



CITY OF GRAND TERRACE
Planning Commission/Site and Architectural
Review Board
AGENDA • April 2, 2026

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 — March 19, 2026

DEPARTMENT: City Clerk

B. ACTION ITEMS- NONE

C. PUBLIC HEARINGS

- 2) Zoning Code Amendment, General Plan Amendment, and Zone Change to Establish the R3-40 High Density Residential District (Housing Element Program 1 Implementation)

RECOMMENDATION: ADOPT A RESOLUTION OF THE PLANNING COMMISSION / SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONING CODE AMENDMENT (ZCA) 26-02-A, ZONING CODE AMENDMENT (ZCA) 26-02-B, GENERAL PLAN AMENDMENT (GPA) 26-01-A, GENERAL PLAN AMENDMENT (GPA) 26-01-B, ZONE CHANGE (ZC) 26-01-A, ZONE CHANGE (ZC) 26-01-B, AND ENVIRONMENTAL REVIEW (E) 26-03, AMENDING THE GENERAL PLAN LAND USE ELEMENT AND LAND USE MAP, THE CITY ZONING MAP, AND TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE; TO ESTABLISH THE R3-40 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT; TO ALLOW RESIDENTIAL DEVELOPMENT AT A DENSITY OF 20 TO 40 DWELLING UNITS PER ACRE; AND TO REZONE APPROXIMATELY 97 ACRES OF PROPERTY LOCATED THROUGHOUT

THE CITY TO THE R3-40 DESIGNATION, CONSISTENT WITH HOUSING ELEMENT PROGRAM NO. 1 OF THE CITY'S 2021–2029 HOUSING ELEMENT.

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 April 16, 2026, at 6:30 p.m.



**CITY OF GRAND TERRACE
Planning Commission/Site and
Architectural Review Board
MINUTES • March 19, 2026**

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, March 19, 2026, at 6:30 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Burian.

AB 2449 DISCLOSURES

None.

ROLL CALL

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

APPROVAL OF AGENDA

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

- 1) Approval of Minutes — Regular Meeting - December 18, 2025

B. ACTION ITEMS - NONE

None.

C. PUBLIC HEARINGS

- 2) Zoning Code Amendment (ZCA) 26-01 – Agricultural Employee Housing (Housing Element Program 12)

Commissioner Burian has recused himself from this item.

Gabriel Arguelles, Assistant Planner, presented the staff report and [PowerPoint](#) presentation for this item.

Vice-Chair Ceseña opened the public hearing at 6:48 p.m.

PUBLIC COMMENT

None.

Vice-Chair Ceseña closed the public hearing at 6:48 p.m.

RECOMMENDATION: A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE INCLUDING CHAPTERS 18.53 (AG-1 AGRICULTURAL OVERLAY DISTRICT), 18.56 (AG-2 AGRICULTURAL OVERLAY DISTRICT), AND ADDING CHAPTER 18.58 (AGRICULTURAL EMPLOYEE HOUSING) TO IMPLEMENT HOUSING ELEMENT PROGRAM 12 AND ENSURE CONSISTENCY WITH THE CALIFORNIA EMPLOYEE HOUSING ACT (HEALTH AND SAFETY CODE SECTIONS 17021.5 AND 17021.6); AND RECOMMENDING THAT THE CITY COUNCIL DETERMINE THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3).

COMMISSIONER MATHIS MOVED, AND COMMISSIONER ALANIZ SECONDED, TO APPROVE THE STAFF RECOMMENDATION WITH VICE-CHAIR CESEÑA’S AMENDMENT CHANGING “SHEEP GRAZING” TO “MULTI-SPECIES GRAZING.

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

- 3) Site and Architectural Permit 22-01 and Minor Deviation 22-01 – One-Year Time Extension Request (22881 Barton Road)

Gabriel Arguelles, Assistant Planner, presented the staff report and [PowerPoint](#) presentation for this item.

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

PUBLIC COMMENT

None.

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

RECOMMENDATION: IT IS RECOMMENDED THAT THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD ADOPT A RESOLUTION (ATTACHMENT 1) GRANTING A ONE (1) YEAR TIME EXTENSION FOR SITE AND ARCHITECTURAL PERMIT 22-01 AND MINOR DEVIATION 22-01, A REQUEST BY LAN’S INTERNATIONAL REAL ESTATE INVESTMENTS, LLC (HEREINAFTER, “THE APPLICANT”), TO CONSTRUCT A 4,706 SQUARE-FOOT MULTI-TENANT SHOPPING CENTER ON THE VACANT 0.51-ACRE LOT LOCATED AT 22881 BARTON ROAD.

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

D. INFORMATION TO COMMISSIONERS

Gabriel Arguelles, Assistant Planner, provided updates to the Commissioners on the following items:

- An update on Development Impact Fees, prepared in coordination with consultant RCS (Greg Brown), is scheduled to be presented to the City Council on March 24, 2026.
- A joint session is scheduled for Thursday, March 26, 2026, involving the City Council, Planning Commission, and members of the public to discuss Objective Design Standards.
- The April 2 meeting, during which proposed re-zones will be presented to the Planning Commission for consideration as the primary agenda item.
- ADU plans are in the works- ADU ordinance will update the code to current ADU standards, and the city will adopt pre-approved ADU plans to cut down on costs and cut down time.

Alyssa Daskas, Associate, provided guidance regarding recusal procedures for affected commissioners for the Planning Commission/Site and Architectural Review Board on April 2, 2026.

E. INFORMATION FROM COMMISSIONERS

Vice-Chair Tara Ceseña reported on the following:

- Attended the 2026 Planning Commission Academy. Topics included housing trends, with a focus on Accessory Dwelling Units (ADUs).

ADJOURN

Vice-Chair Ceseña adjourned the regular Meeting of the Planning Commission/Site and Architectural Review Board at 7:10 p.m. The next scheduled meeting of the Planning Commission/Site and Architectural Review Board is to be held on Thursday, April 2, 2026, at 6:30 p.m.

Tara Ceseña Vice-Chair

Daysi Alcocer, City Clerk



AGENDA REPORT

MEETING DATE: April 2, 2026

TO: PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD

PRESENTED BY: Dan Wery Principal Community Planner (MBI), Hannah Krietman AICP Planner (MBI), Gabriel Arguelles, Assistant Planner

TITLE: Adopt a Resolution of the Planning Commission / Site and Architectural Review Board of the City of Grand Terrace recommending that the City Council adopt an Ordinance approving Zoning Code Amendment (ZCA) 26-02-A, Zoning Code Amendment (ZCA) 26-02-B, General Plan Amendment (GPA) 26-01-A, General Plan Amendment (GPA) 26-01-B, Zone Change (ZC) 26-01-A, Zone Change (ZC) 26-01-B, and Environmental Review (E) 26-03, amending the General Plan Land Use Element and Land Use Map, the City Zoning Map, and Title 18 (Zoning) of the Grand Terrace Municipal Code; to establish the R3-40 High Density Multiple Family Residential District; to allow residential development at a density of 20 to 40 dwelling units per acre; and to rezone approximately 97 acres of property located throughout the City to the R3-40 designation, consistent with Housing Element Program No. 1 of the City's 2021–2029 Housing Element.

RECOMMENDATION:

It is recommended that the Planning Commission/Site and Architectural Review Board take the following actions:

- 1) Open the Public Hearing; and
- 2) Adopt a Resolution of the Planning Commission / Site and Architectural Review Board of the City of Grand Terrace recommending that the City Council adopt an Ordinance approving Zoning Code Amendment (ZCA) 26-02-A, Zoning Code Amendment (ZCA) 26-02-B, General Plan Amendment (GPA) 26-01-A, General Plan Amendment (GPA) 26-01-B, Zone Change (ZC) 26-01-A, Zone Change (ZC) 26-01-B, and Environmental Review (E) 26-03, amending the General Plan Land Use Element and Land Use Map, the City Zoning Map, and Title 18 (Zoning) of the Grand Terrace Municipal Code; to establish the R3-40 High Density Multiple Family Residential District; to allow residential development at a density of 20 to 40 dwelling units per acre; and to rezone approximately 97 acres of property located throughout the City to the R3-40 designation, consistent with Housing Element Program No. 1 of the City's 2021–2029 Housing Element.

2030 VISION STATEMENT:

This staff report supports the City Council's 2030 Vision, including Goal #3, "Promote Economic Development," and Goal #5, "Engage in Proactive Communication," by updating the City's General Plan, Zoning Map, and Municipal Code to implement the Housing Element and provide clear, consistent development standards. The rezoning establishes a framework for future housing opportunities, supports reinvestment in underutilized properties, and ensures the City remains compliant with State housing requirements while maintaining transparency and responsiveness to community input.

SUMMARY:

City staff is recommending approval of Zoning Code Amendment (ZCA) 26-02-A, Zoning Code Amendment (ZCA) 26-02-B, General Plan Amendment (GPA) 26-01-A, General Plan Amendment (GPA) 26-01-B, Zone Change (ZC) 26-01-A, Zone Change (ZC) 26-01-B, and Environmental Review (E) 26-03 to implement Program 1 of the City's 2021–2029 Housing Element. The amendments establish the R3-40 High Density Multiple Family Residential District and rezone a total of approximately 97 acres throughout the City to allow residential development at a density of 20 to 40 dwelling units per acre.

The amendments are required to address a shortfall of available housing sites and to demonstrate that the City has adequate capacity to accommodate its Regional Housing Needs Allocation (RHNA). The rezone ensures consistency with State Housing Element law by providing sufficient sites at appropriate densities, including sites that allow for by-right residential development when affordability requirements are met.

In addition to meeting State requirements, the rezoning increases overall housing capacity beyond the City's RHNA, providing a buffer to maintain compliance throughout the planning period and better position the City for the upcoming 7th Cycle Housing Element. This also includes updates to the Zoning Code to address nonconforming uses and structures and ensure compatibility with existing residential development.

Two of the five City of Grand Terrace Planning Commissioners own property within 500 feet of the rezone area. Commissioners are not permitted to participate in discussions or decisions on matters that may affect their property. To maximize participation and avoid potential conflicts of interest, the Planning Commission's review and recommendation will be divided into two actions, with each commissioner participating only in the item that does not affect their property. In consultation with the City Attorney, the project has been structured into two parts to maintain transparency and full participation.

The Planning Commission Resolution for ZCA 26-02-A and ZC 26-01-A is provided as *Attachment 1*, including **Exhibit A** (Draft Ordinance) and **Exhibit B** (Sites to be Rezoned). The Planning Commission Resolution for ZCA 26-02-B and ZC 26-01-B is provided as *Attachment 2*, including **Exhibit C** (Draft Ordinance) and **Exhibit D** (Sites to be Rezoned). The Planning Commission Resolution for GPA 26-01-A is provided as *Attachment 3*, including **Exhibit E** (Land Use Element) and **Exhibit F** (Land Use Map), and the Planning Commission Resolution for GPA 26-01-B is provided as *Attachment 4*, including **Exhibit G** (Land Use Element) and **Exhibit H** (Land Use Map). Environmental Review documentation (E 26-03), including the Notice of Exemption and SB 131 Statutory Exemption Report (**Exhibits I and J**), is provided as *Attachment 5*. Revised Title 18 Zoning Code updates are provided as *Attachment 6* (Redline) and *Attachment 7* (Clean).

BACKGROUND:

The Housing Element is one of eight mandatory elements of the General Plan and, under California State law, must be updated every eight years. The City of Grand Terrace is currently within the 6th Cycle Housing Element planning period (2021–2029), which was adopted on March 25, 2025. The City is now approximately five years into the eight-year cycle and must complete required implementation programs while also preparing for the upcoming 7th Cycle Housing Element.

As part of the 6th Cycle, the City was assigned a Regional Housing Needs Allocation (RHNA) of 630 units, consisting of 189 very low-income units, 92 low-income units, 106 moderate-income units, and 243 above moderate-income units. To remain in compliance with State law, the City must demonstrate that it has adequate sites, at appropriate densities, to accommodate this housing need.

State law requires the City to maintain adequate housing capacity throughout the planning period, commonly referred to as “No Net Loss.” If a site is developed at a lower density or intensity, or for different incomes than were projected in the housing element, the City must make up any “lost” capacity below the City’s RHNA allocation of 630 units within 6 months. For example, if a site is projected in the Housing Element for 100 units and a project is developed for 70 units, there would be a “net loss” of 30 units of capacity. The City must either rezone or identify a new site for the “net loss” of 30 units within 6 months. Alternatively, if a site is projected in the housing element for 100 lower income units, and a project is developed for 100 market rate units, there would be a “net loss” of 100 lower income units. While the City will continue to monitor development activity and remaining capacity, the rezoning provides sufficient capacity to meet the RHNA and reduces the likelihood that additional rezonings will be necessary. A mid-cycle review in 2026 will evaluate the City’s progress toward meeting its housing goals.

Program 1 of the adopted Housing Element, Adequate Sites to Accommodate Regional Housing Needs, requires the City to address a shortfall of available housing sites through rezoning. The RHNA Sites Inventory Map identifying the properties included to meet the City’s housing need is provided as *Attachment 9*. This includes rezoning approximately 97 acres throughout the City to allow higher-density residential development under a new R3-40 High Density Multiple Family Residential District, permitting 20 to 40 dwelling units per acre. A portion of these sites, approximately 24.2 acres across 20 parcels, has been specifically identified to meet the City’s RHNA requirements.

Currently, the City’s residential development is predominantly composed of low-density, single-family neighborhoods, with limited opportunities for higher-density multifamily housing. The introduction of the R3-40 zone is intended to expand housing opportunities by allowing a broader mix of housing types, including multifamily and mixed-income developments, in appropriate locations.

The rezoning increases the City’s overall housing capacity beyond the minimum RHNA requirement. By planning for additional capacity, the City is creating flexibility and helping ensure compliance throughout the remainder of the Housing Element cycle. This approach is intentional, as the City is addressing current 6th Cycle requirements while also positioning itself for the upcoming 7th Cycle by reducing the likelihood that additional rezonings will be needed to address future net losses or RHNA allocations.

State law requires that sites that are rezoned to meet the RHNA allow for by-right residential development when at least 20 percent of the units are affordable to lower-income households. This includes 24 acres of the 97.1 acre rezoned, as denoted in the housing element. These sites must also have a minimum density of at least 20 units per acre and development standards that ensure the sites can realistically accommodate housing.

Following adoption of the Housing Element, the California Department of Housing and Community Development (HCD) issued a letter of conditional compliance on May 22, 2025, indicating that full compliance is contingent upon completion of the rezoning identified in Program 1. On December 17, 2025, the City and consultants from Michael Baker International met with HCD to discuss the rezoning schedule and compliance timeline. HCD indicated that failure to complete the required rezoning by the end of April 2026 would likely result in consequences, which may consist of possible disqualification from state funding, carryover and combination of 6th Cycle and 7th Cycle RHNA pursuant to Government Code §65584.09, fines or penalties, litigation, court receivership, loss of local permitting authority, and the inability to deny new projects inconsistent with the General Plan or zoning, also known as “Builder’s Remedy.” The Housing Element will be deemed substantially compliant once the rezonings are completed.

To support implementation efforts, the City has secured funding through the Southern California Association of Governments (SCAG) Regional Early Action Planning (REAP 2.0) Grant, which must be utilized in 2026. All costs associated with this rezoning effort are fully funded through the REAP 2.0 Grant, including preparation of the zoning amendments, updates to the City’s Objective Design Standards, and the development of preapproved Accessory Dwelling Unit (ADU) plans.

The following key milestones have occurred to date:

- March 25, 2025: Adoption of the 2021–2029 Housing Element
- May 22, 2025: HCD Conditional Compliance Letter Issued
- December 17, 2025: HCD Compliance and Enforcement Meeting
- January 27, 2026: Joint Planning Commission / City Council Study Session
- February 5, 2026: Property Owner / Community Study Session

ANALYSIS:

This section provides a discussion of the Ordinances amending Title 18 (Zoning) of the Grand Terrace Municipal Code, along with associated amendments to the General Plan Land Use Element and Land Use Map, and the City Zoning Map, to establish the R3-40 High Density Multiple Family Residential District and implement the City’s 2021–2029 Housing Element.

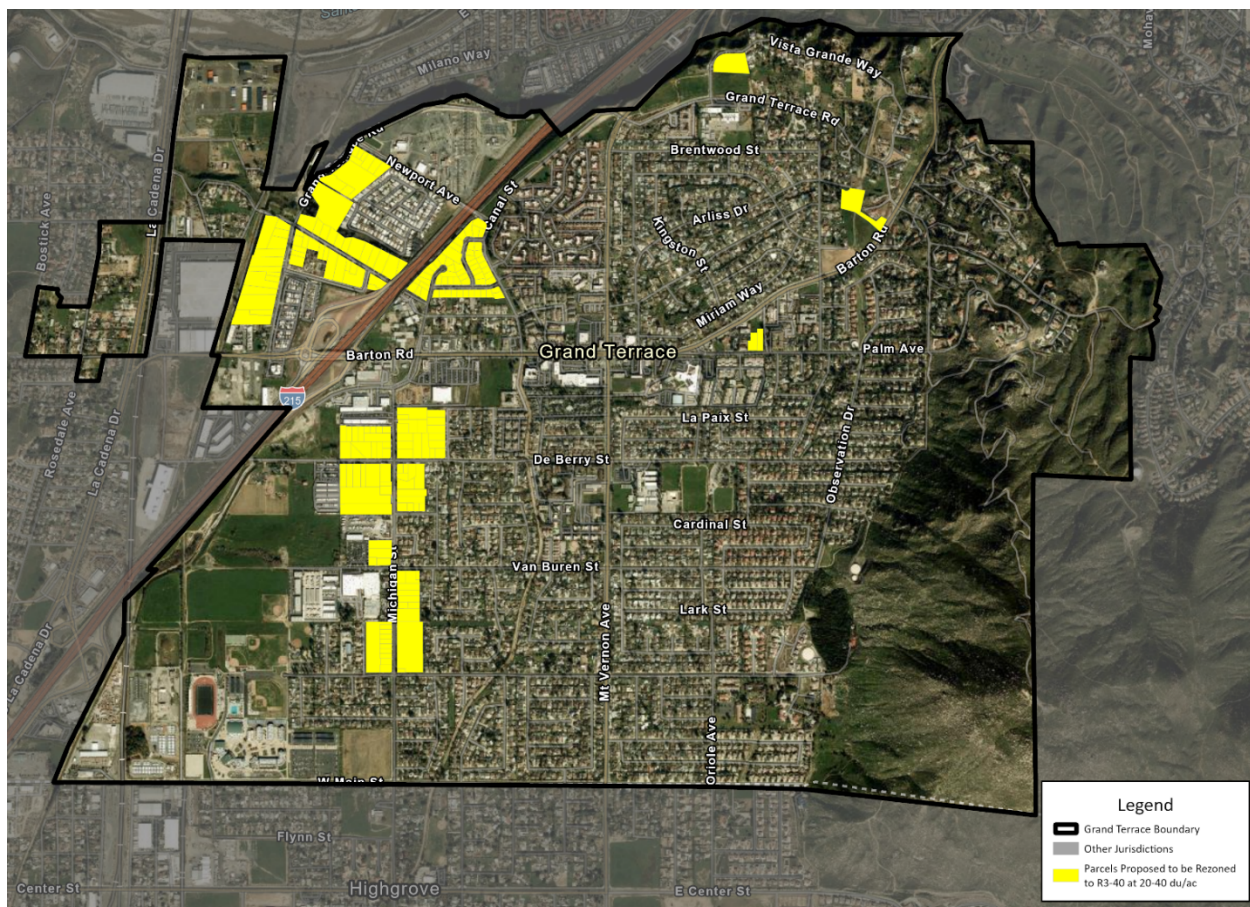
The legislative action is required to maintain compliance with State Housing Element law and to ensure the City has adequate sites at appropriate densities to accommodate its Regional Housing Needs Allocation (RHNA). The amendments do not approve any specific development, and property owners are not required to redevelop their properties.

