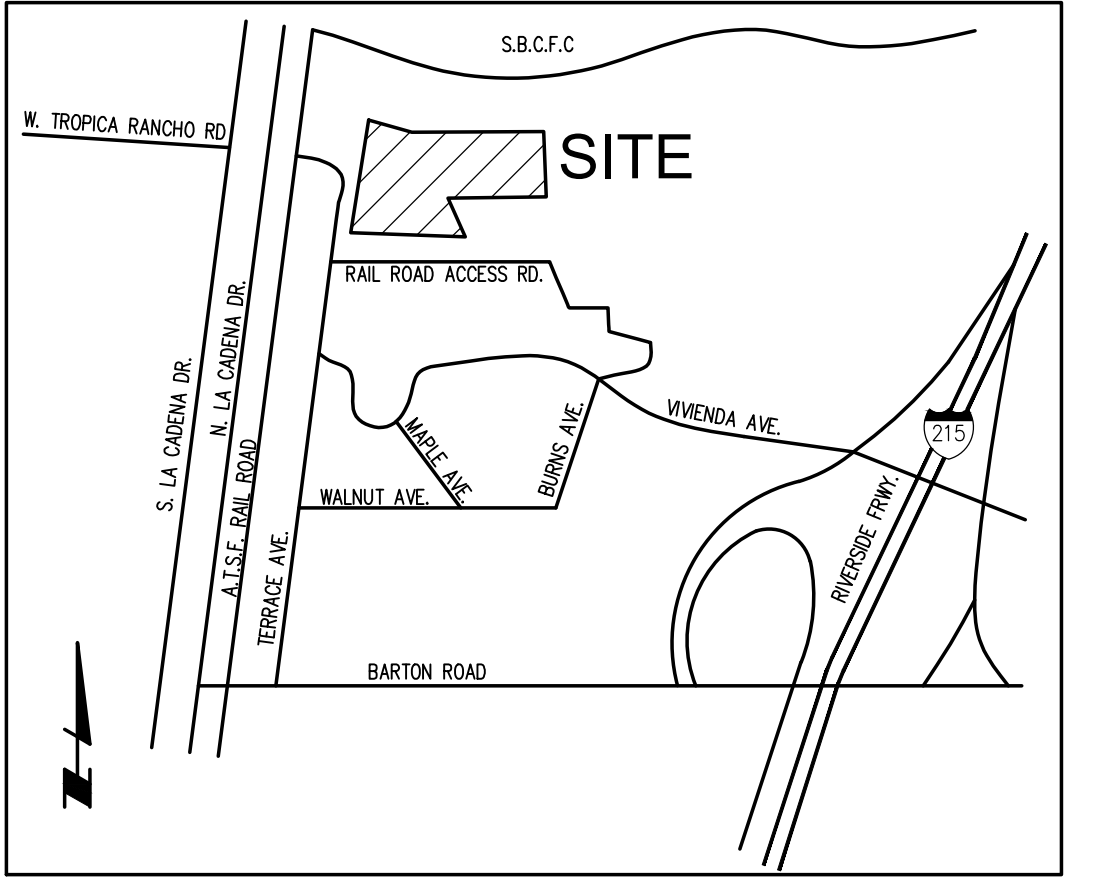
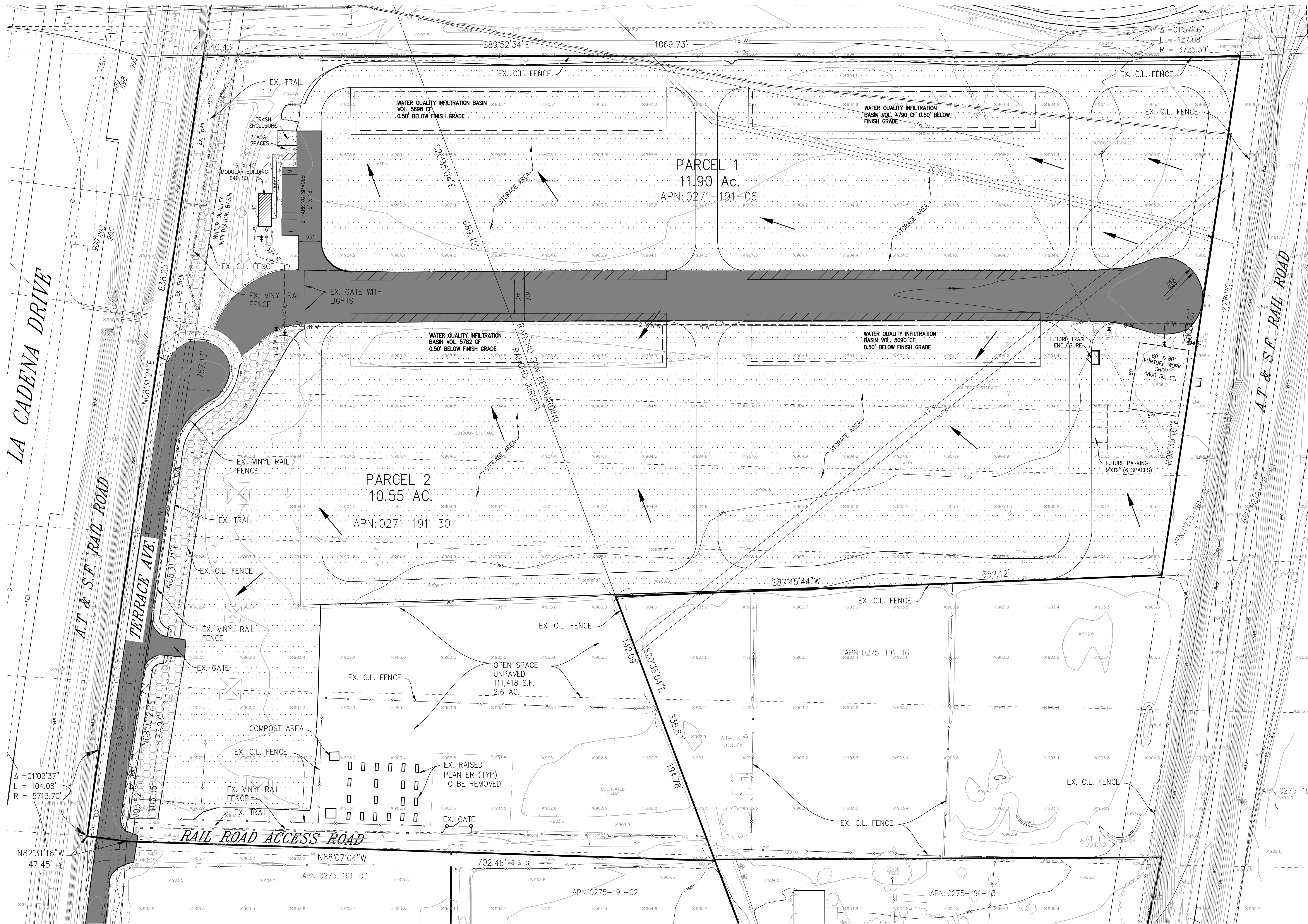
BE IT FURTHER RESOLVED that, based on the forgoing, upon all oral and written comments and reports and presentations made by City staff and members of the public, including any, attachments and exhibits Conditional Use Permit 25-01 is hereby approved subject to the conditions provided as “**EXHIBIT B**” to this Resolution.

APPROVED AND ADOPTED by the Planning Commission / Site and Architectural Review Board of the City of Grand Terrace, California, at a regular Public Hearing held on the 16th day of October 2025.

ATTEST:

Daysi Alcocer
City Clerk

Edward A. Giroux
Chairman



VICINITY MAP

NOT TO SCALE

DRAINAGE STATEMENT

(taken from approved Hydrology and WQMP on file at City)

Offsite flows contributing runoff to the site are generally from the south and southeast. Flows from the south are conveyed northerly along the easterly side of the railroad. These flows again are spread as sheet flow across the project site combining with the flows from the channel and continue northerly to the Santa Ana River. The finish grading for the project site convey's onsite stormwater flows towards the water quality infiltration basins located throughout the site. The water quality design capture volume would be infiltrated into the underlying soils. Flows greater than the water quality storm would be allowed to continue to sheet flow towards the Santa Ana River.

LEGAL DESCRIPTION (INSTRUMENT #2017-0542122)

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF GRAND TERRACE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL THAT PORTION OF LOT NO. 4 IN BLOCK 88 OF SAN BERNARDINO RANCHO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 7, PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE AND NORTH 20° 00' WEST, 824.67 FEET FROM THE SOUTHWEST CORNER OF SAID LOT NO. 4; THENCE NORTH 20° 00' WEST, 748 FEET ALONG THE WEST LINE OF SAID LOT NO. 4 TO A POINT WHICH IS 10 FEET DISTANT SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE WEST RIVERSIDE 350 INCH WATER COMPANY'S DITCH; THENCE NORTH 88° 38' EAST PARALLEL TO SAID DITCH 1053.6 FEET TO THE WESTERLY BOUNDARY LINE OF THE SOUTHERN CALIFORNIA MOTOR RAILROAD; THENCE SOUTH 9° 3' WEST ALONG SAID WESTERLY BOUNDARY LINE OF SAID RIGHT OF WAY 720.7 FEET; THENCE SOUTH 88° 38' WEST 685.2 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION ON THE NORTH DEEDED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT BY DEED RECORDED JANUARY 31, 1963 IN BOOK 5843, PAGE 970 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

ALSO EXCEPTING THEREFROM THE LAND DESCRIBED IN THE TAX DEED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, RECORDED JUNE 17, 1969, AS INSTRUMENT NO. 603, IN BOOK 7251, PAGE 857 OF SAID OFFICIAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

"R S B PTN LOT 4 BLK 88 ABANDONED PE R/W BEING ALL THAT PTN LOT 4 LYING BETWEEN W LI SP RR R/W AND A LI 100 FT W OF AND PARALLEL TO C/L SP RR M/L TRACT".

PARCEL TWO:

THAT PORTION OF JURUPA RANCHO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 47 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT STATION NO. 2 ACCORDING TO MAP OF THE SURVEY OF THE SAN BERNARDINO RANCHO, WHICH SAID MAP IS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA; THENCE RUNNING SOUTH 89° 23' WEST A DISTANCE OF 655.1 FEET; THENCE NORTH 68° 51' WEST A DISTANCE OF 353.15 FEET MORE OR LESS, TO THE EASTERLY LINE OF THE SOUTHERN CALIFORNIA RAILWAY; THENCE RUNNING NORTHERLY ALONG THE EASTERLY LINE OF THE SAID SOUTHERN CALIFORNIA RAILWAY TO ITS INTERSECTION WITH THE CENTER LINE OF THE NORTH RIVERSIDE AND JURUPA CANAL; THENCE RUNNING NORTH 88° 38' EAST ALONG THE CENTERLINE OF SAID NORTH RIVERSIDE AND JURUPA CANAL, TO THE COMMON BOUNDARY LINE BETWEEN SAID SAN BERNARDINO RANCHO AND SAID JURUPA RANCHO; THENCE RUNNING SOUTH 20° EAST ALONG SAID COMMON BOUNDARY LINE OF THE SAID SAN BERNARDINO AND JURUPA RANCHOS TO THE PLACE OF BEGINNING.

EXCEPT THAT PORTION OF THEREOF AS CONVEYED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY BY DEED JANUARY 21, 1916 IN BOOK 582, PAGE 351 OF DEEDS.

