



**CITY OF GRAND TERRACE
Planning Commission/Site and
Architectural Review Board
MINUTES • June 19, 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 19, 2025 at 6:30 PM.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Mathis.

AB 2449 Disclosures

None.

Roll Call

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

APPROVAL OF AGENDA

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

PRESENTATIONS - NONE

PUBLIC ADDRESS

None.

A. CONSENT CALENDAR

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

- 1) Approval of Minutes - Regular Meeting - June 5, 2025

B. ACTION ITEMS - NONE

C. PUBLIC HEARINGS

2) **CONTINUED PUBLIC HEARING**

Review and Consideration of Site and Architectural Review 24-03, Conditional Use Permit 24-05, 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

Lisette Sanchez-Mendoza-Consultant Planner with MIG, provided the [PowerPoint](#) presentation for this item.

Samantha Liu, Transportation Analyst with Kittelson & Associates, Inc, addressed various traffic-related concerns.

Chair Giroux opened the public hearing at 7:39pm

PUBLIC COMMENT

None.

Chair Giroux closed the public hearing at 7:59pm

John Caglia, Dutch Bros applicant, addressed concerns raised by the commissioners' regarding traffic stacking.

Cameron Hile, Project Manager with MIG, addressed commissioners' concerns about the potential discovery of underground tanks on the site.

Luis Gardea, Building Official, provided a brief overview of the City's building department procedures related to new site developments.

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

ADOPT A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE APPROVING SITE AND ARCHITECTURAL REVIEW 24-03, CONDITIONAL USE PERMIT 24-02, SIGN PROGRAM 24-01 AND ENVIRONMENTAL REVIEW 24-01, A REQUEST BY THE APPLICANT, DUTCH BROS', TO ESTABLISH A "COFFEE SHOP" LAND USE AND CONSTRUCT A 984 SQUARE-FOOT BUILDING WITH DRIVE-THRU AND WALK UP SERVICE, AND SITE IMPROVEMENTS FOR A NEW DUTCH BROS' BUSINESS AT 22115 BARTON ROAD, GRAND TERRACE, CA 92313 (APN: 1167- 213-10 AND 11) IN BARTON ROAD SPECIFIC PLAN, GENERAL COMMERCIAL (BRSP, GC) ZONE, PLANNING AREA 1.

Vice-Chair Ceseña moved with a second by Commissioner Alaniz to approve the staff recommendations with the following conditions:

- **Advance warning signs and regulatory striping signage to be included in accordance with California state traffic regulations.**
- **Removal of any underground tanks under the building and safety code.**
- **Direct Staff to include the specific language in the final conditions of approval.**

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

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

Elizabeth Meyerhoff, Senior Project Manager with MBI (Micheal Baker International), provided the [PowerPoint](#) presentation on this item.

Chair Giroux opened the public hearing at 9:05pm.

PUBLIC COMMENT

None.

Chair Giroux closed the public hearing at 9:05pm.

Luis Gardea, Building Official, provided a brief overview of the City's building department procedures for the new site developments, specifically addressing concerns related to elevation changes and drainage.

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

CONTINUE SIGN PROGRAM 24-02 TO A DATE CERTAIN OF SEPTEMBER 4, 2025

Commissioner Mathis moved with a second by Commissioner Burian to approve the staff recommendation with the following condition:

- The installation of pedestrian walkway access.

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

D. INFORMATION TO COMMISSIONERS

Scott Hutter, Planning and Development Services Director, the Barton Road Specific Plan Amendment will be presented between August and September at the next Planning Commission meeting.

E. INFORMATION FROM COMMISSIONERS

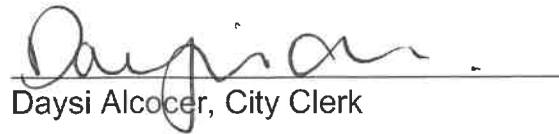
Vice-Chair Ceseña requested that Public Works or the City manager look into traffic slowing devices between the roundabout and Mt Vernon.

ADJOURN

Chair Giroux adjourned the regular Meeting of the Planning Commission/Site and Architectural Review Board at 9:15pm. The next scheduled meeting of the Planning Commission/Site and Architectural Review Board is to be held on Thursday, July 3, 2025, at 6:30 p.m.



Edward Giroux, Chairman



Daysi Alcocer, City Clerk