Affected Location – Development Not Required

The parcels which will be rezoned to the R3-40 zone at 20 to 40 dwelling units per acre are mapped in Figure 1 below. There are 195 parcels that will be rezoned, totaling 97.1 acres.

Listing or mapping a property as a rezone site to implement the Housing Element does not require the City or property owner to develop the property. The primary role of the Housing Element is to demonstrate capacity for housing development in the City. Rezoning a property to increase density does not require a property owner to develop, and all current uses may remain. If new development is to occur on one of the rezoned sites, that is when the new standards must be followed. As required by the State of California, projects on sites rezoned to meet the RHNA that include at least 20 percent of units as affordable are eligible for by-right approval, streamlining the development process for developers and property owners. This includes 24 acres of the 97.1 acre rezoned, as denoted in the housing element.

Figure 1: Parcels to be Rezoned to R3-40 at 20-40 du/ac



Grand Terrace Parcels Proposed to be Rezoned

Two of the five City of Grand Terrace Planning Commissioners own property within 500 feet of the rezone area. Commissioners are not allowed to discuss or vote on rezonings affecting their property. In order to maximize participation and avoid any conflicts, the discussion and Planning Commission vote on the zoning and general plan amendments will be split into two parts, with each commissioner voting only on the recommendation that does not affect their property.

GPA 26-01-A, ZC 26-01-A, and ZCA 26-02-A include amendments to the sites shown in Figure 2. Any commissioners with properties included within 500 feet of any of these listed sites must recuse themselves from discussion and vote regarding these items.

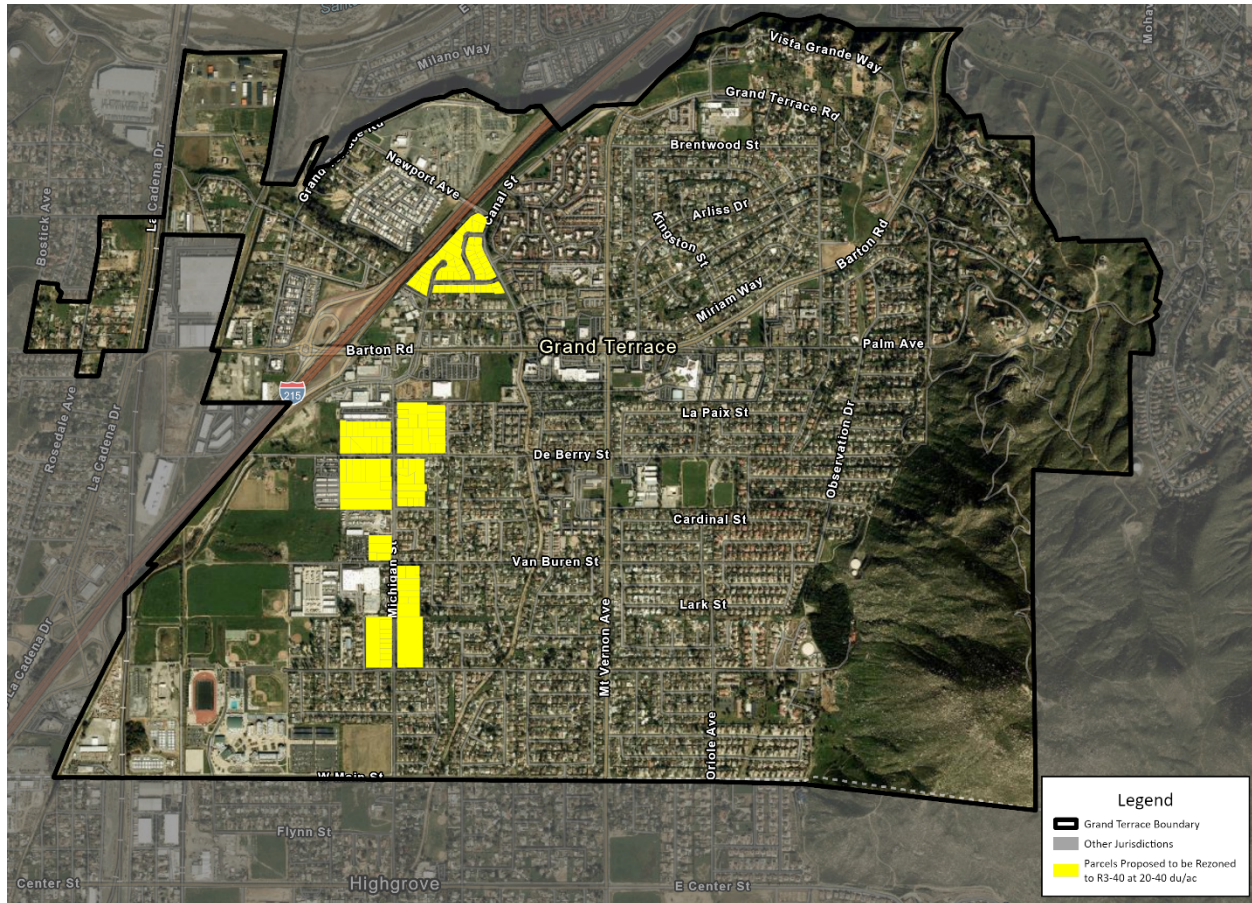
Figure 2: Parcels Included in GPA 26-01-A, ZC 26-01-A, and ZCA 26-02-A



Grand Terrace Parcels Proposed to be Rezoned (A) 0 0.25 0.5 Miles N

GPA 26-01-B, ZC 26-01-B, and ZCA 26-02-B include amendments to the sites shown in Figure 3. Any commissioners with properties included within 500 feet of any of these listed sites must recuse themselves from discussion and vote regarding these items.

Figure 3: Parcels Included in GPA 26-01-B, ZC 26-01-B, and ZCA 26-02-B



Grand Terrace Parcels Proposed to be Rezoned (B) 0 0.25 0.5 Miles N

Table 1 shows the number of parcels and acreage of the current zones which will be rezoned to R3-40.

Table 1: Current Zoning and Acreage of Parcels being Rezoned to R3-40

Current Zone	Number of Parcels	Acreage
R1-20	1	2.2
R1-10	2	2.3
R1-7.2	133	53.2
R2-10	51	31.5
R3-12	1	2.8
R3-24	1	2.0
BRSP	2	1.0
CM	4	2.0
TOTAL	195	97.1

General Plan Amendments (GPA) 26-01-A and 26-01-B

The General Plan Amendment updates the Land Use Element and Land Use Map to establish a new designation that supports higher-density residential development consistent with the Housing Element. These updates ensure consistency between the Housing Element and the General Plan and provide a clear policy framework for accommodating multifamily housing at densities necessary to meet State requirements. The updated Land Use Element is included as **Exhibit G** and **E**. The Land Use Map is attached as **Exhibit F** and **H**.

The Land Use Element text is also revised to reflect the introduction of the R3-40 designation, clarify permitted residential densities, and support a broader range of housing types. Overall, these updates are administrative in nature and are necessary to align the City’s long-range planning documents with State housing law.

Zone Change (ZC) 26-01-A and 26-01-B

The Zone Change updates the City Zoning Map to apply the R3-40 designation to approximately 97 acres across 195 parcels located throughout the City. The Zoning Map is provided as *Attachment 8*.

The selection of these sites reflects an evaluation by City staff, in coordination with Michael Baker International, using both State-mandated criteria and local planning considerations. Sites were identified based on existing land use and zoning, overall suitability for higher-density residential development, and the likelihood that they could reasonably develop within the remaining Housing Element planning period. In particular, staff prioritized sites capable of achieving densities of at least 20 dwelling units per acre, as required to meet RHNA obligations, recognizing that higher-density zoning is necessary to demonstrate adequate housing capacity.

Additional factors considered included whether properties were vacant or underutilized, as well as whether any environmental constraints, access limitations, easements, or other physical conditions could limit or prevent development. Given that a large portion of the City is already

developed with single-family neighborhoods, staff focused on properties that present opportunities for reinvestment over time. This includes older residential and commercial properties where future redevelopment or incremental change is more likely to occur, rather than sites that are fully built-out or constrained.

The City also considered long-term land use patterns and compatibility. A deliberate buffering approach was applied, generally transitioning from lower-density single-family neighborhoods to higher-density residential uses, and then to commercial areas. This strategy helps create a more gradual transition in scale and intensity, while also identifying locations where higher-density housing is more appropriate. In some cases, areas with properties with redevelopment potential were included to allow for gradual evolution of the built environment, rather than abrupt or incompatible changes.

Overall, the selected sites represent a balanced approach that meets State requirements while reflecting local conditions, development potential, and community context.

Zoning Code Amendment (ZCA) 26-02-A and 26-02-B (Title 18)

The Zoning Code Amendment establishes the R3-40 High Density Multiple Family Residential District, allowing residential development at densities of 20 to 40 dwelling units per acre. The new zone is intended to provide the development capacity necessary to meet State housing requirements while ensuring that future development remains compatible with the City's existing character. The draft ordinance establishing the R3-40 zone and associated Zoning Code amendments is included as **Exhibit A** and **Exhibit C**.

The amendment introduces objective development standards related to building height, setbacks, site design, and overall project layout. These standards are coordinated with the City's ongoing Objective Design Standards update to ensure consistency, clarity, and high-quality design outcomes.

Overall, the Zoning Code Amendment establishes a clear and implementable framework for higher-density residential development while responding to community input and maintaining compatibility with existing development patterns.

Public Outreach

Public outreach for these amendments was conducted in coordination with Michael Baker International and included two public meetings: a Joint Planning Commission and City Council Study Session, and a Property Owner and Community Study Session. The purpose of these meetings was to present the rezoning and development standards, explain the requirements of the Housing Element, and solicit feedback from residents, property owners, and decision-makers.

More than 50 residents participated in the community study session, and over half of the participants provided comments. In addition, the Planning Commission provided feedback during the joint study session. City staff and the consultant team actively listened to and documented the concerns and topics raised throughout the outreach process.

Key issues identified included concerns related to legal nonconforming uses and structures, building height, setbacks, sightlines, density, and the ability to construct additions and Accessory Dwelling Units (ADUs). Additional concerns were raised regarding building height in relation to Fire Department access and emergency response capabilities, as well as the ability of utility

providers to accommodate higher-density development. Questions were also raised regarding stormwater runoff and infrastructure capacity associated with future development.

In response to this feedback, the zoning amendments were refined to address community concerns while maintaining compliance with State law. Most notably, the maximum building height was reduced to 45 feet from earlier concepts ranging between 50 and 55 feet. Additionally, a setback requirement was added to the development standards which requires portions of multifamily buildings over a certain height to be further set back from adjacent single family uses. Updates to Chapter 18.76 were also incorporated to ensure that owners of legal nonconforming uses and structures, such as single family homes in the new zone will be permitted to construct additions, including the construction of ADUs and JADUs, without triggering the development requirements of the new zone. Additionally, the ordinance clarifies that any future development will be required to comply with applicable building, fire, utility, water, sewer, and stormwater regulations, ensuring that infrastructure and service considerations are adequately addressed.

Overall, the public outreach process helped shape the ordinance by incorporating community input into the development standards, while balancing local concerns with the City's obligation to comply with State housing requirements.

Public Hearing Notification

Public hearing notification for these amendments was conducted in accordance with the City of Grand Terrace's Public Hearing and Project Noticing Policy and applicable State law requirements, including Government Code Sections 65090, 65091, and 65854.

As a legislative zoning action affecting permitted uses, public notice was provided at least 20 days prior to the public hearing, consistent with State law requirements. A public notification study was prepared to identify all properties within the required noticing radius. Based on the project size, a 1,500-foot radius was applied, resulting in the identification of 2,595 parcel ownerships and approximately 2,337 unique mailing addresses. Mailed notice was provided to property owners and occupants within the noticing area using the most current available assessor records. In addition, identified stakeholders were properly notified.

In addition to mailed notice, a public hearing notice was published in a newspaper of general circulation in accordance with City policy and State law. Public notices were also posted at designated locations, including City Hall and other public areas, to ensure broad visibility. These efforts were undertaken to provide clear, timely, and accessible information to the community.

All noticing materials, including the radius map, mailing affidavit, mailing labels, and proof of publication, have been prepared and retained in the project file in accordance with City requirements. The noticing process was completed in compliance with all applicable legal and procedural standards to ensure transparency and provide meaningful opportunities for public participation.

Environmental Review

A Notice of Exemption (NOE) was prepared in accordance with the California Environmental Quality Act (CEQA). The amendments carry out Program 1 of the City's adopted 2021–2029 Housing Element through updates to the General Plan, Zoning Map, and Zoning Code.

This type of rezoning is exempt from CEQA under Senate Bill 131 (SB 131), codified in Public

Resources Code Section 21080.085, which applies to rezonings that implement an approved Housing Element. The amendment does not approve any specific development but instead establishes the framework for future residential development.

The NOE and supporting exemption documentation are included as *Attachment 5 (Exhibits I and J)* and will be filed following approval and adoption of the new zone. Based on this determination, no further environmental review is required.

Fiscal Impact

This year, the Southern California Association of Governments (SCAG) made available a Regional Early Action Planning (REAP 2.0) funding grant that must be used by December 2026. The City was proactive in coordinating with the San Bernardino County Transportation Authority (SBCTA) and San Bernardino Council of Governments (SBCOG) to utilize this opportunity to fund the rezoning efforts, objective design standards update, and development of preapproved ADU plans, all of which will be completed this year under the REAP grant. Most of the costs for this project are covered through the REAP Grant, which helps offset the bulk of the work associated with the rezoning and related updates.

City staff time for managing the project, including coordination and public hearings, will be handled through the City's existing budget.

Overall, the grant funding, along with the use of a CEQA exemption, makes this a cost-effective effort for the City to complete a required Housing Element program while keeping direct costs relatively low.

Conclusion

The amendments implement Program 1 of the City's adopted 2021–2029 Housing Element by establishing the R3-40 High Density Multiple Family Residential District and rezoning approximately 97 acres to allow for higher-density residential development. These actions are necessary to address the City's housing site shortfall and maintain compliance with State Housing Element law.

The amendments provide a clear and consistent framework for future housing development while incorporating refinements based on public input and Planning Commission feedback. The amendment balances State requirements with local considerations by introducing objective development standards, protecting existing residential uses, and ensuring compatibility with surrounding neighborhoods.

Based on the analysis provided in this report, staff recommends that the Planning Commission adopt the resolutions recommending that the City Council approve ZCA 26-02-A, ZCA 26-02-B, GPA 26-01-A, GPA 26-01-B, ZC 26-01-A, ZC 26-01-B, along with Environmental Review 26-03.

FINDINGS:

All necessary findings for approval of the amendments are included in the respective Planning Commission resolutions provided as *Attachments 1 through 4*.

ATTACHMENTS:

Attachment 1 – Planning Commission Resolution (ZCA 26-02-A and ZC 26-01-A)
Attachment 1 – Exhibit A – Draft Ordinance (ZCA 26-02-A)
Attachment 1 – Exhibit B – Sites to be Rezoned (ZC 26-01-A)
Attachment 2 – Planning Commission Resolution (ZCA 26-02-B and ZC 26-01-B)
Attachment 2 – Exhibit C – Draft Ordinance (ZCA 26-02-B)
Attachment 2 – Exhibit D – Sites to be Rezoned (ZC 26-01-B)
Attachment 3 – Planning Commission Resolution (GPA 26-01-A)
Attachment 3 – Exhibit E – Land Use Element
Attachment 3 – Exhibit F – Land Use Map
Attachment 4 – Planning Commission Resolution (GPA 26-01-B)
Attachment 4 – Exhibit G – Land Use Element
Attachment 4 – Exhibit H – Land Use Map
Attachment 5 – Environmental Review Documentation (E 26-03)
Attachment 5 – Exhibit I – Notice of Exemption (NOE)
Attachment 5 – Exhibit J – SB 131 Statutory Exemption Report
Attachment 6 – Revised Title 18 R3-40 Zone (Redline)
Attachment 7 – Revised Title 18 R3-40 Zone (Clean)
Attachment 8 – Zoning Map
Attachment 9 – RHNA Sites Inventory Map

RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION / SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONING CODE AMENDMENT (ZCA) 26-02-A AND ZONE CHANGE (ZC) 26-01-A, AMENDING TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE AND THE CITY ZONING MAP TO ESTABLISH THE R3-40 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT AND REZONE APPROXIMATELY 42 ACRES, AND RECOMMENDING THAT THE CITY COUNCIL DETERMINE THE ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085.

WHEREAS, the City of Grand Terrace has adopted a Zoning Code, set forth in Title 18 of the Grand Terrace Municipal Code ("GTMC"), which has been amended from time to time to respond to changes in State law and community needs; and

WHEREAS, Government Code Section 65580 et seq. requires cities to update their housing elements on a regular basis; and

WHEREAS, a comprehensive update to the Housing Element of the Grand Terrace General Plan for the 2021–2029 planning period was adopted on March 25, 2025; and

WHEREAS, on May 22, 2025, the California Department of Housing and Community Development issued a letter finding that the draft 2021–2029 Housing Element is conditionally compliant and will be in full compliance with state law upon adoption and completion of the proposed rezonings; and,

WHEREAS, the Housing Element contains Program 1, which identifies 97.1 total acres of land for rezoning to the R3-40 zone at 20–40 dwelling units per acre to accommodate the Regional Housing Needs Allocation; and

WHEREAS, the City has prepared appropriate development standards to accompany the new R3-40 zone; and

WHEREAS, this Zoning Code Amendment and Zone Change is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]) through Section 21080.085, which exempts rezones that implement the schedule of actions contained in an approved Housing Elements; and

WHEREAS, during the preparation of new zoning standards, public outreach was conducted via a Special Joint Planning Commission and City Council Session on January 27, 2026, and a Community Study Session on February 5, 2026; and

WHEREAS, the staff report and supporting materials accompanying this resolution are found to be true, are adopted as Facts and Findings, and are incorporated by reference in this resolution; and

WHEREAS, the City of Grand Terrace Planning Division, on March 10, 2026, posted two (2) true and correct copies of the legal notice at the Grand Terrace City Hall Bulletin Board and at the Grand

Terrace Public Library, and posted on the City's website in accordance with the Grand Terrace Municipal Code Section 18.03.070; and

WHEREAS, the City of Grand Terrace Planning Division, on March 12, 2026, mailed copies of the legal notice to affected property owners, stakeholders, and surrounding jurisdictions; and

WHEREAS, the City of Grand Terrace Planning Division, on March 10, 2026, published a legal notice in the Grand Terrace City News, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning the amendment; and

WHEREAS, the Grand Terrace Municipal Code requires that the City Council take action on General Plan amendments, and the Grand Terrace Municipal Code requires that the Planning Commission make a recommendation to the City Council on such amendments; and

WHEREAS, the Grand Terrace Municipal Code requires that the City Council take action on Zoning Ordinance amendments, and the Grand Terrace Municipal Code requires that the Planning Commission make a recommendation to the City Council on such amendments.