ALSO EXCEPT THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF THE LAND CONVEYED TO MR. FEIRING BY DEED RECORDED JUNE 26, 1919 IN BOOK 653, PAGE 232 OF DEEDS.

ALSO EXCEPTING THEREFROM THAT PORTION ON THE NORTH DEEDED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT BY DEED RECORDED JANUARY 31, 1963 IN BOOK 5843, PAGE 970 OF OFFICIAL RECORDS AND BY DEED RECORDED JUNE 17, 1971 IN BOOK 7690, PAGE 128 OFFICIAL RECORDS.

APN: 0275-191-06 (PARCEL ONE)
0275-191-30 (PARCEL TWO)

OWNER/APPLICANT:

GRANDT-1, LLC
1040 SOUTH, MT. VERNON AVENUE
STE G285 COLTON, CA 92324
PH: (909) 319-2106

PROPERTY ADDRESS:

11731 TERRACE AVE.
GRAND TERRACE, CA 92313

LAND SURVEYOR:

NEAL J. MCPHERSON PLS
TRANSTECH ENGINEERS
413 MACKAY DRIVE
SAN BERNARDINO, CA 92408
(909)384-7464

SOILS ENGINEER:

MOLOY GUPTA RCE
SOILS SOUTHWEST
897 VIA LATA, STE N
COLTON, CA 92324
(909)370-0474

ASSESSOR'S PARCEL NUMBERS:

0275-191-06
0275-191-30

LAND AREA:

GROSS AREA: 22.450 ACRES

PARCEL INFORMATION:

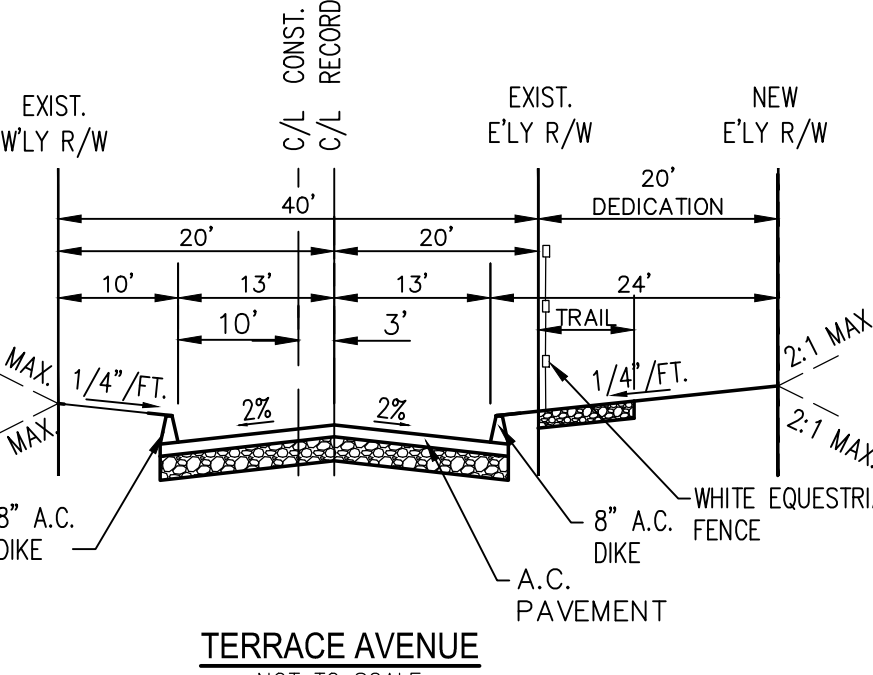
EXISTING PARCELS: 2
PROPOSED PARCELS: 2

ZONING:

ZONE DESIGNATION: M-2 INDUSTRIAL
GENERAL PLAN DESIGNATION: FLOODPLAIN INDUSTRIAL
SPECIAL ZONE: FLOODPLAIN OVERLAY DISTRICT

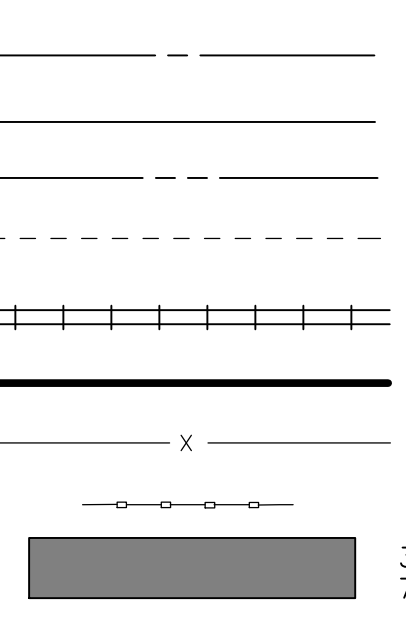
FLOOD ZONE:

AE

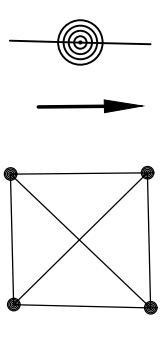


LEGEND/KEY NOTES:

CENTERLINE
RIGHT OF WAY
PROPERTY LINE
EASEMENT
RAIL ROAD TRACKS
SUBDIVISION BOUNDARY
FENCE
TRAIL VINYL FENCE
PAVEMENT
CONCRETE SIDEWALK/PARKING AREA
LANDSCAPE
4" AC GRINDING OVER NATIVE



POWER POLE
DIRECTION OF FLOW
TRANSMISSION TOWER



PARKING STATS:

MODULAR OFFICE
9 PARKING STALLS
2 HANDICAP STALLS
INTERIOR STREET PARKING
60 PARALLEL PARKING STALLS
FUTURE WORKSHOP
6 FUTURE PARKING STALLS

LANDSCAPE AREA:

19,326 S.F.

UTILITIES AND SERVICES:

SERVICE	AGENCY	PHONE NO.
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(909) 548-7249
FIBER:	SPECTRUM	(951) 406-1606
GAS:	SO CAL GAS	(909) 247-0904
TELEPHONE:	AT&T	(800) 332-1321
WATER:	RIVERSIDE HIGHLAND WATER	(909) 825-4128
SEWER:	CITY OF COLTON	(909) 653-3814

HORIZONTAL DATUM

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCRS), ZONE 5, NORTH AMERICAN DATUM 1983 (NAD83) GROUND BASED LOCALLY BETWEEN CORNERS "SEA" AND "TWP" BEING NORTH 82°30'10.34" WEST (EPOCH 1991.35). TO OBTAIN GRID DISTANCES MULTIPLY DISTANCES BY 0.99999545277.

VERTICAL DATUM

SB COUNTY BENCHMARK SPN 01239, DESIGNATION 703-2, DATE 01/31/74, SOURCE 9800 SURVEY, BRASS DISK STAMPED "SB CO SURV BM 703-2 1968" SET IN THE NORTH ABUTMENT OF A STEEL BRIDGE CROSSING THE SANTA ANA RIVER, 6.5 FEET WEST OF THE RAIL 117 FEET EAST OF LA CADENA DRIVE AND 4.6 FEET BELOW THE TRACKS. ELEVATION = 909.329 FEET

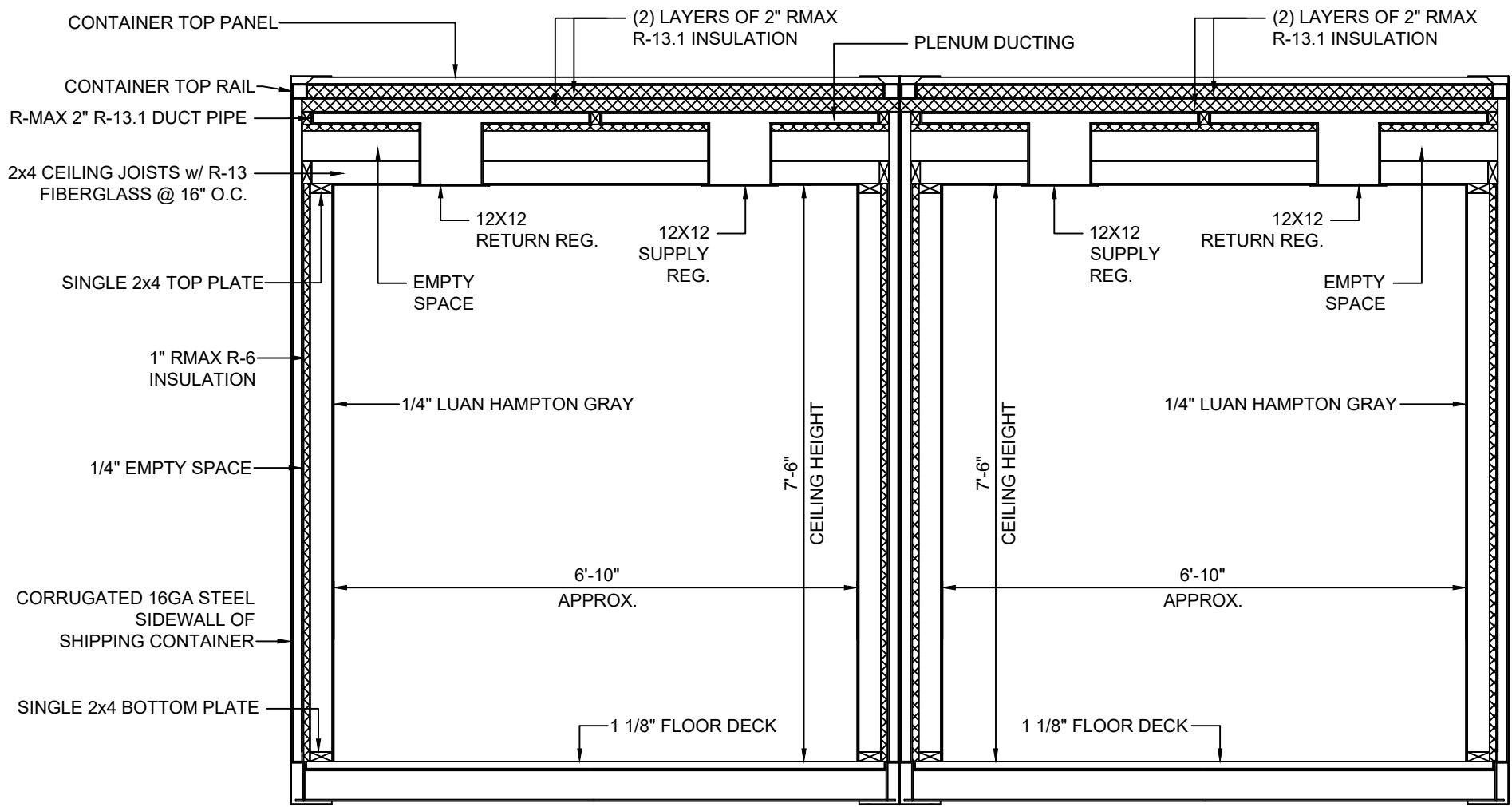
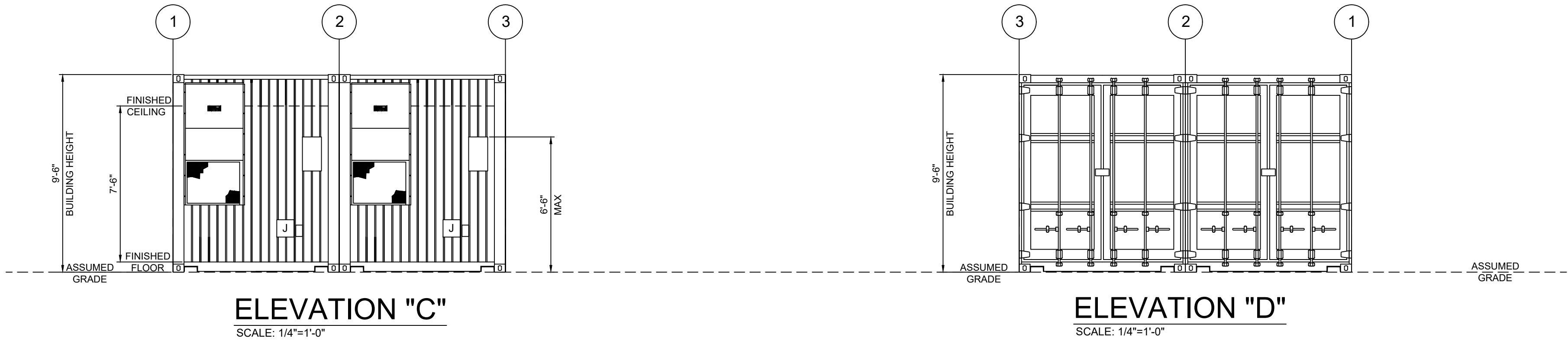
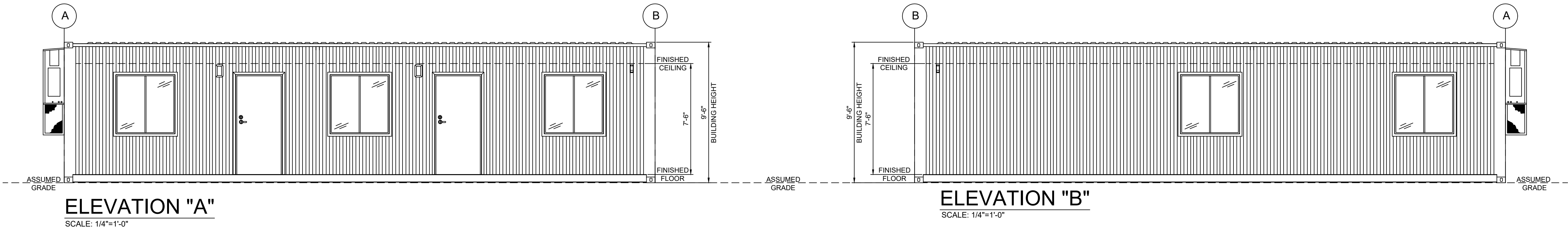


