



CITY OF GRAND TERRACE

Planning Commission/Site and Architectural Review Board MINUTES • June 5, 2025

Council Chambers

Regular Meeting

6:30 PM

Grand Terrace Civic Center • 22795 Barton Road

CALL TO ORDER

Chair Edward Giroux convened the Regular Meeting of the Planning Commission/Site & Architectural Review Board for Thursday, June 5, 2025, at 6:43 PM.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Aron Burian.

AB 2449 Disclosures

None.

Roll Call

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

APPROVAL OF AGENDA

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

PRESENTATIONS - NONE

PUBLIC ADDRESS

None.

A. CONSENT CALENDAR

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

- 1) Approval of Minutes - Regular Meeting - May 15, 2025

B. ACTION ITEMS - NONE

C. PUBLIC HEARINGS

CONTINUED PUBLIC HEARING ITEM

- 2) Review and Consideration of Site and Architectural Review 24-03, Conditional Use Permit 24-02, Sign Program 24-01 and Environmental Review 24-01, A Request By The Applicant, Dutch Bros. LLC, To Establish A "Coffee Shop" Land Use And Construct A 984 Square-Foot Building, And Site Improvements For A New Dutch Bros Coffee Shop At 22115 Barton Road, Grand Terrace, CA 92313 (APN: 1167-213-10 and 11) In Barton Road Specific Plan, General Commercial (BRSP, GC) Zone, Planning Area 1.
An IS/MND and Mitigation Monitoring and Reporting Program (MMRP) has Been Prepared for the Project Consistent With the Requirements of the California Environmental Quality Act (CEQA) Pursuant To Section §15074 of the CEQA Guidelines

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

John Caglia, Dutch Bros. applicant, addressed the Commissioners' questions and concerns regarding traffic.

Cameron Hile, Project Manager with MIG, addressed Vice-Chair Ceseña's concerns regarding underground tanks.

Chair Giroux opened the public hearing at 8:19 p.m.

PUBIC COMMENT

None.

Chair Giroux closed the public hearing at 8:19 p.m.

Chair Giroux motioned to approve the item with the following recommendations to Staff:

- **Removal of driveway 1, which is the one further north driveway entrance & exit to Michigan St.**
- **Keep driveway 2 with the condition of there being a "no right turn" sign to exit driveway 2.**
- **Markings on the parking lot to direct traffic to the south and to exit on Commerce Way.**
- **Redesign driveway 3, which is furthest south on Michigan St. with a similar pork chop to allow traffic to enter the far-left staging lane for Dutch Bros. and that there be a lane entrance off driveway 4 off Commerce Way. and Michigan St. that would direct traffic to the right staging lane to Dutch Bros.**
- **Driveways 3 and 4 would have a pork chop design to prevent the usage of traffic from Michigan St. as a drive-thru to Commerce Way. or vice versa.**

Chair Giroux's motion did not receive a second, therefore the motion failed.

Commissioner Alaniz made a motion to approve the staff recommendation as is with a second from Vice-Chair Ceseña.

RESULT:	FAILED - 2 TO 2
MOVER:	Commissioner Alaniz
SECONDER:	Commission Vice-Chair Ceseña
AYES:	Commission Vice-Chair Ceseña, Commissioner Alaniz
NAYS:	Commission Chair Giroux, Commissioner Burian

Mike Yasin, Property Owner of the Arco gas station on Barton Road next to the proposed Dutch Bros. project, expressed his concerns if the project does not move forward, as he owns the proposed location for Dutch Bros.

Commissioner Burian made a motion to continue this item to June 19, 2025, with a presentation to be provided by the traffic engineer.

Commissioner Alaniz requested to go back to deliberation on this item after the proposed motion.

John Caglia, Dutch Bros. applicant, addressed the Commission regarding Condition of Approval # 38 and addressed the concerns regarding the traffic study.

Cameron Hile, Project Manager with MIG, agreed that it would be beneficial for the traffic engineer to attend and address the commissioners' questions and concerns.

Jamie Traxler, Assistant City Attorney, explained the proposed motion by Commissioner Burian for clarification.

Commissioner Alaniz seconded Commissioner Burian's proposed motion to continue this item to June 19, 2025, with a presentation to be provided by the traffic engineer to address the Commission's concerns about the current Site Plan as designed.

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

D. INFORMATION TO COMMISSIONERS

Scott Hutter, Planning Development & Services Director, provided information on a new item that will be presented at the next Regular Meeting of the Planning Commission.

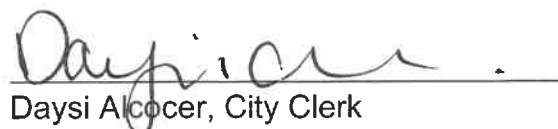
E. INFORMATION FROM COMMISSIONERS

None.

ADJOURN

Chair Giroux adjourned the regular Meeting of the Planning Commission/Site and Architectural Review Board at 9:10 p.m. The next scheduled meeting of the Planning Commission/Site and Architectural Review Board is to be held on Thursday, June 19, 2025, at 6:30 p.m.


Edward Giroux, Chairman


Daysi Alcocer, City Clerk