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

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Grand Terrace:

SECTION 1. The Planning Commission / Site and Architectural Review Board hereby finds that all the facts set forth in the Recitals of this Resolution are true and correct and are incorporated herein by this reference.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The amendment is exempt from the CEQA (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]) through Section 21080.085, which exempts rezones that implement the schedule of actions contained in an approved Housing Elements.

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 corresponding attachments) made at the Public Hearing, the Planning Commission/Site and Architectural Review Board determines the findings for Zoning Code Amendment (ZCA) 25-04 pursuant to Grand Terrace Municipal Code Section §18.90.040 can be made supporting the project application as follows:

- 1) **Finding:** The proposed 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 proposed amendment or within the City.

Zoning Code Amendment (ZCA) 26-02-A establishes the R3-40 High Density Multiple Family Residential District to implement Housing Element Program 1 and comply with State housing law.

The amendment establishes objective development standards and does not approve any specific development project. Future development will be required to comply with applicable zoning, building, and objective design standards.

The establishment of consistent zoning standards supports orderly development and will not be detrimental to the community.

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

Facts in Support of Finding: The amendment modifies the City's Zoning Code to allow higher-density residential development consistent with the Housing Element and State law.

All future development will be subject to applicable zoning regulations, building codes, and inspection requirements.

Because the amendment establishes regulatory standards rather than approving a specific development, it will not result in direct impacts to property or improvements.

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

Facts in Support of Finding: Zoning Code Amendment (ZCA) 26-02-A implements Program 1 (Adequate Sites) of the City's adopted 2021–2029 Housing Element.

The amendment establishes the R3-40 zoning district to accommodate higher-density residential development consistent with the goals, policies, and programs of the Housing Element and Land Use Element.

The amendment ensures that the City maintains compliance with State Housing Element law and accommodates its Regional Housing Needs Allocation (RHNA).

Section 4. DETERMINATION. The Planning Commission recommends for adoption of Zoning Code Amendment 26-02-A, Zone Change 26-01-A, and Environmental Review 26-03 and implementing Housing Element Program 1 and rezoning 41.8 acres to R3-40, as shown in **Exhibit B**, attached hereto, and incorporated herein by reference.

Section 5. SEVERABILITY. If any section, subsection, subdivision, sentence, or clause or phrase in this Resolution or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Resolution or any part thereof. The Planning Commission hereby declares that it would have recommended adoption of each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

Section 6. CERTIFICATION. The City Clerk shall certify to the passage, approval, and adoption of this Resolution, and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Section 7. EFFECTIVE DATE. This Resolution shall become effective immediately.

PASSED AND ADOPTED by the Planning Commission of the City of Grand Terrace, California, at a regular meeting held on the 2nd day of April 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Daysi Alcocer
City Clerk

Ed Giroux
Chairman

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING ZONING CODE AMENDMENT (ZCA) 26-02-A, ZONING CODE AMENDMENT (ZCA) 26-02-B, ZONE CHANGE (ZC) 26-01-A, ZONE CHANGE (ZC) 26-01-B, AND ENVIRONMENTAL REVIEW (E) 26-03, AMENDING THE CITY ZONING MAP AND TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE; TO ESTABLISH THE R3-40 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT; TO ALLOW RESIDENTIAL DEVELOPMENT AT A DENSITY OF 20 TO 40 DWELLING UNITS PER ACRE; AND TO REZONE APPROXIMATELY 97 ACRES OF PROPERTY LOCATED THROUGHOUT THE CITY TO THE R3-40 DESIGNATION, CONSISTENT WITH HOUSING ELEMENT PROGRAM NO. 1 OF THE CITY'S 2021-2029 HOUSING ELEMENT.

WHEREAS, the City of Grand Terrace ("City") has adopted a Zoning Code set forth in Title 18 of the Grand Terrace Municipal Code ("GTMC"), which regulates land use and development within the City; and

WHEREAS, Government Code Section 65580 et seq. requires cities to adopt and maintain a Housing Element that identifies and plans for the housing needs of all economic segments of the community; and

WHEREAS, on March 25, 2025, the City Council adopted the 2021-2029 Housing Element (General Plan Amendment 25-01), which identifies policies and programs to accommodate the City's Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, the City's RHNA for the 6th Cycle (2021-2029) is 630 housing units across all income levels, as determined by the Southern California Association of Governments (SCAG); and

WHEREAS, the adopted Housing Element identified a shortfall of adequate sites to accommodate the RHNA and includes Program 1 (Adequate Sites), which requires the City to rezone land to allow higher-density residential development; and

WHEREAS, Program 1 requires the City to rezone approximately 97 acres throughout the City to allow residential development at densities of 20 to 40 dwelling units per acre under a new R3-40 High Density Multiple Family Residential District; and

WHEREAS, on November 13, 2024, the California Department of Housing and Community Development ("HCD") issued a letter finding that the City's Housing Element will be in substantial compliance with State Housing Element Law upon adoption of the Housing Element and completion of the required rezoning; and

WHEREAS, State Housing Element law requires that sites identified to accommodate lower-income housing be zoned at a minimum density of at least 20 dwelling units per acre and allow for by-right residential development when affordability requirements are met; and

WHEREAS, Zoning Code Amendment (ZCA) 26-02-A and ZCA 26-02-B establish the R3-40 High Density Multiple Family Residential District and include objective development standards to facilitate higher-density residential development consistent with State law; and

WHEREAS, Zone Change (ZC) 26-01-A and ZC 26-01-B amend the City Zoning Map to apply the R3-40 designation to approximately 97 acres across 195 parcels located throughout the City, as shown in Exhibit B and Exhibit D, attached hereto and incorporated herein by reference; and

WHEREAS, these actions increase housing capacity, facilitate reinvestment in underutilized properties, and ensure continued compliance with State Housing Element law; and

WHEREAS, these actions do not approve any specific development project and do not require property owners to develop their property; and

WHEREAS, public outreach for these actions included a Joint Planning Commission and City Council Study Session held on January 27, 2026, and a Property Owner and Community Study Session held on February 5, 2026; and

WHEREAS, due to potential conflicts of interest involving Planning Commissioners, the Planning Commission considered these actions in two separate actions (ZCA 26-02-A / ZC 26-01-A and ZCA 26-02-B / ZC 26-01-B); and

WHEREAS, the Planning Commission's separate actions collectively constitute a single recommendation to the City Council; and

WHEREAS, the Planning Commission adopted Resolution(s) (Attachment 1 and Attachment 2) recommending approval of these actions; and

WHEREAS, the Planning Commission conducted duly noticed public hearings on _____, 2026, in accordance with Government Code Sections 65090, 65091, and 65854; and

WHEREAS, public notice for these actions was provided and is documented in Attachment 6 (Public Notification Materials); and

WHEREAS, the City Council conducted a duly noticed public hearing on _____, 2026, and considered all testimony and evidence; and

WHEREAS, Zoning Code Amendment 26-02 and Zone Change 26-01 implement Program 1 (Adequate Sites) of the City's adopted Housing Element; and

WHEREAS, Environmental Review (E) 26-03, including the Notice of Exemption (Exhibit I) and SB 131 Statutory Exemption Report (Exhibit J), documents that these actions are exempt from CEQA pursuant to Public Resources Code Section 21080.085; and

WHEREAS, the staff report and all attachments and exhibits referenced herein are incorporated into the administrative record; and

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

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.

SECTION 2. Environmental Determination (CEQA).

The City Council finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.085, as documented in Environmental Review (E) 26-03, including the Notice of Exemption (Exhibit I) and SB 131 Statutory Exemption Report (Exhibit J).

SECTION 3. Based upon the foregoing and all oral and written testimony by members of the public and City staff, the City Council hereby finds that the findings for Zoning Code Amendment (ZCA) 26-02 pursuant to Grand Terrace Municipal Code Section 18.90.040 can be made as follows:

- 1) **Finding:** The proposed 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 proposed amendment or within the City.

Facts in Support of Finding: Zoning Code Amendment (ZCA) 26-02 establishes the R3-40 High Density Multiple Family Residential District to implement Housing Element Program 1 and comply with State housing law.

The amendment establishes objective development standards and does not approve any specific development project. Future development will be required to comply with applicable zoning, building, and objective design standards.

The establishment of consistent zoning standards to accommodate housing consistent with State law supports orderly development and will not be detrimental to the community.

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

Facts in Support of Finding: The amendment modifies the City's Zoning Code to allow higher-density residential development consistent with the Housing Element and State law.

All future development will be subject to applicable zoning regulations, building codes, and inspection requirements.

Because the amendment establishes regulatory standards rather than approving a specific development, it will not result in direct impacts to property or improvements and ensures that future development is compatible and appropriately regulated.

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

Facts in Support of Finding: Zoning Code Amendment (ZCA) 26-02 implements Program 1 (Adequate Sites) of the City’s adopted 2021–2029 Housing Element.

The amendment establishes the R3-40 zoning district to accommodate higher-density residential development consistent with the goals, policies, and programs of the Housing Element and Land Use Element.

The amendment ensures that the City maintains compliance with State Housing Element law and accommodates its Regional Housing Needs Allocation (RHNA), and is therefore consistent with the General Plan.

SECTION 4. Title 18 (Zoning) of the Grand Terrace Municipal Code is hereby amended to incorporate the R3-40 High Density Multiple Family Residential District and related updates, and is hereby revised in its entirety to read as follows:

Title 18 ZONING

Chapters:

Chapter 18.03 GENERAL PROVISIONS

18.03.010 Adoption of zoning plan.

There is an adopted zoning plan for the City. The zoning plan is a districting plan, as provided by State law.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.020 Purpose.

The purpose of this Title is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, comfort and general welfare.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.030 Scope.

The zoning or districting plan effectuated by this Title is a part of the master plan and consists of the establishment of various districts, including all the territory within the boundaries of the City, within which the use of land and buildings, the space of buildings, and the height and bulk of buildings are regulated.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.040 Conformance.

No buildings or structures shall be erected, reconstructed or structurally altered in any manner, nor shall any building or land be used for any purpose other than as permitted and in conformance with this Title and all other ordinances, laws and maps referred to in this Title.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.050 Interpretation.

When interpreting and applying the provisions of this Title, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Except as specifically provided in this Title, it is not intended by the adoption of the ordinance codified in this Title to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions of laws or ordinances, or any rules, regulations or permits previously adopted or issued, or which are adopted or issued pursuant to laws relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement. It is not intended by this Title to interfere with or abrogate or annul any easement, covenant or other agreement between parties. However, in cases in which this Title imposes a greater restriction upon the erection, construction, establishing, moving, alteration or enlargement of buildings, or the use of any building or premises in any district or districts that is imposed or required by such existing provisions of law or ordinance, or by such rules, regulations or permits, or by such easements, covenants or agreements, then in such case the provisions of this Title shall control.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.060 State law applicability.

Except as otherwise provided in this Title or other Chapters of the Municipal Code, the provisions of the Government Code pertaining to zoning and planning shall be applicable to all matters as if set forth in full in this Title.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.070 Public hearing notice.

Whenever a public hearing is held pursuant to this Title, notice of hearing shall be in accordance with California Government Code Section 65090 and Section 65091. The notice of hearing shall also comply with the following requirements:

Lot Size of the Project Site	Mailing Notification Radius	Publications in Local Newspaper
Less than 5 acres	500 feet	Legal advertisement
5 to 9.99 acres	1,000 feet	1/8 page box advertisement
10 acres or more	1,500 feet	1/8 page box advertisement

(Ord. No. 327, § 4(Exh. 2), 10-22-2019)

18.03.080 Conditions requiring ministerial review.

Notwithstanding any other provision of this Title, the following shall not require a permit, conditional use permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 (commencing with Section 21000) of the California Public Resources Code:

- A. Multiple family housing developments in which at least twenty percent (20%) of the total number of units, exclusive of density bonus units, are affordable to lower-income households where identified as

a lower-income site to meet the Regional Housing Needs Allocation in the current Housing Element in compliance with Government Code Section 65583.2(c), and that were either:

1. Rezoned to meet the lower-income household Regional Housing Needs Allocation;
 2. Non-vacant sites identified in one Housing Element prior to the current Housing Element planning period (e.g., identified in the 5th cycle before the 6th cycle); or
 3. Vacant sites identified in two or more consecutive Housing Elements prior to the current Housing Element planning period (e.g., the 4th and 5th cycles before the 6th cycle).
- B. Supportive housing developments in zones where multiple family and mixed-use developments are permitted, including nonresidential zones permitting multiple family use, in conformance with California Government Code Section 65651 and all objective standards applicable to multiple family residential uses.
- C. Any other use or project for which State law requires the City to utilize a ministerial review process.

Chapter 18.06 DEFINITIONS

18.06.172 Common open space.

"Common open space" means a court, landscape, recreation building/facility or other outdoor area which is used for landscape and/or recreation and that has common access from more than one dwelling unit. Common open space may also include the water area of a pool and common recreation facilities or gardens located on top of a building or parking structure. Open space does not include off-street parking and loading areas or driveways.

18.06.607 Private open space.

"Private open space" means any private balcony, porch, deck, patio, court, ground level yard or roof deck that is accessible from only one unit. Open space does not include off-street parking and loading areas or driveways.

Chapter 18.09 RESIDENTIAL DISTRICTS AND ZONING MAP

18.09.010 Purpose.

The purpose of this Chapter is to establish the various residential zoning districts within the City.
(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.020 Districts established.

The following residential zoning districts are established:

RH	Hillside Single Family Residential District
R1-20	Very Low Density Single Family Residential District
R1-10	Low Density Single Family Residential District
R1-7.2	Single Family Residential District
R2-10	Low Density Multiple Family Residential District
R3-12	Medium Density Multiple Family Residential District
R3-20	Medium High Density Multiple Family Residential District
R3-40	High Density Multiple Family Residential District
BRSP	Barton Road Specific Plan District

AP	Administrative Professional Office District
C2	General Business District
CM	Commercial Manufacturing District
MR	Restricted Manufacturing District
M2	Industrial District
PUB	Public Facilities District

(Ord. No. 357, § 4, 8-13-2024; Ord. No. 298, § 7, 10-11-2016; Ord. No. 264, § 10, 6-12-2012; Ord. 126 § 2, Exh. A(part), 1990)

18.09.021 Overlays established.

AG-1	Agricultural Overlay No. 1
AG-2	Agricultural Overlay No. 2
FP	Floodplain Overlay
O-40	High Density Multiple Family Residential Overlay

18.09.022 Specific Plans established.

BMSP	The Blue Mountain Specific Plan
BMSVSP	The Blue Mountain Senior Villas Specific Plan
BRSP	The Barton Road Specific Plan
GBSP	The Greenbriar Specific Plan
GSP	The Gateway at Grand Terrace Specific Plan

18.09.030 Designation on map and adoption of map.

The designations, locations and boundaries of the districts established are delineated upon the official zoning map on file with the Planning Department. This map and all notations and information thereon, which may be amended from time to time, are made a part of this Title by reference.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.040 Applicability of regulations.

The uses described in this Title will be allowed and the regulations set out in this Title shall apply in the districts established in this Chapter.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.050 Boundary uncertainties.

Where uncertainty exists as to the boundaries of any districts shown on the zoning map, the following rules shall apply:

- A. Where such boundaries are indicated as approximately following street and alley lines, such lines shall be construed to be such boundaries.
- B. Where an uncertainty exists, the Planning Commission shall determine the location of boundaries.
- C. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the parcel to which it reverts shall apply to such vacated or abandoned street or alley.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

Chapter 18.10 RESIDENTIAL DISTRICTS¹

18.10.010 Purpose.

The residential zones contained in this Chapter are intended to carry out the goals and objectives of the community's General Plan, Housing Element, and State Housing Law with respect to residential land uses and residential development. These goals and objectives are to be achieved through the following purposes established for the residential zones:

- A. To provide for development in accordance with the General Plan;
- B. To promote the most appropriate and efficient use of the land while providing a variety of housing opportunities to the community;
- C. To promote a compatible relationship between residential, commercial and other types of land uses located in the community;
- D. To promote the public health, safety and welfare through encouraging the appropriate type and size of development for the community;
- E. To manage development with respect to its type, size and location in order to prevent harmful encroachment of disruptive development into the community's residential neighborhoods.

(Ord. 146 § 1(part), 1993; Ord. 126 § 2, Exh. A(part), 1990)

¹Ord. No. 264, § 11, adopted June 12, 2012, changed the title of Chapter 18.10 from "RH, R1, R2, R3 and R3-S Residential districts" to "Residential districts."

The provisions of Section 18.03.080 shall apply in determining projects that shall not require a permit, conditional use permit, or other discretionary review or approval.

18.10.020 Residential districts.

The following districts are designed to implement the goals and objectives of the General Plan. Each district contains specific land use regulations and density ranges for development.

- A. RH, Hillside Single Family Residential District. This district is intended for very low density single-family residential development with a maximum retention of open space. It is located in the portions of the City identified in the General Plan's master environmental analysis as having severe development limitations related to topography and soil conditions. The maximum density allowed in this district is one (1) dwelling unit per gross acre.
- B. R1-20, Very Low Single Family Residential District. This district is intended for very low density single-family residential use. The minimum lot size is 20,000 square feet with a maximum density of two (2) dwelling units per gross acre.
- C. R1-10, Low Density Single Family Residential District. This district is intended for low density single-family residential use. The minimum lot size is 10,000 square feet with a maximum density of four (4) dwelling units per gross acre.
- D. R1-7.2, Single Family Residential District. This district is intended for single-family residential use. The minimum lot size is 7,200 square feet with a maximum density of five (5) dwelling units per gross acre.
- E. R2-10, Low Density Multiple Family Residential District. This district is intended for single-family residential use and low density multiple family development. The minimum lot size is 10,000 square feet with a maximum density of nine (9) dwelling units per gross acre.
- F. R3-12, Medium Density Multiple Family Residential District. This district is intended for medium density multiple family development. The minimum lot size is 12,000 square feet with a maximum density of twelve (12) dwelling units per gross acre.
- G. R3-20, Medium High Density Multiple Family Residential District. This district is intended for medium high density multiple family development, which may include affordable housing. The minimum lot size is 12,000 square feet with a maximum density of twenty (20) units per acre.
- H. R3-40, High Density Multiple Family Residential District. This district is intended for high density multiple family development, which may include affordable housing. The minimum lot size is 5,500 square feet with a minimum density of twenty (20) units per acre and a maximum density of forty (40) units per acre. Example project types may include garden-style apartments, courtyard buildings, townhomes, multiplexes, and other multiple family housing types. Single-family residential development or any residential development at a density less than twenty (20) dwelling units per acre is prohibited.