CITY OF GRAND TERRACE

SITE PLAN
GRANDT-1 LLC
11731 TERRACE AVENUE

DRAWN BY: GOA DATE: 06/23/2025 SCALE: 1" = 50' SHEET: 1 OF 1 JOB NO.: 241199

Commercial Modular Unit



(EXTERIOR BUILDING) PAINT SCHEDULE	
BODY:	.
VERTICAL CORNER TRIM:	.
EXTERIOR WINDOW:	.
CAULKING:	FACTORY STANDARD

REVISIONS

DESCRIPTION	DATE

DO MODULARS

2313 HALL AVE
JURUPA VALLEY, CA 92509
PHONE: 909-816-4378 FAX: 909-429-4537

DRAWING TITLE:
EXTERIOR ELEVATIONS

PROJECT NAME:
16'-0" x 40'-0" (OFFICE)

DATE:
08 / 29 / 2021

SCALE:
1/4" = 1'-0"

DRAWN BY:
A.F.

JOB NUMBER

SHEET NUMBER:

A-3.0

**CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT NO. 25-01**

11731 Terrace Avenue, Grand Terrace, CA 92313 (APN: 0275-191-06 and 0275-191-30)

GENERAL

1. This Conditional Use Permit (CUP 25-01) shall be solely for the benefit of the Applicant, Patrick O'Brien, in whose name the permit was approved, for the specific location at 11731 Terrace Avenue, Grand Terrace, CA 92313 (APNs: 0275-191-06 and 0275-191-30). Written notice shall be provided to the City if the Applicant ceases operation of the approved business office/headquarters use associated with the 640-square-foot modular office on the 21-acre site. The Conditional Use Permit approved by the Planning Commission/Site and Architectural Review Board for the modular office/headquarters use is transferable only if the new owner(s) or operator(s) agree in writing to all Conditions of Approval contained herein.
2. A revision or modification to this conditional use permit such as, but not limited to, change in conditions, expansions, intensity or hours or operation may be requested by an Applicant. The requested revision or modification shall be processed in the same manner as the original conditional use permit which is a duly noticed Public Hearing before the City of Grand Terrace Planning Commission/Site and Architectural Review Board.
3. The Planning Commission/Site and Architectural Review Board may periodically review this conditional use permit to ensure that it is being operated in a manner consistent with conditions of approval or in a manner which is not detrimental to the public health, safety or welfare, or materially injurious to properties in the vicinity. If, after review, the Planning Commission deems that there is sufficient evidence to warrant a full examination, then a public hearing date shall be set. At such public hearing, the Planning Commission may modify or revoke the permit pursuant to Municipal Code Section 18.83.080.
4. The Applicant shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the Project and the approvals granted herein. Furthermore, the Applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which the Applicant's Project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity.
5. In the event that this approval is legally challenged, the City will promptly notify the Applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the Applicant agrees to defend, indemnify, and hold harmless the city, their affiliate's officers, agents and employees from any claim, action or proceeding against the City of Grand Terrace. The Applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action,

but such participation shall not relieve Applicant of his or her obligation under this condition.

6. Upon approval of these conditions by the Planning Commission and prior to becoming final and binding, the Applicant must sign and return an Acceptance and Agreement to "Conditions of Approval" form. The form and content shall be prepared by the Planning and Development Services Department.
7. In the event that exhibits, and written conditions are inconsistent, the written conditions shall prevail.

APPEAL PERIOD

8. The decision of the Planning Commission/Site and Architectural Review Board shall be final unless appealed to the City Council within ten (10) calendar days. Such an appeal may be made by the applicant, any member of the City Council or any other interested person. If not appealed, this approval shall become effective on the eleventh (11th) calendar day after the date of the Planning Commission's approval; or the next city business day following such eleventh (11th) calendar day when the eleventh (11th) calendar day is not a City business day.

EXPIRATION AND EXTENSIONS

9. Approval of this permanent conditional use permit which runs with the land, no expiration time is set.
10. The compliance period after approval of this permanent conditional use permit is one (1) year. This conditional use permit shall automatically expire twelve (12) months from the date of adoption of this Resolution unless:
 - A. All conditions of approval are met; or
 - B. Sufficient investment has been completed and building permits are issued; or
 - C. Business license is issued in accordance with the Grand Terrace Municipal Code.

In case the applicant is not able to comply with subsections a, b or c, then the applicant shall apply for an extension of the one-year compliance period prior to the end of that year period. The Planning Director may, upon application from the applicant, extend the compliance period for a specific length of time up to two (2) years. Two extensions are the maximum allowed on a date, no more than three (3) years from the date of the initial Planning Commission approval. Time extensions shall be filed at least sixty (60) days prior to the expiration date.

VIOLATIONS AND REVOCATION

11. In the event that this land use violates or fails to comply with any of these conditions of approval of this conditional use permit, the City may take measures to cure such violations, including but not limited to, administrative citations and full reimbursement of the City for its costs and expenses, including but not limited to, attorney's fees, in undertaking such

corrective action. Reimbursement of enforcement costs shall constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City shall refrain from issuing further permits, licenses or other approvals until such violations have been fully remedied.

12. This conditional use permit may be revoked if any of the following actions occur:
 - A. Any violation of a conditional use permit's required condition of approval; or
 - B. Any Federal, State or local law or ordinance is violated in connection with a conditionally permitted use.

The Planning Commission shall hold a public hearing to consider the revocation. Said hearing shall be noticed in accordance with Section 65091 of the California Government Code and with Section 18.03.070 (Public Hearing Notice) of Chapter 18.03 (General provisions). After conducting the public hearing the Planning Commission shall make a recommendation to the City Council regarding revocation of the conditionally permitted use. After receiving the Planning Commission's recommendation, the City Council shall conduct its own public hearing and make a final determination to revoke, amend or leave unchanged the subject conditional use permit.

BUILDING PERMIT AND BUSINESS LICENSE PROCESS

13. After the appeal period has ended or after a final determination is made by the City Council, the applicant may submit for a business license and/or a building permit.
14. An application for a building permit shall include three sets of the approved site plan and floor plans, each set shall be approved and signed by the Planning Director and shall have attached to it a copy of any conditions of approval required by the Planning Commission or the City Council. Two of the required sets of plans shall be submitted to the Department of Building and Safety along with the appropriate construction specification plans for the approved project. The third set shall be kept on file in the Planning Department. The Department of Building and Safety shall then prepare the appropriate permits in accordance with all applicable State and local codes.
15. No building, structure or portion thereof shall be used or occupied for any use or purpose prior to receiving a certificate of occupancy for all new construction and a business license for any new, expanded or relocated business activity.
16. No building or structure shall be moved onto the subject property or moved from one location on the subject property to another location on the subject property, unless the building or structure is made to conform to all the regulations of the property on which it is to be located and the Building/Fire Codes.
17. A sign permit shall be required for all permanent signs (building attached or freestanding) prior to erection, relocation, alteration, or replacement of a sign. A sign permit shall not be required for general maintenance of existing signs or the replacement of the sign face (including message) when the area of the sign is not being changed and a building permit is not required (e.g., the replacement of a sign face on a can sign).

ENVIRONMENTAL

18. Within 24 hours of this approval of the subject Project, the Applicant shall deliver a payment of \$50.00 and (check should be made out to the "Clerk of the Board of Supervisors" to enable the City to file the Notice of Exemption. If within such 48 hour period the payment has not been delivered to the Community Development Department by the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.

PROJECT SPECIFIC

19. This Conditional Use Permit is transferable only if the new owner(s) or operator(s) agree in writing to all Conditions of Approval and maintain the same approved use.
20. If the modular office ceases operation for a period exceeding 12 consecutive months, this Conditional Use Permit shall become null and void unless extended by the City prior to expiration.
21. This Conditional Use Permit (CUP 25-01) authorizes the use of a 640-square-foot modular office building for business office/headquarters purposes only, located at 11731 Terrace Avenue, Grand Terrace, CA 92313. The office shall not be used for retail, industrial processing, warehousing, or residential purposes.

XXX

EXHIBIT C

FINDINGS OF APPROVAL FOR CONDITIONAL USE PERMIT 25-01

11731 Terrace Avenue, Grand Terrace, CA 92313 (APN: 0275-191-06 and 0275-191-30)

As required by Section §18.83.050 of the Grand Terrace Municipal Code, approval of Conditional Use Permit 25-01 for a 640 square foot modular unit for office or headquarter purposes only located at 11731 Terrace Avenue, Grand Terrace, CA 92313 (APN: 0275-191-06 and 0275-191-30) is based on the following findings:

- 1) **Finding:** The “Modular units for business office of headquarter purposes” land use will not be detrimental to the health, safety, morals, comfort or general welfare of the persons residing or working within the neighborhood of the project site or within the City.

