



CITY OF GRAND TERRACE

Planning Commission/Site and Architectural Review Board MINUTES • October 16, 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, October 16, 2025, at 6:33 PM.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Alaniz.

AB 2449 Disclosures

None.

Roll Call

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

APPROVAL OF AGENDA

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

PRESENTATIONS

None.

PUBLIC ADDRESS

None.

A. CONSENT CALENDAR

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

- 1) Approval of Minutes - Regular Meeting - September 18, 2025

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).

Chairman Giroux has recused himself from this item.

Natalie Patty, Project Manager with Lilburn Corporation, provided the PowerPoint presentation on this item.

Vice-Chair Ceseña opened the public hearing at 7:05 p.m.

PUBLIC COMMENT

Jessica Segovia, Department Secretary, read aloud an email submitted to the City by Grand Terrace resident Claudia Brunson for the record.

Claudia Brunson, Grand Terrace resident, reiterated her concerns regarding the proposed item, as outlined in her previous statement.

Bobbie Forbes, Grand Terrace resident, stated that she distributed copies of the public hearing letter to her neighbors outside the 500-foot notification area for the project and received feedback from several residents.

Bobbie Forbes, Grand Terrace resident, read aloud a statement on behalf of Grand Terrace resident Patricia Heacock.

Gabriel Arguelles, Assistant Planner, read aloud a statement on behalf of Grand Terrace resident Brian O'Ren.

Jessica Segovia, Department Secretary, read aloud a statement on behalf of Grand Terrace residents Joshua and Katrina Clark.

Gabriel Arguelles, Assistant Planner, read aloud a statement on behalf of Grand Terrace residents Rita and Rogar Schwartz.

Bobbie Forbes, Grand Terrace resident, submitted a *Request to Speak Card* on behalf of Cynthia Bidney, Grand Terrace resident; no public comment was provided.

Shawn Simson, Grand Terrace resident, expressed concern about the safety and environmental risk assessment related to maintenance activities and hazardous practices near the riverbank.

David Mlynarski of Transtech Engineering, representing Grand T-1, LLC on behalf of Mr. O'Brien, addressed questions and concerns from the commissioners and residents.

Vice-Chair Ceseña closed the public hearing at 7:33 p.m.

RECOMMENDATION: ADOPT 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 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.

COMMISSIONER ALANIZ MOTIONED TO APPROVE CONDITIONAL USE PERMIT (CUP) 25-01 AND SITE AND ARCHITECTURAL REVIEW AMENDMENT SA 19-03 A01, CONTINGENT UPON REMOVAL OF "THE 4,800-SQUARE-FOOT MAINTENANCE BUILDING" FROM THE PROJECT. THE MOTION WAS SECONDED BY COMMISSIONER MATHIS.

DURING THE MOTION, COMMISSIONER ALANIZ READ THE FULL RESOLUTION EXCEPT FOR THE PORTION REFERENCING "THE 4,800-SQUARE-FOOT MAINTENANCE BUILDING," CONSISTENT WITH THE INTENT TO EXCLUDE THAT STRUCTURE FROM APPROVAL.

RESULT:	APPROVED 3 TO 0
MOVER:	Commissioner Alaniz
SECONDER:	Commissioner Mathis
AYES:	Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Mathis
ABSTAIN:	Chair Edward Giroux
NAYS:	None

D. INFORMATION TO COMMISSIONERS

Gabriel Arguelles, Assistant Planner, attended the State Planning Conference last week. He found it valuable to learn how other cities are addressing housing and planning challenges and appreciated the exchange of ideas.

E. INFORMATION FROM COMMISSIONERS

None.

ADJOURN

Vice-Chair Ceseña adjourned the Regular Meeting of the Planning Commission/Site and Architectural Review Board at 8:25 p.m. The next scheduled meeting of the Planning Commission/Site and Architectural Review Board is to be held on Thursday, November 6, 2025, at 6:30 p.m.



Edward Giroux, Chairman



Daysi Alcocer, City Clerk