(Ord. No. 298, § 8, 10-11-2016; Ord. No. 264, §§ 12, 13, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 126 § 2, Exh. A(part), 1990)

18.10.021 Small lot subdivisions.

Deviations from the noted minimum lot size in all residential districts may occur in compliance with the following:

- A. Small lot subdivisions established by the Starter Home Revitalization Act of 2021, which is codified in State law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.
- B. Urban lot splits established by the Housing Opportunity and More Efficiency "HOME" Act of 2021, which is codified in State law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.

Deviations from the minimum density standards may also occur pursuant to Chapter 17.29 of the zoning ordinance, Small Lot Subdivisions "Starter Home Revitalization Act." This includes a requirement that small lot subdivisions on parcels identified in the Housing Element for the current planning period must result in at least as many units as projected for the parcel in the Housing Element. For small lot subdivisions on parcels not identified in the Housing Element for the current planning period, the development must result in sixty-six percent (66%) of the maximum allowable residential density specified in the zoning district in which the parcel is located, or sixty-six percent (66%) of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B), whichever is greater. If the zoning district in which the parcel is located does not specify a maximum allowable density, then the development must result in sixty-six percent (66%) of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B).

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. A dash ("-") indicates the use is not permitted in the specified zone.

**TABLE 18.10.030
RESIDENTIAL LAND USE REGULATIONS**

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-20	R3-40
A. Residential Uses								
Single-Family (Detached), Full Sized	P	P	P	P	P ^a	P ^b	-	-
Second Units (Subject to Chapter 17.30 and 18.65)	P ^g	P ^g	P ^g	P ^g	-	-	-	-
Two-Unit Developments (Subject to Chapter 17.30 and 18.65)	P ^g	P ^g	P ^g	P ^g	-	-	-	-
Single-Family (Attached) (Duplexes, Triplexes, and Fourplexes)	-	-	-	-	P	P	P	-
Multiple Family Units	-	-	-	-	P	P	P	P
Manufactured Housing (As Permitted Per Chapter 18.66)	P	P	P	P	P	P	P	P
Mobile Home Park	-	-	-	-	C	C	C	C
Senior Citizen Housing	-	-	-	-	-	-	P	P
Small Lot Subdivision "Starter Home Revitalization Act" (Subject to Chapters 17.29 and 18.10)	P	P	P	P	P	P	P	P
Urban Lot Splits "Housing Opportunity and More Efficiency" (HOME) Act of 2021 (Subject to Chapters 17.29 and 18.65)	-	P	P	P	-	-	-	-
Planned Residential Development (As Permitted Per Section 18.10.090)	-	-	-	-	P	P	P	P
B. Residential Accessory Structures								
Accessory Structure	P	P	P	P	P	P	P	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	P	P
Guest House	C	C	C	C	C	C	-	-
Private Garage	P	P	P	P	P	P	P	P
Private Swimming Pool	P	P	P	P	P	P	P	P
Home Occupation (As Permitted Per Chapter 5.06)	P	P	P	P	P	P	P	P
Keeping of Cats and Dogs (Maximum of Two Each)	P	P	P	P	P	P	P	P
Other Accessory Uses (As Approved by the Planning and Community Development Director)	P	P	P	P	P	P	P	P
C. Other Uses								
Churches (Minimum Three-Acre Parcel) ^e	C	C	C	C	C	C	C	C ^d
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	C	C ^d
Public Park and Playground ^e	P	P	P	P	P	P	P	P ^d
Public Facilities (and Quasi- Public) ^e	C	C	C	C	C	C	-	-
Family Day Care Small (Eight or Less Children) ^e	P	P	P	P	P	P	P	P
Family Day Care Large (Nine or More Children) ^e	P	P	P	P	P	-	P	P

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-20	R3-40
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	P	P
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 and Community Development Director)	P	P	P	P	P	P	P	P
Temporary Trailers (As Approved by Planning and Community Development Director)	P	P	P	P	P	P	P	P

Footnotes:

- a. A second single-family detached unit (full-sized single-family detached dwelling) shall be permitted in the R2-10 zone provided that the lot or parcel in question meets the minimum area requirement for the R2-10 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A Land Use Permit review application for the second-family detached unit in accordance with Chapter 18.63 of the Zoning Code shall be ministerially approved prior to the issuance of building permits. In addition, all development standards of the underlying R2-10 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 R3-12 zone provided that the lot or parcel in question meets the minimum area requirements for the R3-12 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A Land Use Permit 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. All development standards of the underlying R3-12 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. Churches, schools (private and parochial), public parks, and playgrounds shall be permitted in the R3-40 zone for projects where at least fifty percent (50%) of the gross floor area is multiple family residential use.
- 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. CLHFs 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 people who are mentally alert, people with physical disabilities, who may be ventilator dependent.
 - (B) Services for people 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
- k. State Law SB 234 known as the "California Child Day Care Facilities Act" of 2021 designates small and large family daycare homes as a residential use of property. SB234 prohibits a local jurisdiction from imposing a business license, fee, or tax for the privilege of operating a small family daycare home and large family daycare home.

(Ord. No. 359, § 6, 8-13-2024; Ord. No. 338, § 13, 5-24-2022; Ord. No. 336-U, § 16, 1-25-2022; Ord. No. 298, § 9, 10-11-2016; Ord. No. 264, §§ 14, 15, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 199 §§ 4, 5, 2002; Ord. 126 § 2, Exh. A(part), 1990)

18.10.040 Site development standards.

The site development standards established for each residential district are as shown in Table 18.10.040.

TABLE 18.10.040
RESIDENTIAL BUILDING SITE DEVELOPMENT STANDARDS

Development Feature	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-20	R3-40 ^h
Lot Area ¹	<u>a</u>	20,000	10,000	7,200	10,000	12,000	12,000	5,500
Lot Area (Small Lot Subdivision) ¹	<u>a</u>	1,200	1,200	1,200	600	600	600	600
Lot Width ²	<u>a</u>	100	60	60	60	60	60	50
Lot Depth ²	<u>a</u>	150	100	100	100	100	100	90
Front Yard Setback ²	<u>a</u>	25 ^b	25 ^b	25 ^b	25 ^b	25 ^b	25 ^b	15 ^b
Rear Yard Setback ²	<u>a</u>	35 ^b	35 ^b	20 ^b	20 ^b	20 ^b	20 ^b	15 ^b
Side Yard Setback ²	<u>a</u>	<u>b</u>	<u>b</u>	<u>b</u>	<u>b</u>	<u>b</u>	<u>b</u>	<u>b</u>
Setback from Single Family Zone for Portion of Multiple Family Building over 25 Feet in Height ²	<u>a</u>	-	-	-	-	-	-	20 ^k
Density ³	<u>a</u>	1-2	1-4	1-5	1-9	1-12 ^c	13-20 ^c	20-40 ^c
Density ³ (Small Lot Subdivision)	<u>a</u>	-	-	-	-	-	-	-
Living Area (Minimum square feet)								
Single Family	<u>a</u>	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	-	-
Duplex, Triplex, Four-plex and Multiple Family	<u>a</u>	-	-	-	-	-	<u>g</u>	-
Height ⁴	<u>a</u>	35	35	35	35	35	35	45
Lot Coverage (Maximum percent)	<u>a</u>	40	50	50	60	60	60	75
Distance Between Buildings ²	<u>a</u>	5	5	5	10	10	10	10
Private Open Space ¹	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	50 sf/du for not less than twenty-five percent (25%) of total units ⁱ
Common Open Space	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	50 sf/du ⁱ

Footnotes:

- 1 Minimum Square Feet
- 2 Minimum Linear Feet
- 3 Residential Dwelling Units per Gross Acre not counting any density bonus
- 4 Maximum Linear Feet
- a. A specific plan shall be required for all proposed projects (including tentative parcel or tract maps) which include any property located within this district, except that a specific plan shall not be required for existing parcels that are one acre or less in size, are readily served by existing infrastructure, have public access, and fire services can be readily provided. Such specific plan shall establish site development standards on a project by project basis in consideration of the existing topography and other physical constraints. The specific plan shall not create a density greater than one (1) dwelling unit per gross acre and shall be consistent with the City's General Plan. The specific plan may consider a clustered development concept in order to preserve large areas of open space and minimize the project's impact on the physical environment.

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- b. The following apply to front, rear and side yard requirements as noted:
1. Slopes exceeding five percent (5%) shall be permitted no closer to a residential structure than a distance equal to the required side and rear yard setbacks. In the R1-10 district and the R1-20 district, the thirty-five (35) foot rear yard setback may include ten (10) feet of slope that is greater than five percent (5%).
 2. In the case of a parcel or tract map, the twenty-five (25) foot front yard setback requirement may range from twenty-two (22) feet to twenty-eight (28) feet, with an average of twenty-five (25) feet for all proposed lots.
 3. In the case where an existing legal nonconforming structure is located within a required setback area, the legal nonconforming structure may be enlarged within the required setback area subject to the following conditions:
 - a. The proposed addition does not further reduce the depth of the existing setback area; and
 - b. The proposed addition is located no closer than five (5) feet from any property line.
 4. For the R1-20, R1-10, and R1-7.2 zones, the minimum total side yard setback of all side yards combined shall be no less than fifteen (15) feet, with a minimum side yard setback of five (5) feet on any one side, or ten (10) feet on the driveway or garage side.
 5. For all R2 and R3 zones, the minimum total side yard setback of all side yards combined shall be no less than twenty (20) feet, with a minimum side yard setback of five (5) feet on any one side.
 6. No portion of any multiple family building over 25 feet in height shall be closer than 20 feet to a property line abutting a single family zone.
- c. A density bonus shall be permitted in accordance with the California Government Code and this Title.
- d. For the purposes of this Chapter, the following terms shall be defined as follows:
"Living area" means the enclosed area of a residential dwelling unit, excluding porches, patios, carports, garages, storage areas or auxiliary rooms.
"Multiple-family" means one- or two-bedroom units only.
- f. Not more than the permitted percent of the total parcel may be devoted to main and accessory structures, parking areas, driveways and covered patios. The remaining percent of the total parcel shall be devoted to open areas such as landscaping, lawn, outdoor recreational facilities, incidental to residential development, including swimming pools, tennis courts, putting greens, uncovered patios and walkways. Said open areas shall consist of not less than two hundred (200) square feet of open space per dwelling unit.
- g. Senior citizen housing's development standards will be established through the specific plan process.
- h. Development is prohibited within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within the State responsibility area, as defined in Section 4102. This does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or State fire mitigation measures applicable to the development, including but not limited to standards established under all of the following provisions or their successor:
 - (1) Section 4291 of Section 51182 of the Government Code, as applicable.
 - (2) Section 4290.
 - (3) Chapter 7A (commencing with Section 701A.1) of Part 2 of Title 24 of the California Code of Regulations.
- i. Refer to the Objective Design Standards for multiple family residential development and mixed-use development for regulation of open space requirements.

(Ord. No. 325, § 4(Exh. 1), 5-28-2019; Ord. No. 298, § 10, 10-11-2016; Ord. No. 264, §§ 16, 17, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 146 § 1(part), 1993; Ord. 126 § 2, Exh. A(part), 1990)

18.10.041 Residential supplemental development standards.

A. Accessory uses and structures.

1. Required setbacks.

Table 18.10.041 Required Setbacks For Accessory Structures			
Accessory Structure	Type of Setback	Minimum Required Setback (Single Family)	Minimum Required Setback (Multiple Family)
Patio covers, gazebos, storage sheds ^d , ^e , stationary barbecues, gas fireplaces, gas fire pits, canopies and similar structures	Interior side yard ^{a,b}	5 feet	-
	Street side yard	5 feet	-
	Rear yard	5 feet	-
	Between structures over 120 square feet of area	6 feet	-
Enclosed patios	Interior side yard	5 feet	5 feet
	Street side yard	5 feet	5 feet
	Rear yard	15 feet	15 feet
	Rear yard when backing up to an arterial roadway, railroad right-of-way, Southern California Edison right-of-way, County flood control channel, or nonresidential zoned property	10 feet	10 feet
Workshops	Interior side yard	5 feet	5 feet
	Street side yard	5 feet	5 feet
	Rear yard	10 feet	10 feet
Balconies	Front setback – above yard area	15 feet	15 feet
	Front setback – front entry garage ^c	23 feet	23 feet
	Interior side yard	10 feet	10 feet
	Street side yard	5 feet	5 feet
	Rear yard	15 feet	15 feet
	Rear yard when backing up to a street, railroad right-of-way, Southern California Edison right-of-way, County flood control channel, or nonresidential zoned property	10 feet	10 feet
Swimming pool	Interior side yard	5 feet	5 feet
	Street side yard	10 feet	10 feet
	Rear yard	5 feet	5 feet
	Front yard	15 feet	15 feet

Notes:

- a. On lots with only one side yard, the minimum required side setback for patio covers shall be three (3) feet.
- b. Condominiums and townhouses shall have a minimum side yard setback of three (3) feet for patio covers.
- c. For side entry garages, setback to be determined by City Council at the time of Site and Architectural Review or amendment to Site and Architectural approval.
- d. Storage sheds requiring building permit per California Building Code Section 105.1 must adhere to zoning setbacks. Storage sheds exempt from building permits per the California Building Code Section 105.2 are exempt from zoning setback requirements.
- e. The total number of exempt storage sheds allowed on a single-family district lot shall not exceed four hundred eighty (480) square feet of total aggregate area.

2. Maximum height for an accessory structure.

Table 18.10.050-2 Maximum Height For Accessory Structures	
Accessory Structure	Maximum Height
Patio covers and gazebos	12 feet
Storage sheds and similar structures	8 feet
Workshops	12 feet
Stationary barbecue, gas fireplaces, and gas fire pits	8 feet
Canopies	10 feet

3. Specific accessory structure development standards.

- a. Balconies or decks for single-family structures.
 - i. Outside stairway. There shall be no outside stairway in single-family districts.
 - ii. Screen or guardrail. A minimum thirty-six (36) inch high screen or guardrail shall be constructed of materials compatible with the design of the structure.
 - iii. Screen wall. A screen wall, a minimum of six (6) feet in height, shall be constructed on both sides (ends) of the balcony or deck for the full depth of the balcony or deck or as required by the conditions of approval. This requirement may be waived by the Planning and Community Development Director where it is clear that the balcony will not negatively impact adjacent residential properties.
 - iv. Maximum size. The maximum size of a balcony or deck shall be one hundred twenty (120) feet square feet.
 - v. Doors. There shall be no outside doors above the first story except when allowed with an approved balcony or deck.
 - vi. Enclosure. Balconies or decks shall not be enclosed except by the adjoining residential unit and any required screen walls.

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- b. Patio covers. Patio covers shall not cover more than fifty percent (50%) of the required rear yard area.
 - c. Storage sheds. Storage sheds shall not exceed one hundred twenty (120) square feet in area. Permanent electrical service shall not be allowed within storage sheds.
 - d. Workshops.
 - i. Minimum/maximum. Workshops shall have a minimum area of one hundred twenty (120) square feet and not exceed a maximum area of four hundred (400) square feet.
 - ii. Habitable area. Workshops shall not contain any habitable areas and shall not be used for habitation of humans.
 - iii. Enclosure. Workshops shall be fully enclosed and shall contain at least one (1) door not less than thirty-two (32) inches in width and may contain no interior walls. If greater than two hundred (200) square feet, workshops shall contain a window with a minimum dimension of twenty-four (24) inches by thirty-six (36) inches.
 - iv. Permit. Building permits are required for workshops.
 - v. Separation. Workshops shall be located at least ten (10) feet from any portion of a residential structure.
 - e. Canopies.
 - i. Location. Canopies are not to be permitted in the front yard area or visible from the public-right-of-way.
 - ii. Maintenance. Canopies shall be maintained and remain in good condition at all times.
 - iii. Temporary permitted use. Canopies may be located in a front yard area or be visible from the public right-of-way for up to seventy-two (72) hours, with a temporary use permit.

18.10.060 Mechanical Equipment

- A. Mechanical equipment.
 - 1. Location. Mechanical equipment (e.g., HVAC units) may be located in the rear yard, side yard, or on the roof. Such equipment may only be located in an interior side yard if it is not feasible to locate it in the rear yard. All equipment in the side yard shall be located at the farthest possible location away from windows on the adjacent property but in no case shall the equipment be less than ten (10) feet from any window on the adjacent property. Pool equipment is only permitted in the rear yard area.
 - 2. Visibility. All reasonable efforts shall be taken to ensure that mechanical equipment is not visible from public streets and is screened from view of adjacent residential properties in a manner approved by the Planning and Community Development Director.
 - 3. Chimney structures.
 - a. Chimney structures that are incorporated within or affixed to the exterior of a residential structure shall be enclosed within a chassis and finished with brick, rock, stucco, or wood/metal siding. All materials, except for brick and rock, used for the chimney are required to be painted with colors that are compatible with the residence and any other chimney structure on the residence.
 - b. Round metal pipes, clay pipes, guy wires, and straps for chimneys shall be fully enclosed within the chassis and shall not be visible from the property line.
 - c. Gas vent pipes and other mechanical ducts that are less than six (6) inches in diameter when leaving the interior of the structure are exempted from these requirement

(Ord. No. 352, § 2, 3-26-2024; Ord. No. 260, § 5(Exh. 1), 1-24-2012)

Chapter 18.76 NONCONFORMING USES AND BUILDINGS

Sections:

18.76.010 Purpose.

The purpose of this Chapter is to establish the permitted use, expansion and maintenance of nonconforming uses and buildings located within the City.

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

18.76.020 Nonconforming use of land.

The lawful use of land existing at the time of the adoption of the ordinance codified in this Title, although such use does not conform to the regulations, specified in this Title for the district in which such land is located, may be continued; provided, that no such use shall be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use at the time of the adoption of the ordinance codified in this Title, and when any such use ceases the subsequent use of such land shall be in conformity to the regulations specified by this Title for the district in which such land is located.