Facts in Support of Finding: The modular office unit is located in a secured facility that is monitored by cameras. At night lighting illuminates the surrounding area and an alarm system is installed on the modular office unit. The placement of the unit is in such a location so as to minimize its presence, and landscaping has grown to shield it from the public right-of-way. There is no foreseeable scenario that the modular office unit would be detrimental to the health, safety, morals, comfort or general welfare of the persons residing or working within the neighborhood of the project site or within the City.

- 2) **Finding:** The “Modular units for business office of headquarter purposes” land use will not be injurious to property or improvements in the neighborhood or within the City.

Facts in Support of Finding: The subject property is already improved, and the modular building is already in place. The 640 square foot modular office unit is conditioned to meet all development standards and floodplain requirements. There is no foreseeable way the modular office unit will be injurious to property or improvements in the surrounding neighborhood or within the City.

- 3) **Finding:** The “Modular units for business office of headquarter purposes” land use will be consistent with the latest adopted General Plan.

Facts in Support of Finding: Best RV Sales is consistent with the following goals and policies of the General Plan:

GOAL 2.1: Provide for balanced growth which seeks to provide a wide range of employment and housing opportunities and maintenance of a healthy, diversified community.

The City is working closely with the owner of the property to ensure that it is retained so that it does not remain vacant. Vacant properties can quickly become targets for vandalism and do not contribute economically to the City. This CUP 25-01 will permit the Applicant to market their twenty-one (21) acre site to a future tenant that would mean job opportunities, and potentially sales and tax revenue to the city.

Grand Terrace 2030 Vision Goal #3: Promote Economic Development: Increasing revenue through property tax, sales tax, transient occupancy tax and revenues generated by local businesses is critical to the City's future success. The City Council has made attracting and

retaining businesses a key goal. All departments are engaged in this effort.

Having a 640 square foot office building will be important for the overall marketability of the property. Without office space for clerical and paperwork to occur employees are left outdoors and doing business in the elements. This office unit is small in size and footprint and with the surrounding landscaping it has a very low profile. The transformation of the property from fallow land to a viable space for employment and productivity further diversifies the City's economic base.

- 4) **Finding:** Conditions necessary to secure the purposes of the Zoning Code are made a part of the conditional use permit amendment.

Facts in Support of Finding: Conditions are imposed upon this Conditional Use Permit 25-01. The conditions of approval are tailored specifically to the modular office unit based upon the location in the M2 Industrial District and the FP Floodplain Overlay District. The spirit and intent of this Conditional Use Permit 25-01, as conditioned, is to ensure the harmonious relationship between the commercial modular office unit building and surrounding community for the duration of the modular office units use in Grand Terrace.

- 5) **Finding:** The project is compliant with the California Environmental Quality Act (CEQA).

Facts in Support of Finding: Conditional Use Permit 25-01 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section §15301 Class 1 (Existing Facilities). Under the CEQA Guidelines, Class 1 is a categorical exemption for "existing facilities". This exemption applies to the operation, repair, maintenance, or minor alteration of existing public or private structures and facilities, provided there is negligible or no expansion of use. The subject property has been entitled, improved, and was operating as a "wholesale, storage, and distribution facility" land use since 2020 when CUP 19-01 was originally approved. This new CUP 25-01 is solely to establish conditions of approval and approve the use of a 640 square foot commercial modular unit for office purposes at the property.

ORDINANCE NO. 359

AN ORDINANCE OF THE CITY COUNCIL OF GRAND TERRACE, CALIFORNIA, APPROVING ZONE CHANGE AMENDMENT (ZCA) 24-03, TO AMEND THE GRAND TERRACE MUNICIPAL CODE TITLE 18 (ZONING) TO ADD NEW RESIDENTIAL LAND USES CALLED "CONGREGATE LIVING HEALTH FACILITIES" AND "ELECTRIC VEHICLE CHARGING STATIONS", TO THE ALLOWABLE RESIDENTIAL LAND USES LISTED IN CHAPTER 18.10 (RESIDENTIAL DISTRICTS); TO ADD NONRESIDENTIAL HOURS OF OPERATION AND TO CONSOLIDATE ALL NONRESIDENTIAL LAND USES IDENTIFIED UNDER SECTION 18.06.032 AND CHAPTERS 18.30 – AP ADMINISTRATIVE PROFESSIONAL DISTRICT, 18.33 – C2 GENERAL BUSINESS DISTRICT, 18.36 – CM COMMERCIAL MANUFACTURING DISTRICT, 18.39 – MR RESTRICTED MANUFACTURING DISTRICT, 18.40 – M2 INDUSTRIAL DISTRICT, 18.43 – PUB PUBLIC FACILITIES DISTRICT INTO A TABLE FORMAT UNDER A NEW CHAPTER 18.27 (NONRESIDENTIAL DISTRICTS); TO ADD NEW NONRESIDENTIAL LAND USES CALLED "HEAVY EQUIPMENT RENTALS (INDOOR AND OUTDOOR)", "ELECTRIC VEHICLE CHARGING STATIONS", "RESTAURANTS WITH A COCKTAIL LOUNGE, BAR, ENTERTAINMENT OR DANCING", AND "ESTABLISHMENTS WITH ON- SITE ALCOHOL BEVERAGE SALES AND CONSUMPTION THAT ARE NOT BONA FIDE EATING ESTABLISHMENTS (BARS, TAVERNS, COCKTAIL LOUNGES, BREWERIES, DISTILLERIES AND/OR WINE MAKING FACILITIES WITH SALES FOR ON-SITE AND OFF-SITE CONSUMPTION)."

WHEREAS, the City of Grand Terrace ("City") adopted a Zoning Code as set forth in Title 18 of the Grand Terrace Municipal Code, which has been amended from time to time; and

WHEREAS, the City wishes to protect and preserve the quality of life throughout the City through effective land use and planning; and

WHEREAS, Zoning is a local law that regulates various aspects of how land can be used and Title 18 the Grand Terrace Zoning Code specifies what type of land uses are "P" permitted, "C" conditional use permit, and "-" prohibited on a property pursuant to its zoning designation; and

WHEREAS, Zone Change Amendment (ZCA) 24-03 adds a new residential land use called "Congregate Living Health Facilities" and "Electric Vehicle Charging Stations" to the allowable residential land uses listed in Chapter 18.10 (Residential Districts); to add nonresidential hours of operation and to consolidate all nonresidential land uses identified under Chapters 18.30 – AP Administrative Professional District, 18.33 – C2 General Business District, 18.36 – CM Commercial Manufacturing District, 18.39 – MR Restricted Manufacturing District, 18.40 – M2 Industrial District, 18.43 – PUB Public Facilities District into a table format under a new Chapter 18.27 (Nonresidential Districts); to add new nonresidential land uses called "Heavy Equipment Rentals (Indoor and Outdoor)", "Electric Vehicle Charging Stations", "Restaurants with a cocktail lounge, bar, entertainment or dancing", and "Establishments with on-site alcohol beverage sales and consumption that are not bona fide eating establishments (bars, taverns, cocktail lounges, breweries, distilleries and/or wine making facilities with sales for on-site and off-site consumption) in an effort to clarify and streamline the Zoning Code; and

WHEREAS, state law requires that the City's Zoning Code (Title 18 of the Grand Terrace Municipal Code) conform with the General Plan's goals and policies, and

WHEREAS, pursuant to Sections 65800 and 65850 of the California Government Code, the City may adopt ordinances to establish requirements for the regulation of land uses, in compliance with the California Government Code, and

WHEREAS, notice of the City Council Public Hearing concerning this Ordinance was duly published in a local newspaper at least ten (10) days prior to the Public Hearing and posted by the City Clerk in compliance with the City's Zoning Code and City Council Resolution No. 2019-24, Expanded Public Noticing and Outreach Policy for Public Hearings and Public Workshops; and

WHEREAS, Ordinance No. 359 approving Zone Change Amendment (ZCA) 24-03 is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) – *Common Sense Exemption* in that the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment and the Zoning Code update to land use tables and hours of operation standards will not have a significant effect on the environment because the amendment clarifies Zoning Code regulations; and

WHEREAS, on June 20, 2024, the Planning Commission / Site and Architectural Review Board of the City of Grand Terrace conducted a duly noticed Public Hearing on Zone Change Amendment (ZCA) 24-03, and considered testimony and evidence presented by the public, city staff, and other interested parties, at the Public Hearing held within respect thereto; and

WHEREAS, on June 20, 2024, the Planning Commission / Site and Architectural Review Board concluded the Public Hearing with adoption of Planning Commission / Site and Architectural Review Board Resolution 2024-07 recommending City Council approval of Zone Change Amendment (ZCA) 24-03 subject to the following five (5) recommendations:

- 1) Format the headers on Table 18.27.010 so make them more spaced out and legible.
- 2) Revise a misprint on Section 18.27.010 from "residential" to "nonresidential."
- 3) Alphabetize Table 18.27.010 so the "vehicle" uses are in the right spot.
- 4) Revise "vehicle" land uses to separate vehicles from boats, trailers and camper by reading as follows: "Vehicles related to services including but limited to motorcycles, recreation vehicles. And service related to boats, trailers, and campers."
- 5) Include "electric vehicle charging stations" as a land use in the land use tables.

WHEREAS, on July 9, 2024, the City Council of the City of Grand Terrace introduced and conducted a first reading of this Ordinance, held a duly noticed Public Hearing with respect thereto, and considered testimony and evidence at the Public Hearing continued the consideration of the Zone Change Amendment 24-03 to the July 23, 2024, Council meeting date; and

WHEREAS, on July 23, 2024, the City Council re-opened the adjourned duly notice public hear, received all of the information presented by staff, heard public testimony and considered all of the background information, and closed the public hearing; and

WHEREAS, on August 13, 2024, the City Council of the City of Grand Terrace conducted a second reading and adoption of the Ordinance; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred; and,

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GRAND TERRACE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby specifically finds that all the facts set forth in the above Recitals are true and correct and incorporated herein by this reference and made a part hereof.

SECTION 2. Based upon the forgoing and all oral and written testimony by members of the public and City staff (including, but not limited to, staff reports and attachments) made at the Public Hearing, the City Council hereby finds that the Project "Zone Change Amendment (ZCA) 24-03" is not subject to environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines as follows:

Finding: A project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Facts in Support of Finding: The City of Grand Terrace has reviewed the project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, the three- step process for deciding which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, procedures for determining if the Zone Change Amendment (ZCA) 24-03 project is exempt from CEQA. Since it can be seen with certainty that the Zone Change Amendment (ZCA) 24-03 clarifies permitted land uses and hours of operation, it has no foreseeable potential to have a significant adverse effect on the environment. The City of Grand Terrace has determined that the Zone Change Amendment (ZCA) 24-03 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) - Common Sense Exemption. The project is exempt under the "common sense" exemption because it does not involve any grading, demolition, or construction activities that will have a significant effect on the environment. The project is strictly a text update to the City's land use standards found within the Zoning Code. It can be said with certainty that the project will not have a significant effect on the environment. As such, the project is exempt from CEQA, or not subject to CEQA, pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption.

A Notice of Exemption (NOE) has been prepared for the project in that the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. The project will not have a significant effect on the environment because the amendments only update land use regulations in the Zoning Code.