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

18.76.030 Nonconforming use of buildings.

- A. The lawful use of a building existing at the time of the adoption of the ordinance codified in this Title may be continued, although such use does not conform to the regulations specified for the district in which the building is located.
- B. The nonconforming use of a portion of a building may be extended throughout the building; provided, that in each case a use permit shall first be obtained.
- C. The nonconforming use of a building may be changed to a use of the same or more restricted nature; provided, that in each case a use permit shall first be obtained.
- D. If the nonconforming use of a building and/or operations within a building ceases for a continuous period of six (6) months, it shall be considered terminated and the building shall thereafter be used only in accordance with the regulations for the district in which it is located. In no case shall a residential use that was lawfully established according to the standards at the time of development in a residential zone be required to be terminated or removed.

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

18.76.031 Termination—Discontinuance of use.

- A. Such discontinuance of the active and continuous operation of such nonconforming use, or part or portion thereof, for such periods, is construed and considered to be an abandonment of such nonconforming uses, regardless of any reservation of an intent not to abandon same or of an intent to resume active operations.

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- B. If actual abandonment in fact is evidenced by the removal of buildings, structures, machinery, equipment and other evidences of such nonconforming use of the land and premises, the abandonment shall be construed and considered to be completed within a period of six (6) months and all rights to reestablish or continue such nonconforming use shall thereupon terminate.

(Ord. 151 § 1(part), 1994)

18.76.032 Termination—Violation of laws.

Any of the following violations of the municipal code shall immediately terminate the right to operate a nonconforming use except as otherwise provided:

- A. Changing a nonconforming use to a use not permitted in the zone;
- B. Increasing or enlarging the area, space or volume occupied by or devoted to such nonconforming use;
- C. Addition to a nonconforming use of another use not permitted in the zone.

(Ord. 151 § 1(part), 1994)

18.76.033 Termination—Operation of use.

The following nonconforming uses and structures shall be discontinued and structures removed from their sites within the time periods specified in this section, commencing with January 27, 1994, except when extended or revoked as otherwise provided:

- A. Where the property is unimproved, one (1) year;
- B. Where the property is unimproved except for structures of a type for which the City building code does not require a building permit, three (3) years;
- C. Where the property is unimproved except for structures which contain less than one hundred (100) square feet of gross floor area, three (3) years;
- D. Signs, three (3) years;
- E. A nonconforming use conducted in a structure designed to serve a use permitted in the zone, five (5) years;
- F. In other cases twenty (20) years from January 27, 1994, or amendment thereto establishing nonconforming status, and for such longer time so that the total life of the structure from the date of construction, based on the type of construction as defined by the building code, will be as follows:
 - 1. Type IV and Type V buildings (light incombustible frame and wood frame) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses and other buildings used for residential occupancy, twenty-five (25) years,
 - b. Stores and factories, twenty-five (25) years,
 - c. Any other building not herein enumerated, twenty-five (25) years;
 - 2. Type III buildings (heavy timber construction and ordinary masonry) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses, offices and hotels, thirty (30) years,
 - b. Structures with stores below and residences, offices or a hotel above, thirty (30) years,
 - c. Warehouses, stores and garages, thirty (30) years,
 - d. Factories and industrial buildings, thirty (30) years;

-
3. Type I and Type II buildings (fire-resistive) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses, offices and hotels, thirty (30) years,
 - b. Theaters, warehouses, stores and garages, thirty (30) years,
 - c. Factories and industrial buildings, thirty (30) years.

(Ord. 151 § 1(part), 1994)

18.76.034 Termination—Abatement as a public nuisance.

Whenever a nonconforming use or structure becomes obsolete, dilapidated, substandard, unsafe, or exists in a state of general disrepair, the Planning Commission may hold a public hearing to evaluate and make declaration of nuisance.

(Ord. 151 § 1(part), 1994)

18.76.040 Nonconforming buildings.

- A. No use permit is required for the following:
 1. Ordinary maintenance and repairs may be made to any nonconforming building; provided, that no structural alterations and/or additions are made; provided further, that such maintenance and repairs do not exceed twenty-five percent (25%) of the assessed value of the building in any one (1) year period;
 2. Any repairs necessary to bring a nonconforming building into compliance with City codes regardless of whether such repairs exceed twenty-five percent (25%) of the assessed value of the building in any one (1) year period; provided, that the total floor area in the building shall not be increased.
 3. Accessory dwelling units (ADU) and junior accessory dwelling units (JADU) shall be allowed subject to the standards in Chapter 18.69 without further restriction by this section.
- B. A conditional use permit is required for the following:
 1. Ordinary maintenance and repairs to any nonconforming building which exceed twenty-five percent (25%) of the assessed value of the building in any one (1) year period;
 2. Any structural alterations and/or additions; provided, that the total floor area of the building shall not be increased by more than twenty percent (20%) or one hundred twenty (120) square feet, whichever is greater;
 - a. In no case shall an ADU or JADU be counted as a structural alteration or addition as part of the limited increase in floor area of a nonconforming building.
 3. Exception is in the case of damaged buildings/structures due to fire, earthquake, or natural disasters, refer to subsection D of this section.
- C. As a condition to any conditional use permit granted pursuant to subsection B of this section, the portions altered or repaired shall be brought into conformity with applicable City codes including the zoning code.
- D. Repair of Damaged or Partially Damaged Structures Due to Fire, Explosion, Earthquake, or Other Natural Disasters. Any nonconforming structure or conforming structure containing a nonconforming use which is damaged or destroyed by fire, explosion, act of God, collapse or any other casualty or calamity may be reconstructed to the condition in which it existed immediately prior to the occurrence of such damage or destruction; provided, that:
 1. All such construction or repairs shall be started within one (1) year from the date of damage or destruction and shall be pursued diligently to completion within one (1) year of the start of

construction. Otherwise, the right to rebuild pursuant to this section is terminated. Each of these one (1) year periods may be extended in intervals of six (6) months upon demonstration of practical difficulty or hardship.

2. In the case of the buildings/structures being reconstructed in a different condition than what originally existed prior to the damages (fire, earthquake or natural disaster), then the project shall be evaluated in accordance to site and architectural review criteria, Chapter 18.63.

(Ord. 157 (part), 1995: Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

18.76.050 Buildings under construction.

Nothing contained in this Title shall be deemed to require any change in plans, construction or designated use of any building for which a building permit has properly been issued, in accordance with the provisions of ordinances then effective and upon which actual construction has been started prior to the effective date of the ordinance codified in this Title; provided, that in all such cases actual construction shall be diligently carried on until completion of the building.

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

SECTION 5. Authority.

The City Zoning Map is hereby amended to apply the R3-40 High Density Multiple Family Residential District to the properties identified in Zone Change (ZC) 26-01-A and ZC 26-01-B, as shown in Exhibit B and Exhibit D. The City Council enacts this Ordinance under the authority granted by Article XI, Section 7 of the California Constitution and Government Code Sections 65850 et seq.

SECTION 6. Severability.

If any section, subsection, subdivision, sentence, or clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The Planning Commission hereby declares that it would have recommended adoption of each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 7. Effective Date.

This Ordinance shall take effect thirty (30) days after its adoption.

SECTION 8. Adoption.

This Ordinance was introduced at a regular meeting of the City Council held on the ___ day of _____, 2026, and adopted at a regular meeting held on the ___ day of _____, 2026.

SECTION 9. Certification.

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.

Signatures on the following pages

PASSED, APPROVED, AND ADOPTED by the City Council of Grand Terrace at a regular meeting held on the ____ day of ____ 2026.

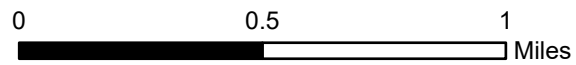
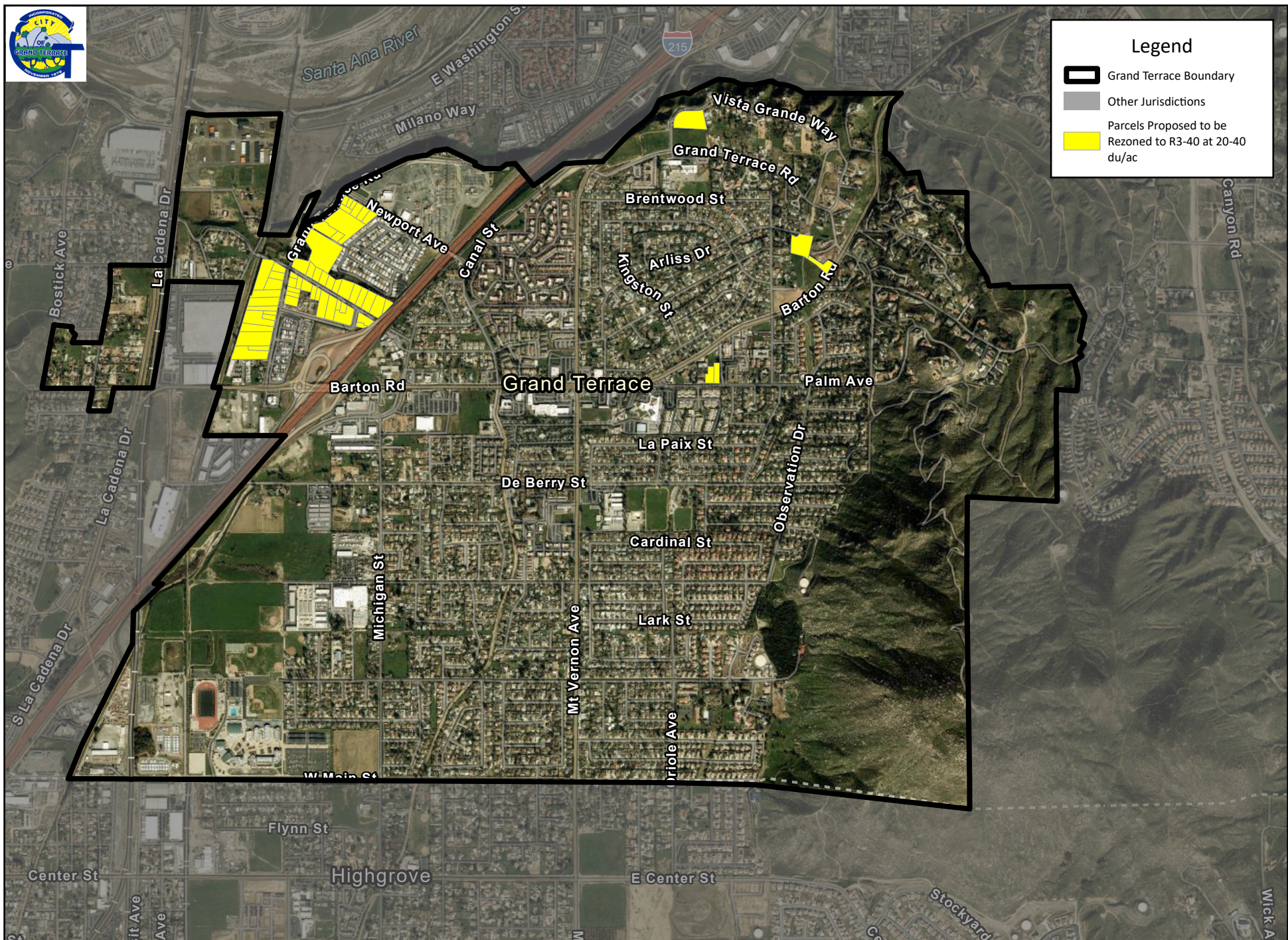
Bill Hussey
Mayor

ATTEST:

Daysi Alcocer
City Clerk

APPROVED AS TO FORM:

Adrian R. Guerra
City Attorney



RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION / SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONING CODE AMENDMENT (ZCA) 26-02-B AND ZONE CHANGE (ZC) 26-01-B, AMENDING TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE AND THE CITY ZONING MAP TO ESTABLISH THE R3-40 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT AND REZONE APPROXIMATELY 55 ACRES, AND RECOMMENDING THAT THE CITY COUNCIL DETERMINE THE ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085.

WHEREAS, the City of Grand Terrace has adopted a Zoning Code, set forth in Title 18 of the Grand Terrace Municipal Code ("GTMC"), which has been amended from time to time to respond to changes in State law and community needs; and

WHEREAS, Government Code Section 65580 et seq. requires cities to update their housing elements on a regular basis; and

WHEREAS, a comprehensive update to the Housing Element of the Grand Terrace General Plan for the 2021–2029 planning period was adopted on March 25, 2025; and

WHEREAS, on May 22, 2025, the California Department of Housing and Community Development issued a letter finding that the draft 2021–2029 Housing Element is conditionally compliant and will be in full compliance with state law upon adoption and completion of the proposed rezonings; and,

WHEREAS, the Housing Element contains Program 1, which identifies 97.1 total acres of land for rezoning to the R3-40 zone at 20–40 dwelling units per acre to accommodate the Regional Housing Needs Allocation; and

WHEREAS, the City has prepared appropriate development standards to accompany the new R3-40 zone; and

WHEREAS, this Zoning Code Amendment and Zone Change is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]) through Section 21080.085, which exempts rezones that implement the schedule of actions contained in an approved Housing Elements; and

WHEREAS, during the preparation of new zoning standards, public outreach was conducted via a Special Joint Planning Commission and City Council Session on January 27, 2026, and a Community Study Session on February 5, 2026; and

WHEREAS, the staff report and supporting materials accompanying this resolution are found to be true, are adopted as Facts and Findings, and are incorporated by reference in this resolution; and

WHEREAS, the City of Grand Terrace Planning Division, on March 10, 2026, posted two (2) true and correct copies of the legal notice at the Grand Terrace City Hall Bulletin Board and at the Grand

Terrace Public Library, and posted on the City's website in accordance with the Grand Terrace Municipal Code Section 18.03.070; and

WHEREAS, the City of Grand Terrace Planning Division, on March 12, 2026, mailed copies of the legal notice to affected property owners, stakeholders, and surrounding jurisdictions; and

WHEREAS, the City of Grand Terrace Planning Division, on March 10, 2026, published a legal notice in the Grand Terrace City News, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning the amendment; and

WHEREAS, the Grand Terrace Municipal Code requires that the City Council take action on General Plan amendments, and the Grand Terrace Municipal Code requires that the Planning Commission make a recommendation to the City Council on such amendments; and

WHEREAS, the Grand Terrace Municipal Code requires that the City Council take action on Zoning Ordinance amendments, and the Grand Terrace Municipal Code requires that the Planning Commission make a recommendation to the City Council on such amendments.

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

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Grand Terrace:

SECTION 1. The Planning Commission / Site and Architectural Review Board hereby finds that all the facts set forth in the Recitals of this Resolution are true and correct and are incorporated herein by this reference.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The amendment is exempt from the CEQA (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]) through Section 21080.085, which exempts rezones that implement the schedule of actions contained in an approved Housing Elements.

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 corresponding attachments) made at the Public Hearing, the Planning Commission/Site and Architectural Review Board determines the findings for Zoning Code Amendment (ZCA) 25-04 pursuant to Grand Terrace Municipal Code Section §18.90.040 can be made supporting the project application as follows:

- 1) **Finding:** The proposed 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 proposed amendment or within the City.

Zoning Code Amendment (ZCA) 26-02-A establishes the R3-40 High Density Multiple Family Residential District to implement Housing Element Program 1 and comply with State housing law.

The amendment establishes objective development standards and does not approve any specific development project. Future development will be required to comply with applicable zoning, building, and objective design standards.

The establishment of consistent zoning standards supports orderly development and will not be detrimental to the community.

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

Facts in Support of Finding: The amendment modifies the City's Zoning Code to allow higher-density residential development consistent with the Housing Element and State law.

All future development will be subject to applicable zoning regulations, building codes, and inspection requirements.

Because the amendment establishes regulatory standards rather than approving a specific development, it will not result in direct impacts to property or improvements.

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

Facts in Support of Finding: Zoning Code Amendment (ZCA) 26-02-A implements Program 1 (Adequate Sites) of the City's adopted 2021–2029 Housing Element.

The amendment establishes the R3-40 zoning district to accommodate higher-density residential development consistent with the goals, policies, and programs of the Housing Element and Land Use Element.

The amendment ensures that the City maintains compliance with State Housing Element law and accommodates its Regional Housing Needs Allocation (RHNA).

Section 4. DETERMINATION. The Planning Commission recommends for adoption of Zoning Code Amendment 26-02-B, Zone Change 26-01-B, and Environmental Review 26-03 and implementing Housing Element Program 1 and rezoning 55.3 acres to R3-40, as shown in **Exhibit D**, attached hereto, and incorporated herein by reference.

Section 5. SEVERABILITY. If any section, subsection, subdivision, sentence, or clause or phrase in this Resolution or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Resolution or any part thereof. The Planning Commission hereby declares that it would have recommended adoption of each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

Section 6. CERTIFICATION. The City Clerk shall certify to the passage, approval, and adoption of this Resolution, and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Section 7. EFFECTIVE DATE. This Resolution shall become effective immediately.

PASSED AND ADOPTED by the Planning Commission of the City of Grand Terrace, California, at a regular meeting held on the 2nd day of April 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Daysi Alcocer
City Clerk

Ed Giroux
Chairman

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING ZONING CODE AMENDMENT (ZCA) 26-02-A, ZONING CODE AMENDMENT (ZCA) 26-02-B, ZONE CHANGE (ZC) 26-01-A, ZONE CHANGE (ZC) 26-01-B, AND ENVIRONMENTAL REVIEW (E) 26-03, AMENDING THE CITY ZONING MAP AND TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE; TO ESTABLISH THE R3-40 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT; TO ALLOW RESIDENTIAL DEVELOPMENT AT A DENSITY OF 20 TO 40 DWELLING UNITS PER ACRE; AND TO REZONE APPROXIMATELY 97 ACRES OF PROPERTY LOCATED THROUGHOUT THE CITY TO THE R3-40 DESIGNATION, CONSISTENT WITH HOUSING ELEMENT PROGRAM NO. 1 OF THE CITY'S 2021-2029 HOUSING ELEMENT.