SECTION 3. Based upon the forgoing and all oral and written testimony by members of the public and City staff (including, but not limited to, staff reports and attachments) made at the Public Hearing, the City Council determines the findings for Zone Change Amendment (ZCA) 24-03 pursuant to Grand Terrace Municipal Code Section §18.90.040 can be made supporting the project application as follows:

- 1) **Finding:** The amendment will not be detrimental to the health, safety, morals, comfort or general welfare of the persons residing or working within the neighborhood of the amendment or within the City.

Facts in Support of Finding: The Zone Change Amendment (ZCA) 24-03 amends the City's Municipal Code to consolidate the non-residential land use regulations that are written under each individual non-residential zoning district into a new table format. The new table is to be created and placed in the Municipal Code as new Chapter 18.27. Furthermore, Chapter 18.27 will include hours of operation for all non-residential land uses which are being extracted from the non-residential land use regulations where "after-hours" requirements are sporadically referenced. ZCA 24-03 will also be adding a new residential land uses to the existing residential land use table for residential districts in Chapter 18.10, and new non-residential land uses to the newly created Chapter 18.27. Updating land uses listed and not listed in the zoning code will specify their status as permitted, conditionally permitted, or prohibited and ensure the Municipal Code is current and applicable to land uses of the day. Not having land uses listed in the Municipal Code can create ambiguity and confusion when determining what land use can occur in what zone. Zone Change Amendment (ZCA) 24-03 is clarifying existing land uses and adding additional to the residential and non-residential land use tables. There is no foreseeable detriment to the persons working or living within the City resulting from the Zone Change Amendment (ZCA) 24-03 as new Chapter 18.27 will make the exercise of determining what non-residential land use is permitted is what non-residential zoning district quicker for staff, residents, businesses, and development applicants in contrast to the current format of text spread across multiple sections which references in on itself.

- 2) **Finding:** The amendment will not be: Injurious to property or improvements in the neighborhood or within the City.

Facts in Support of Finding: The Zone Change Amendment (ZCA) 24-03 to amend the City's Zoning Code will not be injurious to property improvements within neighborhoods in the City because Zone Change Amendment (ZCA) 24-03 is clarifying Title 18 Zoning Code for all who reference it so no confusion exists with respect to land uses and hours of operation. Currently, hours of operation are sporadically noted as "after-hours" for some land uses leaving other land uses with no clarity on what, if any, hours apply to them. Under new Chapter 18.27, hours of operation for all non-residential land uses will be clarified with respect to what are normal hours and what are after hours. This way any non-residential land use has standard hours and a Conditional Use Permit process via the Planning Commission / Site and Architectural Review Board to processes all requests for "after hours." The current process was a mix of ministerial Administrative Conditional Use Permit and Public Hearing Conditional Use Permit to modify hours of operation. For clarity and uniformity, Zone Change Amendment (ZCA) 24-03 clarifies only one process, the Public Hearing Conditional Use Permit process, to modify or extend any hours of operation beyond the standard hours. Lastly, updating land uses permitted, conditionally permitted, and prohibited in residential and non-residential zoning districts is necessary so that the Municipal Code is effective current.

- 3) **Finding:** The amendment will be consistent with the latest adopted general plan.

Facts in Support of Finding: The Land Use Element's Implementation Plan for the City of Grand Terrace addresses the administrative aspects of the Element. The Implementation Plan includes goals and policies, specifically:
The Implementation Plan includes Goal 2.1 "Provide for balanced growth which seeks to provide a wide range of employment and housing opportunities and maintenance of a healthy, diversified community" and Policy 2.1.4 "Conduct a survey of vacant and underutilized lands. Where appropriate, proposed changes to a specific property's General Plan designation and / or zoning shall be submitted to the Planning Commission

and City Council for appropriate action” which support having an up-to-date land use table for residential and non-residential zoning districts in the Zoning Code.

The Implementation Plan includes Goal 2.3 “Provide a wide range of retail and service commercial opportunities designed to meet the needs of the City’s residents, businesses, and visitors while also providing employment opportunities” and Policy 2.3.5 “Review and modify the Zoning Ordinance to provide requirements for buffering between commercial and residential land uses” which support having an up-to-date land use table for residential and non-residential zoning districts in the Zoning Code.

This Zone Change Amendment (ZCA) 24-03 is consistent with the spirit and intent of the Implementation Plan Goal 2.1 and Policy 2.1.4 in that is the City conducting a periodical review of the Zoning Code land use standards to bring specific additions and deletions for residential and non-residential land uses to the Planning Commission and City Council for inclusion in the Municipal Code.

SECTION 4. Section 18.06.032 “After-hours operation” of Chapter 18.06 – Definitions in Title 18 – Zoning of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

“18.06.032 After-hours operation.

“After-hours operation” means any use that has hours of operation at any time between 11:00 p.m. and 7:00 a.m.”

SECTION 5. A new Chapter 18.27 “Nonresidential Districts” comprised of Sections 18.27.010 “Nonresidential Use Regulations” and 18.27.020 “Nonresidential Hours of Operation” is to be added to Title 18 – Zoning of the Grand Terrace Municipal Code to read in its entirety as follows:

“Chapter 18.27 NONRESIDENTIAL DISTRICTS

Sections:

18.27.010 Nonresidential Use regulations.

Uses listed in Table 18.27.010 shall be allowed in one or more of the nonresidential districts as indicated in the columns below each district heading. Permitted uses are indicated by the letter “P” while the letter “C” indicates uses which require a conditional use permit. A “-” indicates uses which are prohibited.

**TABLE 18.27.010
NONRESIDENTIAL LAND USE REGULATIONS**

Permitted Uses^a	AP	C2	CM	MR	M2	PUB
Agricultural and nursery supplies and services	-	-	-	P	P	-
Amateur “HAM” radio antenna structures (Subject to Chapter 18.72)	P	P	P	P	P	P
Antique shops	C	P	P	P	-	-
Apparel stores	C	P	P	P	-	-
Appliance stores and repair	-	P	P	P	-	-

Art, music and photographic studios and supply stores	-	P	P	P	-	-
Athletic and health clubs and weight-reducing clinics	-	P	P	P	-	-
Bakeries (retail only)	C	P	P	P	-	-
Bakeries (wholesale)	-	-	-	-	P	-
Banks, financial services and institutions	P	-	-	-	-	-
Barber and beauty shops	-	P	P	P	-	-
Bicycle shops	-	P	P	P	-	-
Book, gift and stationary stores (other than adult related material)	C	-	-	-	-	-
Building maintenance services	-	-	C	P	P	-
Building supplies and sales	-	-	C	C	-	-
Building supplies sales, enclosed	-	-	-	P	-	-
Building supplies sales (wholesale and retail), indoor	-	-	-	-	P	-
Building supplies sales (wholesale and retail), outdoor	-	-	-	-	C	-
Building supplies and sales, outdoor	-	-	-	C	-	-
Business and office services	P	-	-	-	-	-
Business and office facilities	-	-	P	P	-	-
Business support services	-	-	P	P	-	-
Camera shop and film processing services	-	P	P	P	-	-
Candy and confectionery stores (retail only)	C	P	P	P	-	-
Carpet and floor covering stores	-	P	P	P	-	-
China and glassware stores	C	P	P	P	-	-
Cleaning and pressing establishments	-	P	P	P	-	-
Computer and software stores	C	P	P	P	-	-
Communication services	-	-	P	P	P	-
Contractor's office and storage yards, indoor	-	-	-	-	P	-
Contractor's office and storage yards, outdoor	-	-	-	C	C	-
Convenience stores	C	P	P	P	-	-
Curtain and drapery shops	-	P	P	P	-	-
Day care centers	C	C	C	C	-	-
Delicatessens and specialty food stores	-	P	P	P	-	-
Drug stores and pharmacies	C	P	P	P	-	-
Emergency shelters subject to Chapter 18.78	-	-	-	-	P	-
Equipment sales and services, indoor	-	-	-	P	-	-
Establishments with on-site alcohol beverage sales and consumption that are not bona fide eating establishments (bars, taverns, cocktail lounges, breweries, distilleries and/or wine making facilities with sales for on-site and off-site consumption) ^b	C	C	C	C	-	-
Florist shops	C	P	P	P	-	-
Funeral homes (without crematory services)	-	-	-	C	-	-
Funeral homes (with crematory services)	-	-	-	-	C	-
Furniture stores	C	P	P	P	-	-
General assembly facilities (other than church facilities)	P	-	-	-	-	-
Government offices and service facilities	-	-	-	-	-	P
Grocery stores and supermarkets	C	P	P	P	-	-
Hardware stores	C	P	P	P	-	-
Heavy equipment rentals, sales and services, indoor	-	-	P	P	P	-
Heavy equipment rentals, sales and services, outdoor	-	-	C	C	C	-
Hobby and craft shops	C	P	P	P	-	-
Ice cream and yogurt shops	-	P	P	P	-	-
Jewelry stores	C	P	P	P	-	-

Laundry (self-service)	-	P	P	P	-	-
Laundry and cleaning services	-	-	-	P	-	-
Laundry and dry-cleaning facilities	-	-	-	-	P	-
Leather goods and luggage stores	C	P	P	P	-	-
Liquor stores	C	P	P	P	-	-
Mail order services	-	-	-	P	P	-
Manufacturing, light facilities	-	-	C	P	P	-
Manufacturing, medium facilities	-	-	-	-	P	-
Medical and dental offices and related health clinics	P	-	-	-	-	-
Modular units for office purpose only	-	-	-	C	-	-
Modular units for business office or headquarter purposes only	-	-	-	-	C	-
Motels and hotels	-	C	C	C	-	-
Nurseries and garden supply stores	C	P	P	P	-	-
Nursing and retirement home facilities	C	-	-	-	-	-
Office supplies store	-	P	P	P	-	-
Outdoor displays/uses shall take place in front of business on site, which have been approved with a conditional use permit. Under special circumstances outdoor uses/displays are allowed without conditional use permits during two citywide events (the Grand Terrace Days in June and Tour De Terrace Bike Event in October), and in connection with business grand openings. Temporary special event permits will be required for display of associated balloons, banners and special event signs.	-	C	C	C	-	-
Paint, glass and wallpaper stores	C	P	P	P	-	-
Pet shops	-	P	P	P	-	-
Photography and film processing facilities	-	-	-	-	P	-
Plant nurseries, wholesale, outdoor	-	-	-	-	C	-
Printing, blueprinting and reproduction services	-	P	P	P	P	-
Private School Facilities	C	-	-	-	-	-
Public and quasi-public facilities	C	-	-	-	-	-
Public library facilities	-	-	-	-	-	P
Public parks and recreational facilities	-	-	-	-	-	P
Public schools facilities	-	-	-	-	-	P
Public storage facilities, indoor	-	-	P	P	P	-
Public storage facilities, outdoor	-	-	C	C	C	-
Public utility facilities and services	-	-	C	C	C	P
Record, tape and video stores (sales and rental)	-	P	P	P	-	-
Recreational facilities	-	-	C	C	C	-
Recreation vehicle storage, indoor	-	-	-	-	P	-
Recreation vehicle storage, outdoor	-	-	-	-	C	-
Research and development facilities	-	-	P	P	-	-
Research services	-	-	-	P	-	-
Restaurants: With incidental serving of beer and wine (without a cocktail lounge, bar, entertainment or dancing)	-	P	P	P	-	-
Restaurants: With a cocktail lounge, bar, entertainment or dancing)	-	C	C	C	-	-
Restaurants: Fast food (without a drive-thru)	-	P	P	P	-	-
Restaurants: With entertainment and/or serving of alcoholic beverages (other than beer and wine)	-	C	C	C	-	-
Restaurants: Fast food (with a drive-thru)	-	C	C	C	-	-

Secondhand sales	-	C	C	C	-	-
Shoe stores (sales and repair)	-	P	P	P	-	-
Sporting goods stores	C	P	P	P	-	-
Tailor shops	-	P	P	P	-	-
Temporary uses which are determined by the community development director not to have significant long-term impact on the environment. (Uses such as parking lot sales, Christmas tree sales, seasonal sales, rummage sales, and others with review through the land use approval or administrative site and architectural approval process in accordance with Chapter 18.63, Site and Architectural Review)	-	P	P	P	P	-
Television, radio, VCR, stereo and CD component stores (sales and repair)	-	P	P	P	-	-
Toy stores	C	P	P	P	-	-
Variety department stores	C	P	P	P	-	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): electric vehicle charging stations (accessory use) ^c	P	P	P	P	P	P
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): parts and supplies (retail)	-	P	P	P	P	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): parts and supplies (wholesale)	-	-	-	-	P	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): rentals	-	C	C	C	P	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): repair	-	-	-	C	P	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): sales (new and used vehicles)	-	C	C	C	C	-
Vehicle related services (Includes but not limited to motorcycles and recreational vehicles. And service related to boats, trailers and campers.): service stations	-	C	C	C	C	-
Veterinary clinic (completely contained in a building)	-	C	C	P	P	-
Watch and clock shops (sales and repair);	C	P	P	P	-	-
Wireless communication facilities subject to Chapter 18.71	C	C	C	C	C	C
Wholesale, storage and distribution facilities	-	-	-	P	P	-
Yardage goods stores	-	P	P	P	-	-

Footnotes:

- a. Land uses subject to Chapter 18.27.020 Nonresidential Hours of Operation.
- b. "Bona fide public eating place" means a place which is regularly and in a bona fide manner used and kept open for the serving of meals to "guests" for compensation and which has suitable kitchen facilities connected therewith, containing conveniences for cooking and an assortment of foods which may be required for ordinary "meals", the kitchen of which must

be kept in a sanitary condition with the proper amount of refrigeration for keeping of food on said premises and must comply with all the regulations of the department of health. "Meals" means the usual assortment of foods commonly ordered at various hours of the day; the service of such food and victuals only as sandwiches or salads shall not be deemed a compliance with this requirement. In addition, the following, and offerings similar to them, do not meet the meal requirement:

- Snacks such as pretzels, nuts, popcorn, pickles, and chips
- Food ordinarily served as appetizers or first courses such as cheese sticks, fried calamari, chicken wings, pizza bites (as opposed to a pizza), egg rolls, pot stickers, flautas, cups of soup, and any small portion of a dish that may constitute a main course when it is not served in a full portion or when it is intended for sharing in small portions
- Side dishes such as bread, rolls, French fries, onion rings, small salads (green, potato, macaroni, fruit), rice, mashed potatoes, and small portions of vegetables
- Reheated refrigerated or frozen entrees
- Desserts

"Guests" shall mean persons who, during the hours when meals are regularly served therein, come to a bona fide public eating place for the purpose of obtaining, and actually order and obtain at such time, in good faith, a meal therein. Nothing in this section, however, shall be construed to require that any food be sold or purchased with any beverage.

- c. Nonresidential Electric Vehicle Charging Stations shall be processed by the City in compliance with AB 970 (McCarty, 2021) subject to the specific binding timelines for the expedited, streamlined, ministerial review and approval of Electric Vehicle Charging Station (EVCS) permit applications per Assembly Bill 1236 (Chiu, 2015). The review periods for Electric Vehicle Charging Stations are determined based on the size of the proposed project.

Application Completeness

- 1-25 Electric Vehicle Charging Stations at a single site: 5 business days
- 26 or more stations at a single site: 10 business days

Application Approval

- 1-25 Electric Vehicle Charging Stations at a single site: 20 business days
- 26 or more stations at a single site: 40 business days

Conditions of Approval for Expedited Review

- All proposed Electric Vehicle Charging Stations and equipment shall conform with the City of Grand Terrace Objective Design Standards (ODS)
- Electric Vehicle Charging Station equipment including transformers, generating stations, energy storage units, and any other electric vehicle charging station related equipment must be adequately screened from visible view to the satisfaction of the City by one or combination of the following:
 - Permanent masonry enclosure with decorative block wall and metal roof covering. Access gates/doors to be lockable and secure.
 - Shrink wrap material acceptable to the City's objective design standards

18.27.020 Nonresidential Hours of Operation.

The standard hours of operation between 7:00 a.m. and 11:00 p.m. shall be applicable to all non-residential land use located within 500 feet of any residentially zoned property within the City of Grand Terrace. A Conditional Use Permit (CUP) approved by the Planning Commission / Site and Architectural Review Board is required for any non-residential land use located within 500 feet of any residentially zoned property within the City of Grand Terrace seeks after-hours operation. "After-hours operation" means any use that has hours of operation at any time between 11:00 p.m. and 7:00 a.m.

The standard hours of operation of any non-residential land use located more than 501 feet or further away from any residentially zoned property within the City of Grand Terrace is permitted to operate 24 hours a day / seven days a week unless hours of operation are limited by a Conditional Use Permit."

SECTION 6. Section 18.10.030 "Use Regulations" of Chapter 18.10 – Residential Districts in Title 18 – Zoning of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

"18.10.030 Use regulations.

Uses listed in Table 18.10.030 shall be allowed in one or more of the residential districts as indicated in the columns below each district heading. Permitted uses are indicated by the letter "P" while the letter "C" indicates uses which require a conditional use permit.

**TABLE 18.10.030
LAND USE REGULATIONS**

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2	R3	R3-S	R3-20 / R3-24
A. Residential Uses								
Single-Family (Detached), Full Sized	P	P	P	P	pa	pb	-	-
Second Units (Subject to Chapter 17.30 and 18.65)	pg	pg	pg	pg	-	-	-	-
Two-Unit Developments (Subject to Chapter 17.30 and 18.65)	pg	pg	pg	pg	-	-	-	-
Single-Family (Attached) (Duplexes, Triplexes, and Fourplexes)	-	-	-	-	P	P	-	P
Multiple Family Units	-	-	-	-	P	P	-	P
Manufactured Housing (As Permitted Per Chapter 18.66)	P	P	P	P	P	P	-	-
Mobile Home Park	-	-	-	-	C	C	-	-
Senior Citizen Housing							pd	P
B. Residential Accessory Structures								
Accessory Structure	P	P	P	P	P	P	pd	P
Accessory Dwelling Unit (Subject to Chapter 17.30 and 18.69)	P	P	P	P	P	P	P	P
Junior Accessory Dwelling Unit (Subject to Chapter 17.30 and 18.69)	P	P	P	P	P	P	-	-
Guest House	C	C	C	C	C	C	-	-
Private Garage	P	P	P	P	P	P	-	P

Private Swimming Pool	P	P	P	P	P	P	pd	P
Home occupation (As Permitted Per Chapter 5.06)	P	P	P	P	P	P	pd	P
Keeping of Cats and Dogs (Maximum of Two Each)	P	P	P	P	P	P	pd	P
Other Accessory Uses (As Approved by the Planning Director)	P	P	P	P	P	P	pd	P
C. Other Uses								
Churches (Minimum Three-Acre Parcel) ^e	C	C	C	C	C	C	-	-
Electric Vehicle Charging Stations (accessory use) ⁱ	P	P	P	P	P	P	P	P
Schools (Private and Parochial) ^e	C	C	C	C	C	C	-	-
Public Park and Playground ^e	P	P	P	P	P	P	-	-
Public Facilities (And Quasi- Public) ^e	C	C	C	C	C	C	-	-
Family Day Care (Eight or Less Children) ^e	P	P	P	P	P	P	-	-
Family Day Care Center (Nine or More Children) ^e	C	C	C	C	C	C	-	-
Residential Care Facility (Six or Less Persons)	P	P	P	P	P	P	P	P
Residential Care Facility (Seven or More Persons) ^f					C	C	-	-
State Licensed Congregate Living Health Facility (CLHF) ^h	-	-	-	-	C	C	C	C
Single Room Occupancy					C	C	-	-
Utility or Service Facility ^e	C	C	C	C	C	C	-	-
Outdoor Recreation Facility ^e	C	C	C	C	C	C	-	-
D. Temporary uses								
Temporary Uses (As approved by Planning Director)	P	P	P	P	P	P	pd	P
Temporary Trailers (As Approved by Planning Director)	P	P	P	P	P	P	pd	P

Footnotes:

- a. A second single-family detached unit (full-sized single-family detached dwelling) shall be permitted in the R2 zone provided that the lot or parcel in question meets the minimum area requirement for the R2 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A site and architectural review application for the second-family detached unit in accordance with Chapter 18.63 of the Zoning Code shall be required to be approved prior to the issuance of building permits. In addition, all development standards of the underlying zone must be adhered to; and any division in ownership among the structures on the lot or parcel in question shall conform to the subdivision laws of the state and city.
- b. A second-family detached unit (full sized single-family detached dwelling) shall be permitted in the R3 zone provided that the lot or parcel in question meets the minimum area requirements for the R3 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A site and architectural review application for the second-family detached unit in accordance with Chapter 18.63 of the Zoning Code shall be required to be approved prior to the issuance of building permits. In addition, all development standards of the underlying zone must be adhered to; and any division in ownership among the structures on the lot or parcel in question shall conform to the subdivision laws of the state and city.

- c. "P" stands for "Permitted Use" where the use is permitted by right; and "C" stands for "Conditional Use" where the use requires a conditional use permit.
- d. Senior citizen housing is allowed in the R3-S up to a maximum density of twenty unit/acre. A specific plan will be required for all senior citizen housing projects in this zone. Some accessory and temporary uses as indicated will be allowed in the R3-S zone with the approval of the Community Development Director.
- e. Notwithstanding anything indicating otherwise in this Table, this use is prohibited on a parcel that was created by an urban lot split, pursuant to Subsection 17.30.050(A).
- f. Subject to administrative conditional use permit.
- g. Notwithstanding anything indicating otherwise in this Table, this use shall be prohibited if the finding of a specific, adverse impact is made in accordance with Subsection 18.65.020(C).
- h. CLHF's are required to comply with the City's Objective Design Standards (ODS) and a State license is required to operate as a Congregate Living Health Facility (CLHF) in California. A CLHF means a residential home with a capacity of no more than 18 beds (except a facility operated by a city and county for purposes of delivering services may have a capacity of 59 beds; or, a facility not operated by a city and county servicing persons who are terminally ill, persons who have been diagnosed with a life-threatening illness, or both, that is located in a county with a population of 500,000 or more persons, or located in a county of the 16th class pursuant to Section 28020 of the Government Code, may have not more than 25 beds for the purpose of serving persons who are terminally ill) that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of the following service:
 - (A) Services for persons who are mentally alert, persons with physical disabilities, who may be ventilator dependent.
 - (B) Services for persons who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness, or both. Terminal illness means the individual has a life expectancy of six months or less as stated in writing by his or her attending physician and surgeon. A "life-threatening illness" means the individual has an illness that can lead to a possibility of a termination of life within five years or less as stated in writing by his or her attending physician and surgeon.
 - (C) Services for persons who are catastrophically and severely disabled. A person who is catastrophically and severely disabled means a person whose origin of disability was acquired through trauma or nondegenerative neurologic illness, for whom it has been determined that active rehabilitation would be beneficial and to whom these services are being provided. Services offered by a congregate living health facility to a person who is catastrophically disabled shall include, but not be limited to, speech, physical and occupational therapy.