WHEREAS, the City of Grand Terrace ("City") has adopted a Zoning Code set forth in Title 18 of the Grand Terrace Municipal Code ("GTMC"), which regulates land use and development within the City; and

WHEREAS, Government Code Section 65580 et seq. requires cities to adopt and maintain a Housing Element that identifies and plans for the housing needs of all economic segments of the community; and

WHEREAS, on March 25, 2025, the City Council adopted the 2021-2029 Housing Element (General Plan Amendment 25-01), which identifies policies and programs to accommodate the City's Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, the City's RHNA for the 6th Cycle (2021-2029) is 630 housing units across all income levels, as determined by the Southern California Association of Governments (SCAG); and

WHEREAS, the adopted Housing Element identified a shortfall of adequate sites to accommodate the RHNA and includes Program 1 (Adequate Sites), which requires the City to rezone land to allow higher-density residential development; and

WHEREAS, Program 1 requires the City to rezone approximately 97 acres throughout the City to allow residential development at densities of 20 to 40 dwelling units per acre under a new R3-40 High Density Multiple Family Residential District; and

WHEREAS, on November 13, 2024, the California Department of Housing and Community Development ("HCD") issued a letter finding that the City's Housing Element will be in substantial compliance with State Housing Element Law upon adoption of the Housing Element and completion of the required rezoning; and

WHEREAS, State Housing Element law requires that sites identified to accommodate lower-income housing be zoned at a minimum density of at least 20 dwelling units per acre and allow for by-right residential development when affordability requirements are met; and

WHEREAS, Zoning Code Amendment (ZCA) 26-02-A and ZCA 26-02-B establish the R3-40 High Density Multiple Family Residential District and include objective development standards to facilitate higher-density residential development consistent with State law; and

WHEREAS, Zone Change (ZC) 26-01-A and ZC 26-01-B amend the City Zoning Map to apply the R3-40 designation to approximately 97 acres across 195 parcels located throughout the City, as shown in Exhibit B and Exhibit D, attached hereto and incorporated herein by reference; and

WHEREAS, these actions increase housing capacity, facilitate reinvestment in underutilized properties, and ensure continued compliance with State Housing Element law; and

WHEREAS, these actions do not approve any specific development project and do not require property owners to develop their property; and

WHEREAS, public outreach for these actions included a Joint Planning Commission and City Council Study Session held on January 27, 2026, and a Property Owner and Community Study Session held on February 5, 2026; and

WHEREAS, due to potential conflicts of interest involving Planning Commissioners, the Planning Commission considered these actions in two separate actions (ZCA 26-02-A / ZC 26-01-A and ZCA 26-02-B / ZC 26-01-B); and

WHEREAS, the Planning Commission's separate actions collectively constitute a single recommendation to the City Council; and

WHEREAS, the Planning Commission adopted Resolution(s) (Attachment 1 and Attachment 2) recommending approval of these actions; and

WHEREAS, the Planning Commission conducted duly noticed public hearings on _____, 2026, in accordance with Government Code Sections 65090, 65091, and 65854; and

WHEREAS, public notice for these actions was provided and is documented in Attachment 6 (Public Notification Materials); and

WHEREAS, the City Council conducted a duly noticed public hearing on _____, 2026, and considered all testimony and evidence; and

WHEREAS, Zoning Code Amendment 26-02 and Zone Change 26-01 implement Program 1 (Adequate Sites) of the City's adopted Housing Element; and

WHEREAS, Environmental Review (E) 26-03, including the Notice of Exemption (Exhibit I) and SB 131 Statutory Exemption Report (Exhibit J), documents that these actions are exempt from CEQA pursuant to Public Resources Code Section 21080.085; and

WHEREAS, the staff report and all attachments and exhibits referenced herein are incorporated into the administrative record; and

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

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.

SECTION 2. Environmental Determination (CEQA).

The City Council finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.085, as documented in Environmental Review (E) 26-03, including the Notice of Exemption (Exhibit I) and SB 131 Statutory Exemption Report (Exhibit J).

SECTION 3. Based upon the foregoing and all oral and written testimony by members of the public and City staff, the City Council hereby finds that the findings for Zoning Code Amendment (ZCA) 26-02 pursuant to Grand Terrace Municipal Code Section 18.90.040 can be made as follows:

- 1) **Finding:** The proposed 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 proposed amendment or within the City.

Facts in Support of Finding: Zoning Code Amendment (ZCA) 26-02 establishes the R3-40 High Density Multiple Family Residential District to implement Housing Element Program 1 and comply with State housing law.

The amendment establishes objective development standards and does not approve any specific development project. Future development will be required to comply with applicable zoning, building, and objective design standards.

The establishment of consistent zoning standards to accommodate housing consistent with State law supports orderly development and will not be detrimental to the community.

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

Facts in Support of Finding: The amendment modifies the City's Zoning Code to allow higher-density residential development consistent with the Housing Element and State law.

All future development will be subject to applicable zoning regulations, building codes, and inspection requirements.

Because the amendment establishes regulatory standards rather than approving a specific development, it will not result in direct impacts to property or improvements and ensures that future development is compatible and appropriately regulated.

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

Facts in Support of Finding: Zoning Code Amendment (ZCA) 26-02 implements Program 1 (Adequate Sites) of the City’s adopted 2021–2029 Housing Element.

The amendment establishes the R3-40 zoning district to accommodate higher-density residential development consistent with the goals, policies, and programs of the Housing Element and Land Use Element.

The amendment ensures that the City maintains compliance with State Housing Element law and accommodates its Regional Housing Needs Allocation (RHNA), and is therefore consistent with the General Plan.

SECTION 4. Title 18 (Zoning) of the Grand Terrace Municipal Code is hereby amended to incorporate the R3-40 High Density Multiple Family Residential District and related updates, and is hereby revised in its entirety to read as follows:

Title 18 ZONING

Chapters:

Chapter 18.03 GENERAL PROVISIONS

18.03.010 Adoption of zoning plan.

There is an adopted zoning plan for the City. The zoning plan is a districting plan, as provided by State law.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.020 Purpose.

The purpose of this Title is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, comfort and general welfare.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.030 Scope.

The zoning or districting plan effectuated by this Title is a part of the master plan and consists of the establishment of various districts, including all the territory within the boundaries of the City, within which the use of land and buildings, the space of buildings, and the height and bulk of buildings are regulated.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.040 Conformance.

No buildings or structures shall be erected, reconstructed or structurally altered in any manner, nor shall any building or land be used for any purpose other than as permitted and in conformance with this Title and all other ordinances, laws and maps referred to in this Title.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.050 Interpretation.

When interpreting and applying the provisions of this Title, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Except as specifically provided in this Title, it is not intended by the adoption of the ordinance codified in this Title to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions of laws or ordinances, or any rules, regulations or permits previously adopted or issued, or which are adopted or issued pursuant to laws relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement. It is not intended by this Title to interfere with or abrogate or annul any easement, covenant or other agreement between parties. However, in cases in which this Title imposes a greater restriction upon the erection, construction, establishing, moving, alteration or enlargement of buildings, or the use of any building or premises in any district or districts that is imposed or required by such existing provisions of law or ordinance, or by such rules, regulations or permits, or by such easements, covenants or agreements, then in such case the provisions of this Title shall control.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.060 State law applicability.

Except as otherwise provided in this Title or other Chapters of the Municipal Code, the provisions of the Government Code pertaining to zoning and planning shall be applicable to all matters as if set forth in full in this Title.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.070 Public hearing notice.

Whenever a public hearing is held pursuant to this Title, notice of hearing shall be in accordance with California Government Code Section 65090 and Section 65091. The notice of hearing shall also comply with the following requirements:

Lot Size of the Project Site	Mailing Notification Radius	Publications in Local Newspaper
Less than 5 acres	500 feet	Legal advertisement
5 to 9.99 acres	1,000 feet	1/8 page box advertisement
10 acres or more	1,500 feet	1/8 page box advertisement

(Ord. No. 327, § 4(Exh. 2), 10-22-2019)

18.03.080 Conditions requiring ministerial review.

Notwithstanding any other provision of this Title, the following shall not require a permit, conditional use permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 (commencing with Section 21000) of the California Public Resources Code:

- A. Multiple family housing developments in which at least twenty percent (20%) of the total number of units, exclusive of density bonus units, are affordable to lower-income households where identified as

a lower-income site to meet the Regional Housing Needs Allocation in the current Housing Element in compliance with Government Code Section 65583.2(c), and that were either:

1. Rezoned to meet the lower-income household Regional Housing Needs Allocation;
 2. Non-vacant sites identified in one Housing Element prior to the current Housing Element planning period (e.g., identified in the 5th cycle before the 6th cycle); or
 3. Vacant sites identified in two or more consecutive Housing Elements prior to the current Housing Element planning period (e.g., the 4th and 5th cycles before the 6th cycle).
- B. Supportive housing developments in zones where multiple family and mixed-use developments are permitted, including nonresidential zones permitting multiple family use, in conformance with California Government Code Section 65651 and all objective standards applicable to multiple family residential uses.
- C. Any other use or project for which State law requires the City to utilize a ministerial review process.

Chapter 18.06 DEFINITIONS

18.06.172 Common open space.

"Common open space" means a court, landscape, recreation building/facility or other outdoor area which is used for landscape and/or recreation and that has common access from more than one dwelling unit. Common open space may also include the water area of a pool and common recreation facilities or gardens located on top of a building or parking structure. Open space does not include off-street parking and loading areas or driveways.

18.06.607 Private open space.

"Private open space" means any private balcony, porch, deck, patio, court, ground level yard or roof deck that is accessible from only one unit. Open space does not include off-street parking and loading areas or driveways.

Chapter 18.09 RESIDENTIAL DISTRICTS AND ZONING MAP

18.09.010 Purpose.

The purpose of this Chapter is to establish the various residential zoning districts within the City.
(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.020 Districts established.

The following residential zoning districts are established:

RH	Hillside Single Family Residential District
R1-20	Very Low Density Single Family Residential District
R1-10	Low Density Single Family Residential District
R1-7.2	Single Family Residential District
R2-10	Low Density Multiple Family Residential District
R3-12	Medium Density Multiple Family Residential District
R3-20	Medium High Density Multiple Family Residential District
R3-40	High Density Multiple Family Residential District
BRSP	Barton Road Specific Plan District

AP	Administrative Professional Office District
C2	General Business District
CM	Commercial Manufacturing District
MR	Restricted Manufacturing District
M2	Industrial District
PUB	Public Facilities District

(Ord. No. 357, § 4, 8-13-2024; Ord. No. 298, § 7, 10-11-2016; Ord. No. 264, § 10, 6-12-2012; Ord. 126 § 2, Exh. A(part), 1990)

18.09.021 Overlays established.

AG-1	Agricultural Overlay No. 1
AG-2	Agricultural Overlay No. 2
FP	Floodplain Overlay
O-40	High Density Multiple Family Residential Overlay

18.09.022 Specific Plans established.

BMSP	The Blue Mountain Specific Plan
BMSVSP	The Blue Mountain Senior Villas Specific Plan
BRSP	The Barton Road Specific Plan
GBSP	The Greenbriar Specific Plan
GSP	The Gateway at Grand Terrace Specific Plan

18.09.030 Designation on map and adoption of map.

The designations, locations and boundaries of the districts established are delineated upon the official zoning map on file with the Planning Department. This map and all notations and information thereon, which may be amended from time to time, are made a part of this Title by reference.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.040 Applicability of regulations.

The uses described in this Title will be allowed and the regulations set out in this Title shall apply in the districts established in this Chapter.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.050 Boundary uncertainties.

Where uncertainty exists as to the boundaries of any districts shown on the zoning map, the following rules shall apply:

- A. Where such boundaries are indicated as approximately following street and alley lines, such lines shall be construed to be such boundaries.
- B. Where an uncertainty exists, the Planning Commission shall determine the location of boundaries.
- C. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the parcel to which it reverts shall apply to such vacated or abandoned street or alley.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

Chapter 18.10 RESIDENTIAL DISTRICTS¹

18.10.010 Purpose.

The residential zones contained in this Chapter are intended to carry out the goals and objectives of the community's General Plan, Housing Element, and State Housing Law with respect to residential land uses and residential development. These goals and objectives are to be achieved through the following purposes established for the residential zones:

- A. To provide for development in accordance with the General Plan;
- B. To promote the most appropriate and efficient use of the land while providing a variety of housing opportunities to the community;
- C. To promote a compatible relationship between residential, commercial and other types of land uses located in the community;
- D. To promote the public health, safety and welfare through encouraging the appropriate type and size of development for the community;
- E. To manage development with respect to its type, size and location in order to prevent harmful encroachment of disruptive development into the community's residential neighborhoods.

(Ord. 146 § 1(part), 1993; Ord. 126 § 2, Exh. A(part), 1990)

¹Ord. No. 264, § 11, adopted June 12, 2012, changed the title of Chapter 18.10 from "RH, R1, R2, R3 and R3-S Residential districts" to "Residential districts."

The provisions of Section 18.03.080 shall apply in determining projects that shall not require a permit, conditional use permit, or other discretionary review or approval.

18.10.020 Residential districts.

The following districts are designed to implement the goals and objectives of the General Plan. Each district contains specific land use regulations and density ranges for development.

- A. RH, Hillside Single Family Residential District. This district is intended for very low density single-family residential development with a maximum retention of open space. It is located in the portions of the City identified in the General Plan's master environmental analysis as having severe development limitations related to topography and soil conditions. The maximum density allowed in this district is one (1) dwelling unit per gross acre.
- B. R1-20, Very Low Single Family Residential District. This district is intended for very low density single-family residential use. The minimum lot size is 20,000 square feet with a maximum density of two (2) dwelling units per gross acre.
- C. R1-10, Low Density Single Family Residential District. This district is intended for low density single-family residential use. The minimum lot size is 10,000 square feet with a maximum density of four (4) dwelling units per gross acre.
- D. R1-7.2, Single Family Residential District. This district is intended for single-family residential use. The minimum lot size is 7,200 square feet with a maximum density of five (5) dwelling units per gross acre.
- E. R2-10, Low Density Multiple Family Residential District. This district is intended for single-family residential use and low density multiple family development. The minimum lot size is 10,000 square feet with a maximum density of nine (9) dwelling units per gross acre.
- F. R3-12, Medium Density Multiple Family Residential District. This district is intended for medium density multiple family development. The minimum lot size is 12,000 square feet with a maximum density of twelve (12) dwelling units per gross acre.
- G. R3-20, Medium High Density Multiple Family Residential District. This district is intended for medium high density multiple family development, which may include affordable housing. The minimum lot size is 12,000 square feet with a maximum density of twenty (20) units per acre.
- H. R3-40, High Density Multiple Family Residential District. This district is intended for high density multiple family development, which may include affordable housing. The minimum lot size is 5,500 square feet with a minimum density of twenty (20) units per acre and a maximum density of forty (40) units per acre. Example project types may include garden-style apartments, courtyard buildings, townhomes, multiplexes, and other multiple family housing types. Single-family residential development or any residential development at a density less than twenty (20) dwelling units per acre is prohibited.

(Ord. No. 298, § 8, 10-11-2016; Ord. No. 264, §§ 12, 13, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 126 § 2, Exh. A(part), 1990)

18.10.021 Small lot subdivisions.

Deviations from the noted minimum lot size in all residential districts may occur in compliance with the following:

- A. Small lot subdivisions established by the Starter Home Revitalization Act of 2021, which is codified in State law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.

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- B. Urban lot splits established by the Housing Opportunity and More Efficiency “HOME” Act of 2021, which is codified in State law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.

Deviations from the minimum density standards may also occur pursuant to Chapter 17.29 of the zoning ordinance, Small Lot Subdivisions "Starter Home Revitalization Act." This includes a requirement that small lot subdivisions on parcels identified in the Housing Element for the current planning period must result in at least as many units as projected for the parcel in the Housing Element. For small lot subdivisions on parcels not identified in the Housing Element for the current planning period, the development must result in sixty-six percent (66%) of the maximum allowable residential density specified in the zoning district in which the parcel is located, or sixty-six percent (66%) of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B), whichever is greater. If the zoning district in which the parcel is located does not specify a maximum allowable density, then the development must result in sixty-six percent (66%) of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B).

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. A dash ("-") indicates the use is not permitted in the specified zone.

TABLE 18.10.030
RESIDENTIAL LAND USE REGULATIONS

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-20	R3-40
A. Residential Uses								
Single-Family (Detached), Full Sized	P	P	P	P	P ^a	P ^b	-	-
Second Units (Subject to Chapter 17.30 and 18.65)	P ^g	P ^g	P ^g	P ^g	-	-	-	-
Two-Unit Developments (Subject to Chapter 17.30 and 18.65)	P ^g	P ^g	P ^g	P ^g	-	-	-	-
Single-Family (Attached) (Duplexes, Triplexes, and Fourplexes)	-	-	-	-	P	P	P	-
Multiple Family Units	-	-	-	-	P	P	P	P
Manufactured Housing (As Permitted Per Chapter 18.66)	P	P	P	P	P	P	P	P
Mobile Home Park	-	-	-	-	C	C	C	C
Senior Citizen Housing	-	-	-	-	-	-	P	P
Small Lot Subdivision "Starter Home Revitalization Act" (Subject to Chapters 17.29 and 18.10)	P	P	P	P	P	P	P	P
Urban Lot Splits "Housing Opportunity and More Efficiency" (HOME) Act of 2021 (Subject to Chapters 17.29 and 18.65)	-	P	P	P	-	-	-	-
Planned Residential Development (As Permitted Per Section 18.10.090)	-	-	-	-	P	P	P	P
B. Residential Accessory Structures								
Accessory Structure	P	P	P	P	P	P	P	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	P	P
Guest House	C	C	C	C	C	C	-	-
Private Garage	P	P	P	P	P	P	P	P
Private Swimming Pool	P	P	P	P	P	P	P	P
Home Occupation (As Permitted Per Chapter 5.06)	P	P	P	P	P	P	P	P
Keeping of Cats and Dogs (Maximum of Two Each)	P	P	P	P	P	P	P	P
Other Accessory Uses (As Approved by the Planning and Community Development Director)	P	P	P	P	P	P	P	P
C. Other Uses								
Churches (Minimum Three-Acre Parcel) ^e	C	C	C	C	C	C	C	C ^d
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	C	C ^d
Public Park and Playground ^e	P	P	P	P	P	P	P	P ^d
Public Facilities (and Quasi- Public) ^e	C	C	C	C	C	C	-	-
Family Day Care Small (Eight or Less Children) ^e	P	P	P	P	P	P	P	P
Family Day Care Large (Nine or More Children) ^e	P	P	P	P	P	-	P	P

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-20	R3-40
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	P	P
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 and Community Development Director)	P	P	P	P	P	P	P	P
Temporary Trailers (As Approved by Planning and Community Development Director)	P	P	P	P	P	P	P	P

Footnotes:

- a. A second single-family detached unit (full-sized single-family detached dwelling) shall be permitted in the R2-10 zone provided that the lot or parcel in question meets the minimum area requirement for the R2-10 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A Land Use Permit review application for the second-family detached unit in accordance with Chapter 18.63 of the Zoning Code shall be ministerially approved prior to the issuance of building permits. In addition, all development standards of the underlying R2-10 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 R3-12 zone provided that the lot or parcel in question meets the minimum area requirements for the R3-12 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A Land Use Permit 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. All development standards of the underlying R3-12 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. Churches, schools (private and parochial), public parks, and playgrounds shall be permitted in the R3-40 zone for projects where at least fifty percent (50%) of the gross floor area is multiple family residential use.
- 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. CLHFs 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 people who are mentally alert, people with physical disabilities, who may be ventilator dependent.
 - (B) Services for people 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
- k. State Law SB 234 known as the "California Child Day Care Facilities Act" of 2021 designates small and large family daycare homes as a residential use of property. SB234 prohibits a local jurisdiction from imposing a business license, fee, or tax for the privilege of operating a small family daycare home and large family daycare home.