- i. Residential Electric Vehicle Charging Stations shall be processed by the City in compliance with AB 970 (McCarty, 2021) subject to the specific binding timelines for the expedited, streamlined, ministerial review and approval of Electric Vehicle Charging Station (EVCS) permit applications per Assembly Bill 1236 (Chiu, 2015). The review periods for Electric Vehicle Charging Stations are determined based on the size of the proposed project.

Application Completeness

- 1-25 Electric Vehicle Charging Stations at a single site: 5 business days
- 26 or more stations at a single site: 10 business days

Application Approval

- 1-25 Electric Vehicle Charging Stations at a single site: 20 business days
- 26 or more stations at a single site: 40 business days

Conditions of Approval for Expedited Review

- A completed Submittal Requirements Checklist.
- All proposed Electric Vehicle Charging Stations and equipment shall conform with the City of Grand Terrace Objective Design Standards (ODS)
- Electric Vehicle Charging Station equipment including transformers, generating stations, energy storage units, and any other electric vehicle charging station related equipment must be adequately screened from visible view to the satisfaction of the City by one or combination of the following:
 - Permanent masonry enclosure with decorative block wall and metal roof covering. Access gates/doors to be lockable and secure.
 - Shrink wrap material acceptable to the City's objective design standards

“

SECTION 7. Chapter 18.30 AP Administrative Professional District in Title 18 – Zoning of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

“Chapter 18.30 AP ADMINISTRATIVE PROFESSIONAL DISTRICT

Sections:

18.30.010 Purpose.

The purpose of the AP district is to provide for professional office uses, with site development standards compatible with those in residential districts, in order that such uses can be located in close proximity to residential uses.

(Ord. 126 § 2, Exh. A(part), 1990)

18.30.020 Permitted uses.

Permitted uses in the AP district are listed under Table 18.27.010 – Nonresidential Use Regulations.

18.30.030 Conditionally permitted uses.

Uses permitted in the AP district are listed under Table 18.27.010 – Nonresidential Use Regulations.

18.30.040 Site development standards.

Site development standards in the AP district are as follows:

Development Issue	Standard
Lot Area	10,000
(Minimum square feet)	
Lot Width	70
(Minimum linear feet)	
Lot Depth	100
(Minimum linear feet)	
Street Frontage	70
(Minimum linear feet)	
Setbacks	
(Minimum linear feet)	
front yard	15
rear yard (except when adjacent to a lot in an	0
R District, then 10 feet)	
side yard (except when adjacent to a lot in an	0
R district, then 10 feet)	
Height	35
(Maximum linear feet)	
Lot Coverage	100
(Maximum percent) (less the required parking,	
setbacks and landscaping)	

(Ord. 126 § 2, Exh. A(part), 1990)

18.30.050 Storage and trash facilities.

All storage of cartons, containers and trash in the AP district shall be shielded from view within a building or within an area enclosed by a wall not less than six feet in height, and shall not be located within 40 feet of any district zoned for residential use. The enclosure shall follow current California Building Code accessibility requirements, as amended from time to time. A drain shall be installed and connected directly into the City's wastewater system, with approval from the City's Engineer. The storage and trash enclosure shall contain lockable front facing decorative metal doors and a side door, and a decorative metal roof or cover with screening to prevent illegal dumping. All decorative material shall be compliant with the City's objective design standards.

(Ord. 126 § 2, Exh. A(part), 1990) (Ord. 352, 3-26-2024)

18.30.060 Off-street parking.

The provisions of Chapter 18.60 shall apply in determining the amount of parking space that must be provided for each use located in the AP district.

(Ord. 126 § 2, Exh. A(part), 1990)

18.30.070 Signs.

The provisions of Chapter 18.80 shall apply to all signs in the AP district.

(Ord. 126 § 2, Exh. A(part), 1990)”

18.30.080 Site and architectural review.

The provisions of Chapter 18.63 for site and architectural review shall apply in the AP district.

(Ord. 126 § 2, Exh. A(part), 1990)”

SECTION 8. Chapter 18.33 C2 General Business District in Title 18 – Zoning of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

“Chapter 18.33 C2 GENERAL BUSINESS DISTRICT

Sections:

18.33.010 Purpose.

The purpose of the C2 district is to promote and provide for the orderly development of general commercial uses desirous to the community as a whole as well as freeway generated consumers.

(Ord. 151 § 1(part), 1994: Ord. 148 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

18.33.020 Permitted uses.

Permitted uses in the C2 district are listed under Table 18.27.010 – Nonresidential Use Regulations.

18.33.030 Conditionally permitted uses.

Uses permitted in the C2 district are listed under Table 18.27.010 – Nonresidential Use Regulations.

18.33.040 Site development standards.

Site development standards in the C2 district are as follows:

<u>Development Issue</u>	<u>Standard</u>
Lot Area (Minimum square feet)	10,000
Lot Width (Minimum linear feet)	70
Lot Depth (Minimum linear feet)	100
Street Frontage (Minimum linear feet)	70

Setbacks	
(Minimum linear feet)	
front yard	25
rear yard (except when adjacent to a lot in an R District, then 10 feet)	0
side yard (except when adjacent to a lot in an R district, then 10 feet)	0
Height	35
(minimum linear feet)	
Lot Coverage	100
(maximum percent, less the required parking, setbacks, and landscaping)	

(Ord. 148 § 1(part), 1994; Ord. 126 § 2, Exh. A(part), 1990)

18.33.050 Storage and trash facilities.

All storage of cartons, containers and trash in the AP district shall be shielded from view within a building or within an area enclosed by a wall not less than six feet in height, and shall not be located within 40 feet of any district zoned for residential use. The enclosure shall follow current California Building Code accessibility requirements, as amended from time to time. A drain shall be installed and connected directly into the City's wastewater system, with approval from the City's Engineer. The storage and trash enclosure shall contain lockable front facing decorative metal doors and a side door, and a decorative metal roof or cover with screening to prevent illegal dumping. All decorative material shall be compliant with the City's objective design standards.

(Ord. 126 § 2, Exh. A(part), 1990) (Ord. 352, 3-26-2024)

18.33.060 Off-street parking.

The provisions of Chapter 18.60 shall apply in determining the amount of parking space that must be provided for each use located in the C2 district.

(Ord. 126 § 2, Exh. A(part), 1990)

18.33.070 Signs.

The provisions of Chapter 18.80 shall apply to all signs in the C2 district.

(Ord. 126 § 2, Exh. A(part), 1990)

18.33.080 Site and architectural review.

The provisions of Chapter 18.63 for site and architectural review shall apply in the C2 district.

(Ord. 126 § 2, Exh. A(part), 1990)"

SECTION 9. Chapter 18.36 CM Commercial Manufacturing District in Title 18 – Zoning of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

“Chapter 18.36 CM COMMERCIAL MANUFACTURING DISTRICT”

Sections:

18.36.010 Purpose.

The purpose of the CM district is to provide for the development of combined commercial and light manufacturing uses. The regulations of this district are intended to allow limited light manufacturing uses which operate free of objectionable noise, dust, odor or other nuisances to locate in a mixed use development area along with commercial uses. Light manufacturing uses do not involve large container truck traffic or transport of large bulky items.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.36.020 Permitted Uses.

Permitted uses in the CM district are listed under Table 18.27.010 – Nonresidential Use Regulations.

18.36.030 Conditionally permitted uses.

Uses permitted in the CM district with a conditional use permit are listed under Table 18.27.010 – Nonresidential Use Regulations. 18.36.040 Prohibited uses.

Uses that include the storage of hazardous and/or flammable material is prohibited. Such uses include, but are not limited to, pallet yard, and other wood products, and tire storage.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.36.050 Site development standards.

Site development standards in the CM district are as follows:

Development Issue	Standard
Lot Area	10,000
(Minimum square feet)	
Lot Width	70
(Minimum linear feet)	
Lot Depth	100
(Minimum linear feet)	
Street Frontage	70
(Minimum linear feet)	
Setbacks	
(Minimum linear feet)	
front yard	15, with 5' landscape setback
rear yard (except when adjacent to a lot in an	0
R District, then 25 feet, with 10 foot landscape	
setback)	
side yard (except when adjacent to a lot in an	0
R district, then 25 feet, with 10 foot landscape	
setback)	

street side yard	15, with 5' landscape setback
Height (minimum linear feet)	35
Lot Coverage (maximum percent, less the required parking, setbacks, and landscaping)	100

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.36.060 Storage and trash facilities.

- A. Permitted outdoor storage shall be set back 25 feet when adjacent to residential properties.
- B. When permissible outdoor storage is utilized, such storage shall be visually screened from all adjacent building sites, public view, and public streets and alleys by a solid decorative masonry wall of a height sufficient to screen all materials stored outdoors, but not less than six feet in height, or by a building.
- C. The screening herein required shall be established at or before the time any area is used for outdoor storage.
- D. Where topographical conditions or existing structures are such that strict compliance with the requirements of this section would not be necessary to accomplish the purposes of this section, the Planning Commission may waive compliance with all or part of such requirements.
- E. Trash enclosures shall be required. Trash enclosures shall be screened by a six-foot-high decorative block wall. The enclosure shall follow current California Building Code accessibility requirements, as amended from time to time. A drain shall be installed and connected directly into the City's wastewater system, with approval from the City's Engineer. The storage and trash enclosure shall contain lockable front facing decorative metal doors and a side door, and a decorative metal roof or cover with screening to prevent illegal dumping. All decorative material shall be compliant with the City's objective design standards.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018) (Ord. 352, 3-26-20240

18.36.070 Off-street parking.

The provisions of Chapter 18.60 shall apply in determining the amount of parking space that must be provided for each use located in the CM district.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.36.080 Signs.

The provisions of Chapter 18.80 shall apply to all signs in the CM district.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.36.090 Site and architectural review.

The provisions of Chapter 18.63 for site and architectural review shall apply in the CM district.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)”

SECTION 10. Chapter 18.39 MR Restricted Manufacturing District in Title 18 – Zoning of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

“Chapter 18.39 MR RESTRICTED MANUFACTURING DISTRICT²

Sections:

18.39.010 Purpose.

The purpose of the MR district is to provide for the development of low intensity and low impact light manufacturing and industrial uses. The regulations of this district are intended to allow various manufacturing and industrial uses which operate free of objectionable noise, dust, odor or other nuisances to other (nonindustrial uses) in planned architecturally integrated building groups.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.39.020 Permitted uses.

Permitted uses in the MR district are listed under Table 18.27.010 – Nonresidential Use Regulations.

18.39.030 Conditionally permitted uses.

Uses permitted in the MR district with a conditional use permit are listed under Table 18.27.010 – Nonresidential Use Regulations.

18.39.040 Prohibited uses.

Uses that include the storage of hazardous and/or flammable material is prohibited. Such uses include, but are not limited to, pallet yard, and other wood products, and tire storage.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.39.050 Site development standards.

Site development standards in the MR district are as follows:

Development Issue	Standard
Lot Area (Minimum square feet)	20,000
Lot Width (Minimum linear feet)	70

Lot Depth (Minimum linear feet)	100
Street Frontage (Minimum linear feet)	70
Setbacks (Minimum linear feet)	
front yard	25, with 10' landscape setback
rear yard (except when adjacent to a lot in an R District, then 25 feet, with 10 foot landscape setback)	0
side yard (except when adjacent to a lot in an R district, then 25 feet, with 10 foot landscape setback)	0
street side yard	15, with 5' landscape setback
Height (Minimum linear feet)	35
Lot Coverage (Maximum percent, less the required parking, setbacks, and landscaping)	100

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.39.060 Storage and trash facilities.

- A. Permitted outdoor storage shall be set back 25 feet when adjacent to residential properties.
- B. When permissible outdoor storage is utilized, such storage shall be visually screened from all adjacent building sites, public view, and public streets and alleys by a solid decorative masonry wall of a height sufficient to screen all materials stored outdoors, but not less than six feet in height, or by a building.
- C. The screening herein required shall be established at or before the time any area is used for outdoor storage.
- D. Where topographical conditions or existing structures are such that strict compliance with the requirements of this section would not be necessary to accomplish the purposes of this section, the Planning Commission may waive compliance with all or part of such requirements.
- E. Trash enclosures shall be required. Trash enclosures shall be screened by a six-foot-high decorative block wall. The enclosure shall follow current California Building Code accessibility requirements, as amended from time to time. A drain shall be installed and connected directly into the City's wastewater system, with approval from the City's Engineer. The storage and trash enclosure shall contain lockable front facing decorative metal doors and a side door, and a decorative metal roof or cover with screening to prevent illegal dumping. All decorative material shall be compliant with the City's objective design standards.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018) (Ord. 352, 3-26-2024)

18.39.070 Off-street parking.

The provisions of Chapter 18.60 shall apply in determining the amount of parking space that must be provided for each use located in the MR district.
(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.39.080 Signs.

The provisions of Chapter 18.80 shall apply to all signs in the MR district.
(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.39.090 Site and architectural review.

The provisions of Chapter 18.63 for site and architectural review shall apply in the MR district.
(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.39.100 Commercial modular units.

The provisions of Chapter 18.66 for commercial modular units shall apply in the MR district.
(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)”

SECTION 11. Chapter 18.40 M2 Industrial District in Title 18 – Zoning of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

“Chapter 18.40 M2 INDUSTRIAL DISTRICT³

Sections:

18.40.010 Purpose.

The purpose of the M2 district is to provide for the development of medium manufacturing and industrial uses. The regulations of this district are intended to allow various manufacturing and industrial uses which operate free of overly excessive noise, dust, odor or other nuisances and can be made compatible to other (nonindustrial) districts.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.40.020 Permitted uses.

Permitted uses in the M2 district are listed under Table 18.27.010 – Nonresidential Use Regulations.

18.40.030 Conditionally permitted uses.

Uses permitted in the M2 district with a conditional use permit are listed under Table 18.27.010 – Nonresidential Use Regulations.

18.40.040 Prohibited uses.

Uses that include the storage of hazardous and/or flammable material is prohibited. Such uses include, but are not limited, to pallet yard, and other wood products, and tire storage.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.40.050 Site development standards.

Site development standards in the M2 district are as follows:

Development Issue	Standard
Lot Area (Minimum square feet)	20,000
Lot Width (Minimum linear feet)	70
Lot Depth (Minimum linear feet)	100
Street Frontage (Minimum linear feet)	70
Setbacks (Minimum linear feet)	
front yard	25, with 10' landscape setback
rear yard (except when adjacent to a lot in an R District, then 25 feet, with 10 foot landscape setback)	0
side yard (except when adjacent to a lot in an R district, then 25 feet, with 10 foot landscape setback)	0
street side yard	15, with 5' landscape setback
Height (Minimum linear feet)	35
Lot Coverage (Maximum percent, less the required parking, setbacks, and landscaping)	100

(Ord. No. 329 , § 5, 1-28-2020; Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.40.060 Storage and trash facilities.

- A. Permitted outdoor storage shall be set back 25 feet when adjacent to residential properties.
- B. When permissible outdoor storage is utilized, such storage shall be visually screened from all adjacent building sites, public view, and public streets and alleys by a solid decorative masonry wall of a height sufficient to screen all materials stored outdoors, but not less than six feet in height, or by a building.
- C. The screening herein required shall be established at or before the time any area is used for outdoor storage.

- D. Where topographical conditions or existing structures are such that strict compliance with the requirements of this section would not be necessary to accomplish the purposes of this section, the Planning Commission may waive compliance with all or part of such requirements.
- E. Trash enclosures shall be required. Trash enclosures shall be screened by a six-foot-high decorative block wall. The enclosure shall follow current California Building Code accessibility requirements, as amended from time to time. A drain shall be installed and connected directly into the City's wastewater system, with approval from the City's Engineer. The storage and trash enclosure shall contain lockable front facing decorative metal doors and a side door, and a decorative metal roof or cover with screening to prevent illegal dumping. All decorative material shall be compliant with the City's objective design standards.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018) (Ord. 352, 3-26-2024)

18.40.070 Off-street parking.

The provisions of Chapter 18.60 shall apply in determining the amount of parking space that must be provided for each use located in the M2 district.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.40.080 Signs.

The provisions of Chapter 18.80 shall apply to all signs in the M2 district.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.40.090 Site and architectural review.

The provisions of Chapter 18.63 for site and architectural review shall apply in the M2 district.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)

18.40.100 Commercial modular units.

The provisions of Chapter 18.66 for commercial modular units shall apply in the M2 district.

(Ord. No. 319 , § 5(Exh. 1), 4-24-2018)"

SECTION 12. Chapter 18.40 M2 Industrial District in Title 18 – Zoning of the Grand Terrace Municipal Code is hereby amended to read in its entirety as follows:

"Chapter 18.43 PUB PUBLIC FACILITIES DISTRICT

Sections:

18.43.010 Purpose.

The purpose of the PUB district is to provide for the development of public facilities for public service uses such as government offices and services, public parks and school facilities.

(Ord. 126 § 2, Exh. A(part), 1990)

18.43.020 Permitted uses.

Permitted uses in the PUB district are listed under Table 18.27.010 – Nonresidential Use Regulations.

18.43.030 Conditionally permitted uses.

Uses permitted in the PUB district with a conditional use permit are listed under Table 18.27.010 – Nonresidential Use Regulations.

(Ord. 126 § 2, Exh. A(part), 1990)

18.43.040 Site development standards.

Site development standards in the PUB district are as follows:

Development Issue	Standard
Lot Area	10,000
(Minimum square feet)	
Lot Width	70
(Minimum linear feet)	
Lot Depth	100
(Minimum linear feet)	
Street Frontage	70
(Minimum linear feet)	
Setbacks	
(Minimum linear feet)	
front yard	15
rear yard (except when adjacent to a lot in an	0
R District, then 10 feet)	
side yard (except when adjacent to a lot in an	0
R district, then 10 feet)	
Height	35
(minimum linear feet)	
Lot Coverage	100
(maximum percent, less the required parking,	
setbacks, and landscaping)	

(Ord. 126 § 2, Exh. A(part), 1990)

18.43.050 Storage and trash facilities.

All storage of cartons, containers and trash in the AP district shall be shielded from view within a building or within an area enclosed by a wall not less than six feet in height, and shall not be located within 40 feet of any district zoned for residential use. The enclosure shall follow current California Building Code accessibility requirements, as amended from time to time. A drain shall be installed and connected directly into the City's wastewater system, with approval from the City's Engineer. The storage and trash enclosure shall contain lockable front facing decorative metal doors and a side door, and a decorative metal roof or cover with screening to prevent illegal dumping. All decorative material shall be compliant with the City's objective design standards.

(Ord. 126 § 2, Exh. A(part), 1990) (Ord. 352, 3-26-2024)

18.43.060 Off-street parking.

The provisions of Chapter 18.60 shall apply in determining the amount of parking space that must be provided for each use located in the PUB district.

(Ord. 126 § 2, Exh. A(part), 1990)

18.43.070 Signs.

The provisions of Chapter 18.80 shall apply to all signs in the PUB district.

(Ord. 126 § 2, Exh. A(part), 1990)

18.43.080 Site and architectural review.

The provisions of Chapter 18.63 for site and architectural review shall apply in the PUB district.

(Ord. 126 § 2, Exh. A(part), 1990)"

SECTION 13. Based upon the forgoing and all oral and written communications from members of the public and City staff (including, but not limited to, all oral and written staff reports and attachments) presented at the July 9, 2024, and July 23, 2024, City Council Public Hearings, the City Council hereby adopts Ordinance No. 359 approving Zone Change Amendment (ZCA) 24-03, and adopts and finds an environmental exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

SECTION 14. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase contained approved by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council of Grand Terrace hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 15. First read at a regular meeting of the City Council held on the 23rd day of July 2024, and adopted the Ordinance after the second reading at a regular meeting held on the 13th day of August 2024.

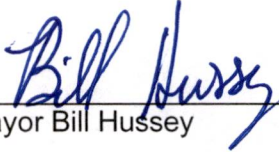
SECTION 16. City staff is hereby authorized and directed to file a Notice of Exemption (NOE) with respect to the adoption of this Ordinance.

SECTION 17. The Mayor shall sign, and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in that regard and this Ordinance shall take effect thirty (30) days after its final passage.

SECTION 18 To the extent that any code amendment herein does not reflect the code provisions adopted by Ordinance No. 352 on March 26, 2024, which amended sections 18.10.090, 18.33.050, 18.36.060, 18.39.060, 18.40.060, and 18.56.080 of Title 18 (Zoning) of the Grand Terrace Municipal Code, which have not yet been updated and reflected in the on-line municipal code as of the date of this ordinance, the provisions amended in Ordinance No. 352 shall supersede this ordinance and be reflected in the Zoning Code.

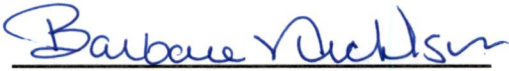
APPROVED AND ADOPTED by the City Council of the City of Grand Terrace, California, at a regular meeting held on the 13th day of August 2024.

SIGNATURES ON THE FOLLOWING PAGE



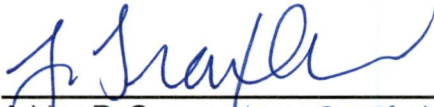
Mayor Bill Hussey

ATTEST:



Barbara Nicholson
Interim City Clerk

APPROVED AS TO FORM:



Adrian R. Guerra **JAMIE TRAKLER**
ASST. City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF GRAND TERRACE)

I Barbara Nicholson, City Clerk of the CITY OF GRAND TERRACE, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance, being Ordinance No. 359 was duly passed, approved and adopted by the City Council, approved and signed by the Mayor, and attested by the City Clerk, at the regular meeting of said City Council held on the 13th day of August 2024, and that the same was passed and adopted by the following vote:

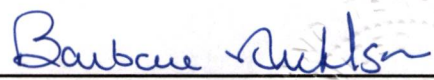
AYES: Council Members Michelle Sabino, Ken Henderson, Jeff Allen;
Mayor Pro Tem Doug Wilson, and Mayor Bill Hussey

NOES: None.

ABSENT: None.

ABSTAIN: None.

Executed this 14th day of August 2024, at Grand Terrace, California.



Barbara Nicholson
Interim City Clerk

[SEAL]