(Ord. No. 359, § 6, 8-13-2024; Ord. No. 338, § 13, 5-24-2022; Ord. No. 336-U, § 16, 1-25-2022; Ord. No. 298, § 9, 10-11-2016; Ord. No. 264, §§ 14, 15, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 199 §§ 4, 5, 2002; Ord. 126 § 2, Exh. A(part), 1990)

18.10.040 Site development standards.

The site development standards established for each residential district are as shown in Table 18.10.040.

**TABLE 18.10.040
RESIDENTIAL BUILDING SITE DEVELOPMENT STANDARDS**

Development Feature	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-20	R3-40 ^h
Lot Area ¹	<u>a</u>	20,000	10,000	7,200	10,000	12,000	12,000	5,500
Lot Area (Small Lot Subdivision) ¹	<u>a</u>	1,200	1,200	1,200	600	600	600	600
Lot Width ²	<u>a</u>	100	60	60	60	60	60	50
Lot Depth ²	<u>a</u>	150	100	100	100	100	100	90
Front Yard Setback ²	<u>a</u>	25 ^b	25 ^b	25 ^b	25 ^b	25 ^b	25 ^b	15 ^b
Rear Yard Setback ²	<u>a</u>	35 ^b	35 ^b	20 ^b	20 ^b	20 ^b	20 ^b	15 ^b
Side Yard Setback ²	<u>a</u>	<u>b</u>	<u>b</u>	<u>b</u>	<u>b</u>	<u>b</u>	<u>b</u>	<u>b</u>
Setback from Single Family Zone for Portion of Multiple Family Building over 25 Feet in Height ²	<u>a</u>	-	-	-	-	-	-	20 ^k
Density ³	<u>a</u>	1-2	1-4	1-5	1-9	1-12 ^c	13-20 ^c	20-40 ^c
Density ³ (Small Lot Subdivision)	<u>a</u>	-	-	-	-	-	-	-
Living Area (Minimum square feet)								
Single Family	<u>a</u>	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	-	-
Duplex, Triplex, Four-plex and Multiple Family	<u>a</u>	-	-	-	-	-	<u>g</u>	-
Height ⁴	<u>a</u>	35	35	35	35	35	35	45
Lot Coverage (Maximum percent)	<u>a</u>	40	50	50	60	60	60	75
Distance Between Buildings ²	<u>a</u>	5	5	5	10	10	10	10
Private Open Space ¹	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	50 sf/du for not less than twenty-five percent (25%) of total units ⁱ
Common Open Space	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	<u>i</u>	50 sf/du ⁱ

Footnotes:

- 1 Minimum Square Feet
- 2 Minimum Linear Feet
- 3 Residential Dwelling Units per Gross Acre not counting any density bonus
- 4 Maximum Linear Feet
- a. A specific plan shall be required for all proposed projects (including tentative parcel or tract maps) which include any property located within this district, except that a specific plan shall not be required for existing parcels that are one acre or less in size, are readily served by existing infrastructure, have public access, and fire services can be readily provided. Such specific plan shall establish site development standards on a project by project basis in consideration of the existing topography and other physical constraints. The specific plan shall not create a density greater than one (1) dwelling unit per gross acre and shall be consistent with the City's General Plan. The specific plan may consider a clustered development concept in order to preserve large areas of open space and minimize the project's impact on the physical environment.

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- b. The following apply to front, rear and side yard requirements as noted:
1. Slopes exceeding five percent (5%) shall be permitted no closer to a residential structure than a distance equal to the required side and rear yard setbacks. In the R1-10 district and the R1-20 district, the thirty-five (35) foot rear yard setback may include ten (10) feet of slope that is greater than five percent (5%).
 2. In the case of a parcel or tract map, the twenty-five (25) foot front yard setback requirement may range from twenty-two (22) feet to twenty-eight (28) feet, with an average of twenty-five (25) feet for all proposed lots.
 3. In the case where an existing legal nonconforming structure is located within a required setback area, the legal nonconforming structure may be enlarged within the required setback area subject to the following conditions:
 - a. The proposed addition does not further reduce the depth of the existing setback area; and
 - b. The proposed addition is located no closer than five (5) feet from any property line.
 4. For the R1-20, R1-10, and R1-7.2 zones, the minimum total side yard setback of all side yards combined shall be no less than fifteen (15) feet, with a minimum side yard setback of five (5) feet on any one side, or ten (10) feet on the driveway or garage side.
 5. For all R2 and R3 zones, the minimum total side yard setback of all side yards combined shall be no less than twenty (20) feet, with a minimum side yard setback of five (5) feet on any one side.
 6. No portion of any multiple family building over 25 feet in height shall be closer than 20 feet to a property line abutting a single family zone.
- c. A density bonus shall be permitted in accordance with the California Government Code and this Title.
- d. For the purposes of this Chapter, the following terms shall be defined as follows:
"Living area" means the enclosed area of a residential dwelling unit, excluding porches, patios, carports, garages, storage areas or auxiliary rooms.
"Multiple-family" means one- or two-bedroom units only.
- f. Not more than the permitted percent of the total parcel may be devoted to main and accessory structures, parking areas, driveways and covered patios. The remaining percent of the total parcel shall be devoted to open areas such as landscaping, lawn, outdoor recreational facilities, incidental to residential development, including swimming pools, tennis courts, putting greens, uncovered patios and walkways. Said open areas shall consist of not less than two hundred (200) square feet of open space per dwelling unit.
- g. Senior citizen housing's development standards will be established through the specific plan process.
- h. Development is prohibited within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within the State responsibility area, as defined in Section 4102. This does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or State fire mitigation measures applicable to the development, including but not limited to standards established under all of the following provisions or their successor:
 - (1) Section 4291 of Section 51182 of the Government Code, as applicable.
 - (2) Section 4290.
 - (3) Chapter 7A (commencing with Section 701A.1) of Part 2 of Title 24 of the California Code of Regulations.
- i. Refer to the Objective Design Standards for multiple family residential development and mixed-use development for regulation of open space requirements.

(Ord. No. 325, § 4(Exh. 1), 5-28-2019; Ord. No. 298, § 10, 10-11-2016; Ord. No. 264, §§ 16, 17, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 146 § 1(part), 1993; Ord. 126 § 2, Exh. A(part), 1990)

18.10.041 Residential supplemental development standards.

A. Accessory uses and structures.

1. Required setbacks.

Table 18.10.041 Required Setbacks For Accessory Structures			
Accessory Structure	Type of Setback	Minimum Required Setback (Single Family)	Minimum Required Setback (Multiple Family)
Patio covers, gazebos, storage sheds ^d , ^e , stationary barbecues, gas fireplaces, gas fire pits, canopies and similar structures	Interior side yard ^{a,b}	5 feet	-
	Street side yard	5 feet	-
	Rear yard	5 feet	-
	Between structures over 120 square feet of area	6 feet	-
Enclosed patios	Interior side yard	5 feet	5 feet
	Street side yard	5 feet	5 feet
	Rear yard	15 feet	15 feet
	Rear yard when backing up to an arterial roadway, railroad right-of-way, Southern California Edison right-of-way, County flood control channel, or nonresidential zoned property	10 feet	10 feet
Workshops	Interior side yard	5 feet	5 feet
	Street side yard	5 feet	5 feet
	Rear yard	10 feet	10 feet
Balconies	Front setback – above yard area	15 feet	15 feet
	Front setback – front entry garage ^c	23 feet	23 feet
	Interior side yard	10 feet	10 feet
	Street side yard	5 feet	5 feet
	Rear yard	15 feet	15 feet
	Rear yard when backing up to a street, railroad right-of-way, Southern California Edison right-of-way, County flood control channel, or nonresidential zoned property	10 feet	10 feet
Swimming pool	Interior side yard	5 feet	5 feet
	Street side yard	10 feet	10 feet
	Rear yard	5 feet	5 feet
	Front yard	15 feet	15 feet

Notes:

- a. On lots with only one side yard, the minimum required side setback for patio covers shall be three (3) feet.
- b. Condominiums and townhouses shall have a minimum side yard setback of three (3) feet for patio covers.
- c. For side entry garages, setback to be determined by City Council at the time of Site and Architectural Review or amendment to Site and Architectural approval.
- d. Storage sheds requiring building permit per California Building Code Section 105.1 must adhere to zoning setbacks. Storage sheds exempt from building permits per the California Building Code Section 105.2 are exempt from zoning setback requirements.
- e. The total number of exempt storage sheds allowed on a single-family district lot shall not exceed four hundred eighty (480) square feet of total aggregate area.

2. Maximum height for an accessory structure.

Table 18.10.050-2 Maximum Height For Accessory Structures	
Accessory Structure	Maximum Height
Patio covers and gazebos	12 feet
Storage sheds and similar structures	8 feet
Workshops	12 feet
Stationary barbecue, gas fireplaces, and gas fire pits	8 feet
Canopies	10 feet

3. Specific accessory structure development standards.

- a. Balconies or decks for single-family structures.
 - i. Outside stairway. There shall be no outside stairway in single-family districts.
 - ii. Screen or guardrail. A minimum thirty-six (36) inch high screen or guardrail shall be constructed of materials compatible with the design of the structure.
 - iii. Screen wall. A screen wall, a minimum of six (6) feet in height, shall be constructed on both sides (ends) of the balcony or deck for the full depth of the balcony or deck or as required by the conditions of approval. This requirement may be waived by the Planning and Community Development Director where it is clear that the balcony will not negatively impact adjacent residential properties.
 - iv. Maximum size. The maximum size of a balcony or deck shall be one hundred twenty (120) feet square feet.
 - v. Doors. There shall be no outside doors above the first story except when allowed with an approved balcony or deck.
 - vi. Enclosure. Balconies or decks shall not be enclosed except by the adjoining residential unit and any required screen walls.

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- b. Patio covers. Patio covers shall not cover more than fifty percent (50%) of the required rear yard area.
 - c. Storage sheds. Storage sheds shall not exceed one hundred twenty (120) square feet in area. Permanent electrical service shall not be allowed within storage sheds.
 - d. Workshops.
 - i. Minimum/maximum. Workshops shall have a minimum area of one hundred twenty (120) square feet and not exceed a maximum area of four hundred (400) square feet.
 - ii. Habitable area. Workshops shall not contain any habitable areas and shall not be used for habitation of humans.
 - iii. Enclosure. Workshops shall be fully enclosed and shall contain at least one (1) door not less than thirty-two (32) inches in width and may contain no interior walls. If greater than two hundred (200) square feet, workshops shall contain a window with a minimum dimension of twenty-four (24) inches by thirty-six (36) inches.
 - iv. Permit. Building permits are required for workshops.
 - v. Separation. Workshops shall be located at least ten (10) feet from any portion of a residential structure.
 - e. Canopies.
 - i. Location. Canopies are not to be permitted in the front yard area or visible from the public-right-of-way.
 - ii. Maintenance. Canopies shall be maintained and remain in good condition at all times.
 - iii. Temporary permitted use. Canopies may be located in a front yard area or be visible from the public right-of-way for up to seventy-two (72) hours, with a temporary use permit.

18.10.060 Mechanical Equipment

- A. Mechanical equipment.
 - 1. Location. Mechanical equipment (e.g., HVAC units) may be located in the rear yard, side yard, or on the roof. Such equipment may only be located in an interior side yard if it is not feasible to locate it in the rear yard. All equipment in the side yard shall be located at the farthest possible location away from windows on the adjacent property but in no case shall the equipment be less than ten (10) feet from any window on the adjacent property. Pool equipment is only permitted in the rear yard area.
 - 2. Visibility. All reasonable efforts shall be taken to ensure that mechanical equipment is not visible from public streets and is screened from view of adjacent residential properties in a manner approved by the Planning and Community Development Director.
 - 3. Chimney structures.
 - a. Chimney structures that are incorporated within or affixed to the exterior of a residential structure shall be enclosed within a chassis and finished with brick, rock, stucco, or wood/metal siding. All materials, except for brick and rock, used for the chimney are required to be painted with colors that are compatible with the residence and any other chimney structure on the residence.
 - b. Round metal pipes, clay pipes, guy wires, and straps for chimneys shall be fully enclosed within the chassis and shall not be visible from the property line.
 - c. Gas vent pipes and other mechanical ducts that are less than six (6) inches in diameter when leaving the interior of the structure are exempted from these requirements

(Ord. No. 352, § 2, 3-26-2024; Ord. No. 260, § 5(Exh. 1), 1-24-2012)

Chapter 18.76 NONCONFORMING USES AND BUILDINGS

Sections:

18.76.010 Purpose.

The purpose of this Chapter is to establish the permitted use, expansion and maintenance of nonconforming uses and buildings located within the City.

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

18.76.020 Nonconforming use of land.

The lawful use of land existing at the time of the adoption of the ordinance codified in this Title, although such use does not conform to the regulations, specified in this Title for the district in which such land is located, may be continued; provided, that no such use shall be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use at the time of the adoption of the ordinance codified in this Title, and when any such use ceases the subsequent use of such land shall be in conformity to the regulations specified by this Title for the district in which such land is located.

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

18.76.030 Nonconforming use of buildings.

- A. The lawful use of a building existing at the time of the adoption of the ordinance codified in this Title may be continued, although such use does not conform to the regulations specified for the district in which the building is located.
- B. The nonconforming use of a portion of a building may be extended throughout the building; provided, that in each case a use permit shall first be obtained.
- C. The nonconforming use of a building may be changed to a use of the same or more restricted nature; provided, that in each case a use permit shall first be obtained.
- D. If the nonconforming use of a building and/or operations within a building ceases for a continuous period of six (6) months, it shall be considered terminated and the building shall thereafter be used only in accordance with the regulations for the district in which it is located. In no case shall a residential use that was lawfully established according to the standards at the time of development in a residential zone be required to be terminated or removed.

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

18.76.031 Termination—Discontinuance of use.

- A. Such discontinuance of the active and continuous operation of such nonconforming use, or part or portion thereof, for such periods, is construed and considered to be an abandonment of such nonconforming uses, regardless of any reservation of an intent not to abandon same or of an intent to resume active operations.

-
- B. If actual abandonment in fact is evidenced by the removal of buildings, structures, machinery, equipment and other evidences of such nonconforming use of the land and premises, the abandonment shall be construed and considered to be completed within a period of six (6) months and all rights to reestablish or continue such nonconforming use shall thereupon terminate.

(Ord. 151 § 1(part), 1994)

18.76.032 Termination—Violation of laws.

Any of the following violations of the municipal code shall immediately terminate the right to operate a nonconforming use except as otherwise provided:

- A. Changing a nonconforming use to a use not permitted in the zone;
- B. Increasing or enlarging the area, space or volume occupied by or devoted to such nonconforming use;
- C. Addition to a nonconforming use of another use not permitted in the zone.

(Ord. 151 § 1(part), 1994)

18.76.033 Termination—Operation of use.

The following nonconforming uses and structures shall be discontinued and structures removed from their sites within the time periods specified in this section, commencing with January 27, 1994, except when extended or revoked as otherwise provided:

- A. Where the property is unimproved, one (1) year;
- B. Where the property is unimproved except for structures of a type for which the City building code does not require a building permit, three (3) years;
- C. Where the property is unimproved except for structures which contain less than one hundred (100) square feet of gross floor area, three (3) years;
- D. Signs, three (3) years;
- E. A nonconforming use conducted in a structure designed to serve a use permitted in the zone, five (5) years;
- F. In other cases twenty (20) years from January 27, 1994, or amendment thereto establishing nonconforming status, and for such longer time so that the total life of the structure from the date of construction, based on the type of construction as defined by the building code, will be as follows:
 - 1. Type IV and Type V buildings (light incombustible frame and wood frame) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses and other buildings used for residential occupancy, twenty-five (25) years,
 - b. Stores and factories, twenty-five (25) years,
 - c. Any other building not herein enumerated, twenty-five (25) years;
 - 2. Type III buildings (heavy timber construction and ordinary masonry) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses, offices and hotels, thirty (30) years,
 - b. Structures with stores below and residences, offices or a hotel above, thirty (30) years,
 - c. Warehouses, stores and garages, thirty (30) years,
 - d. Factories and industrial buildings, thirty (30) years;

-
3. Type I and Type II buildings (fire-resistive) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses, offices and hotels, thirty (30) years,
 - b. Theaters, warehouses, stores and garages, thirty (30) years,
 - c. Factories and industrial buildings, thirty (30) years.

(Ord. 151 § 1(part), 1994)

18.76.034 Termination—Abatement as a public nuisance.

Whenever a nonconforming use or structure becomes obsolete, dilapidated, substandard, unsafe, or exists in a state of general disrepair, the Planning Commission may hold a public hearing to evaluate and make declaration of nuisance.

(Ord. 151 § 1(part), 1994)

18.76.040 Nonconforming buildings.

- A. No use permit is required for the following:
 1. Ordinary maintenance and repairs may be made to any nonconforming building; provided, that no structural alterations and/or additions are made; provided further, that such maintenance and repairs do not exceed twenty-five percent (25%) of the assessed value of the building in any one (1) year period;
 2. Any repairs necessary to bring a nonconforming building into compliance with City codes regardless of whether such repairs exceed twenty-five percent (25%) of the assessed value of the building in any one (1) year period; provided, that the total floor area in the building shall not be increased.
 3. Accessory dwelling units (ADU) and junior accessory dwelling units (JADU) shall be allowed subject to the standards in Chapter 18.69 without further restriction by this section.
- B. A conditional use permit is required for the following:
 1. Ordinary maintenance and repairs to any nonconforming building which exceed twenty-five percent (25%) of the assessed value of the building in any one (1) year period;
 2. Any structural alterations and/or additions; provided, that the total floor area of the building shall not be increased by more than twenty percent (20%) or one hundred twenty (120) square feet, whichever is greater;
 - a. In no case shall an ADU or JADU be counted as a structural alteration or addition as part of the limited increase in floor area of a nonconforming building.
 3. Exception is in the case of damaged buildings/structures due to fire, earthquake, or natural disasters, refer to subsection D of this section.
- C. As a condition to any conditional use permit granted pursuant to subsection B of this section, the portions altered or repaired shall be brought into conformity with applicable City codes including the zoning code.
- D. Repair of Damaged or Partially Damaged Structures Due to Fire, Explosion, Earthquake, or Other Natural Disasters. Any nonconforming structure or conforming structure containing a nonconforming use which is damaged or destroyed by fire, explosion, act of God, collapse or any other casualty or calamity may be reconstructed to the condition in which it existed immediately prior to the occurrence of such damage or destruction; provided, that:
 1. All such construction or repairs shall be started within one (1) year from the date of damage or destruction and shall be pursued diligently to completion within one (1) year of the start of

construction. Otherwise, the right to rebuild pursuant to this section is terminated. Each of these one (1) year periods may be extended in intervals of six (6) months upon demonstration of practical difficulty or hardship.

2. In the case of the buildings/structures being reconstructed in a different condition than what originally existed prior to the damages (fire, earthquake or natural disaster), then the project shall be evaluated in accordance to site and architectural review criteria, Chapter 18.63.

(Ord. 157 (part), 1995: Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

18.76.050 Buildings under construction.

Nothing contained in this Title shall be deemed to require any change in plans, construction or designated use of any building for which a building permit has properly been issued, in accordance with the provisions of ordinances then effective and upon which actual construction has been started prior to the effective date of the ordinance codified in this Title; provided, that in all such cases actual construction shall be diligently carried on until completion of the building.

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

SECTION 5. Authority.

The City Zoning Map is hereby amended to apply the R3-40 High Density Multiple Family Residential District to the properties identified in Zone Change (ZC) 26-01-A and ZC 26-01-B, as shown in Exhibit B and Exhibit D. The City Council enacts this Ordinance under the authority granted by Article XI, Section 7 of the California Constitution and Government Code Sections 65850 et seq.

SECTION 6. Severability.

If any section, subsection, subdivision, sentence, or clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The Planning Commission hereby declares that it would have recommended adoption of each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 7. Effective Date.

This Ordinance shall take effect thirty (30) days after its adoption.

SECTION 8. Adoption.

This Ordinance was introduced at a regular meeting of the City Council held on the ___ day of _____, 2026, and adopted at a regular meeting held on the ___ day of _____, 2026.

SECTION 9. Certification.

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.

Signatures on the following pages

PASSED, APPROVED, AND ADOPTED by the City Council of Grand Terrace at a regular meeting held on the ___ day of ____ 2026.

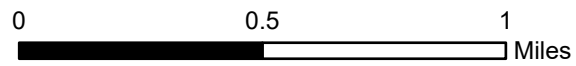
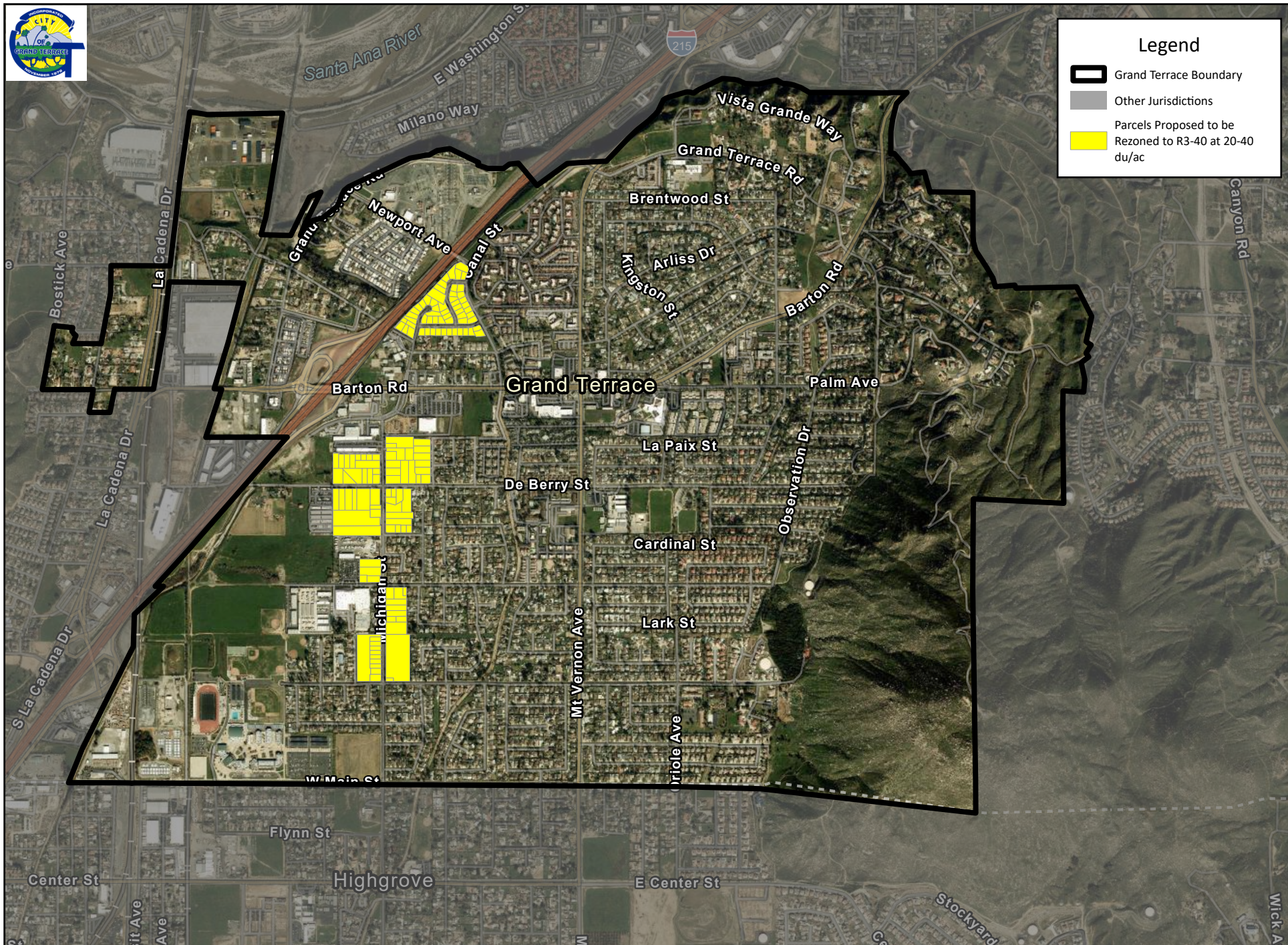
Bill Hussey
Mayor

ATTEST:

Daysi Alcocer
City Clerk

APPROVED AS TO FORM:

Adrian R. Guerra
City Attorney



RESOLUTION NO. 2026-01-A**A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 26-01-A, FOR THE REDESIGNATION OF 42 ACRES TO HIGH DENSITY RESIDENTIAL TO IMPLEMENT THE 2021–2029 HOUSING ELEMENT PROGRAM 1**

WHEREAS, local governments are authorized by Government Code Section 65350 et seq. to prepare, adopt, and amend general plans; and

WHEREAS, Government Code Section 65580 et seq. requires cities to update their housing elements on a regular basis; and

WHEREAS, a comprehensive update to the Housing Element of the Grand Terrace General Plan for the 2021–2029 planning period was adopted on March 25, 2025; and

WHEREAS, on May 22, 2025, the California Department of Housing and Community Development issued a letter finding that the draft 2021–2029 Housing Element is conditionally compliant and will be in full compliance with state law upon adoption and completion of the proposed rezonings; and

WHEREAS, the Housing Element contains Program 1, which identifies 97.1 acres of land for rezoning to the R3-40 zone at 20–40 dwelling units per acre to accommodate the Regional Housing Needs Allocation; and

WHEREAS, the City has prepared appropriate development standards to accompany the new R3-40 zone; and

WHEREAS, this General Plan Amendment is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]) through Section 21080.085, which exempts rezones that implement the schedule of actions contained in an approved Housing Elements; and

WHEREAS, during the preparation of new zoning standards, public outreach was conducted via a Special Joint Planning Commission and City Council Session on January 27, 2026, and a Community Study Session on February 5, 2026; and

WHEREAS, the staff report and supporting materials accompanying this resolution are found to be true, are adopted as Facts and Findings, and are incorporated by reference in this resolution; and

WHEREAS, the City of Grand Terrace Planning Division, on March 10, 2026 posted two (2) true and correct copies of the legal notice at the Grand Terrace City Hall Bulletin Board and at the Grand Terrace Public Library, and posted on the City's website in accordance with the Grand Terrace Municipal Code Section 18.03.070; and

WHEREAS, the City of Grand Terrace Planning Division, on March 12, 2026, mailed copies of the legal notice to affected property owners, stakeholders, and surrounding jurisdictions; and

WHEREAS, the City of Grand Terrace Planning Division, on March 10, 2026 published a legal notice in the *Grand Terrace City News*, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning the amendment; and

WHEREAS, the Grand Terrace Municipal Code requires that the City Council take action on General Plan amendments, and the Grand Terrace Municipal Code requires that the Planning Commission make a recommendation to the City Council on such amendments; and

WHEREAS, the Grand Terrace Municipal Code requires that the City Council take action on General Plan amendments, and the Grand Terrace Municipal Code requires that the Planning Commission make a recommendation to the City Council on such amendments.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Grand Terrace:

Section 1. All the facts set forth in the above Recitals are true and correct and are incorporated herein by this reference.

Section 2. FINDINGS. Pursuant to the Grand Terrace Municipal Code, the City Council hereby makes the following findings and determinations in connection with the approval of the General Plan Amendment.

1. The proposed amendments are in the public interest.
2. The proposed amendments are consistent and compatible with the rest of the General Plan and Zoning Code.
3. The potential effects of the proposed amendments have been evaluated and have been determined to not be detrimental to the public health, safety, or welfare.
4. The proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and CEQA.

Section 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The amendment is exempt from the CEQA (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]) through Section 21080.085, which exempts rezones that implement the schedule of actions contained in an approved Housing Elements.

Section 4. DETERMINATION. The Planning Commission recommends for adoption of General Plan Amendment 26-01-A, implementing Housing Element Program 1 and redesignating 41.8 acres to high density residential, as shown in **Exhibit B**, attached hereto, and incorporated herein by reference.

Section 5. SEVERABILITY. If any section, subsection, subdivision, sentence, or clause or phrase in this Resolution or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Resolution or any part thereof. The Planning Commission hereby declares that it would have recommended adoption of each section

irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

Section 6. CERTIFICATION. The City Clerk shall certify to the passage, approval, and adoption of this Resolution, and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Section 7. EFFECTIVE DATE. This Resolution shall become effective immediately.

PASSED, APPROVED and ADOPTED this 2nd day of April, 2026.

Edward A. Giroux, Chairman

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed, approved, and adopted by the Planning Commission of the City of Grand Terrace at a regular adjourned meeting thereof held on the 2nd day of April, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Daysi Alcocer, City Clerk



Land Use Element





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2.0 LAND USE ELEMENT

2.1 INTRODUCTION

2.1.1 Purpose and Function

The Land Use Element is often considered the most critical element of a General Plan. It provides overall guidance to all properties within the City through the distribution of land uses, by type, including residential, commercial, industrial, institutional, and open space. The Land Use Element identifies each land use designation's location and intensity, and its interrelationship with other land uses.



The Land Use Element translates the City's long range vision for development in the City and provides a Land Use Plan, goals, policies, and implementation programs to achieve that vision.

In order to provide guidance for the physical development of the City, the Land Use Element must take into consideration the other elements of the General Plan that identify constraints or opportunities for the development of individual properties. Issues that must be considered include transportation systems, regional drainage, utilities, and geographic and geologic constraints, among others.

2.1.2 Relationship to Other Plans and Programs

City Zoning Code

The City of Grand Terrace Zoning Code sets forth the City's standards, guidelines, and procedures relating to the development and maintenance of all land uses within the City. These regulations are intended to implement the goals and policies of the General Plan while being consistent with the designations of the Land Use Plan. They are intended to protect the physical, social, and economic stability of City residents and businesses and their property; reduce or eliminate hazards to the public; and enhance the City's physical, social, and economic advantages through comprehensive land use and resource planning.

Barton Road Specific Plan and Other Specific Plans

The Barton Road Specific Plan serves as the zoning code for most properties fronting along or directly related to Barton Road. It is intended to provide guidance for the development of predominantly commercial property along the primary transportation corridor through the City.

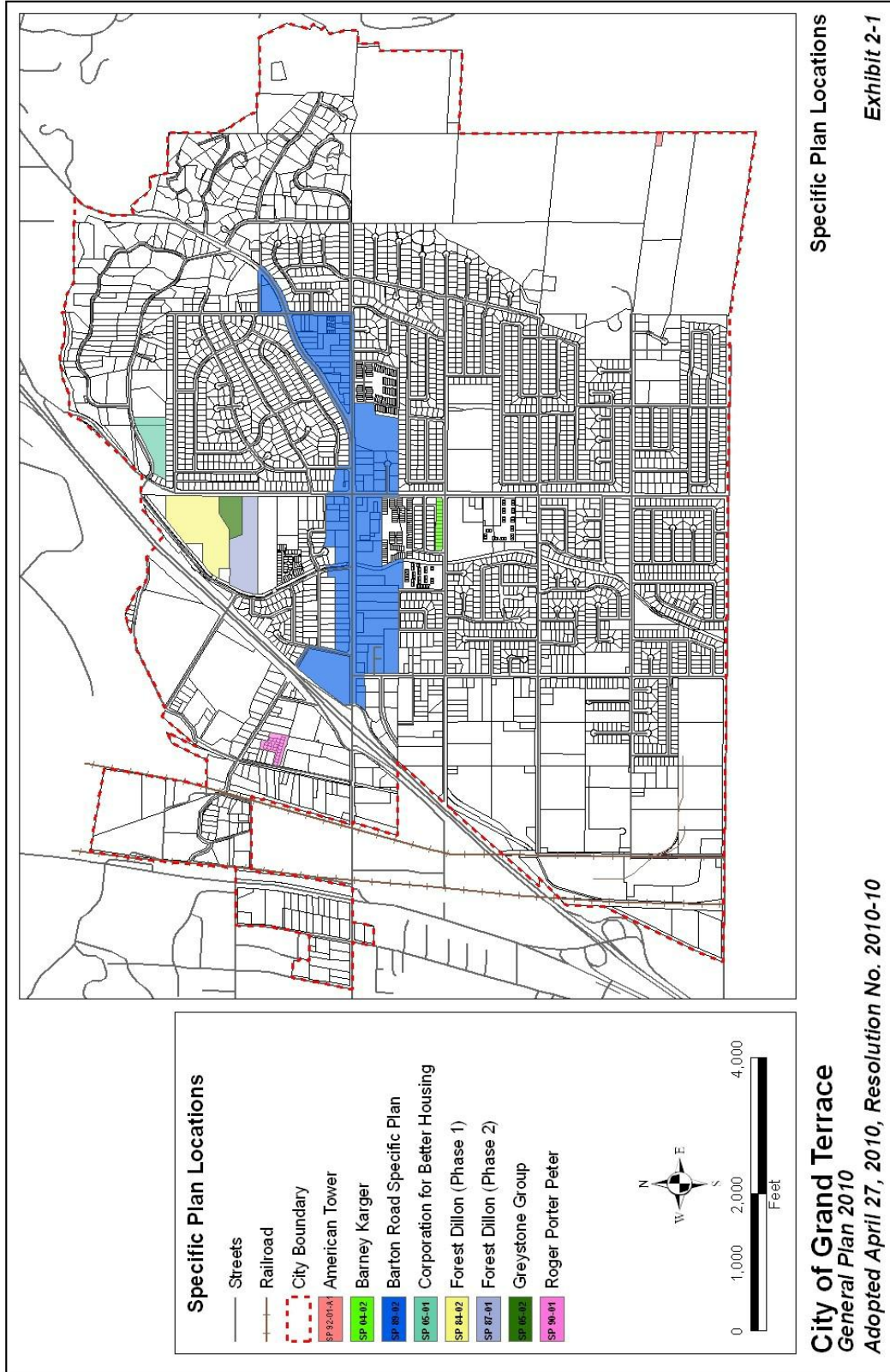
Since incorporation, the City has approved approximately 15 project-oriented Specific Plans. The locations of the Barton Road Specific Plan and other Specific Plans are identified on Exhibit



2-1. The Specific Plan properties include multi-family residential projects, small lot single family projects, commercial projects, and cellular communications projects.



Exhibit 2-1 – Specific Plan Locations





City of Colton General Plan

The City of Colton borders Grand Terrace to the north, east, and west. The area west of Interstate 215 includes pockets of Grand Terrace property intermingled with pockets of Colton property. As such, the City of Grand Terrace must carefully monitor development and land uses in the City of Colton adjacent to Grand Terrace. Development in adjacent areas of Colton have the opportunity to create land use compatibility conflicts, generate traffic problems within Grand Terrace, and potentially generate environmental hazards that could impact Grand Terrace residents. Review of the Colton General Plan offers Grand Terrace the opportunity to plan accordingly and cooperate with Colton to ensure land use compatibility, improve efficiencies in public services, and mitigate potential environmental impacts generated by future development.

County of Riverside General Plan

The County of Riverside's unincorporated community of Highgrove lies immediately south of Grand Terrace. This area is projected to experience significant future growth that could potentially impact Grand Terrace in a similar manner as the City of Colton. Careful review and monitoring of development within this area will again allow Grand Terrace to plan accordingly and cooperate with Riverside County to ensure land use compatibility, improve efficiencies in public services, and mitigate potential environmental impacts generated by future development.

Sphere of Influence

The Sphere of Influence of the City of Grand Terrace encompasses its current City limit boundaries. It lies adjacent to the City of Colton to the north, east, and west. The County of Riverside lies immediately to the south. There are no opportunities to annex adjacent unincorporated San Bernardino County lands.

2.1.3 Relationship to Other Elements

The Land Use Element has the broadest scope of all the General Plan's elements. Since it governs how land is used throughout the City, virtually all issues and policies contained in other elements relate to the decisions to be made by the Land Use Element.

Examples of these relationships include the need to provide a circulation system to allow residents and workers to travel between land uses, and to ensure that the street system is adequate to serve intended lands uses. Residential uses must be protected from incompatible uses that could generate significant noise, air pollution or other hazards that might impact the residents. All land uses involving structures must be protected from man-made and natural hazards such as flooding, fires, and seismic events.



2.2 EXISTING CONDITIONS

Grand Terrace is predominantly a residential community. The City was formerly an unincorporated bedroom community surrounded by the City of Colton. Predominant commercial and industrial activities focused along regional transportation corridors in other areas of Colton leaving Grand Terrace to primarily develop as a single family residential community. Since the majority of the community is located on the west side of Blue Mountain, the terrain offered scenic views that attracted residents while making large scale development of commercial and industrial uses more difficult.

The majority of the remaining undeveloped land is located on Blue Mountain, in the Santa Ana River floodplain, or adjacent to the I-215 Freeway.

Table 2.1 summarizes existing land use categories, by acreage, as noted in the existing City General Plan. As illustrated, 53 percent of all land within the City limits is designated for residential uses.

Table 2.1
Existing General Plan Land Uses

Land Use Type	Acres	% of Total
Hillside Low Density Residential	<u>125.2</u> 115.3	<u>6%</u> 5%
Low Density Residential	<u>826.6</u> 901.2	<u>36%</u> 40%
Medium Density Residential	<u>144.1</u> 195.0	<u>6%</u> 9%
Medium/High Density Residential	<u>6.8</u> 6.0	<u>0%</u> <0.1%
<u>High Density Residential</u>	<u>97.9</u>	<u>4%</u>
General Commercial	<u>85.9</u> 154.9	<u>4%</u> 7%
Office Commercial	<u>31.9</u> 35.7	<u>1%</u> 2%
Industrial	<u>111.3</u> 211.4	<u>5%</u> 9%
Floodplain Industrial	<u>42.3</u> 26.1	<u>2%</u> 1%
Public	<u>161.3</u> 72.3	<u>7%</u> 3%
Hillside Open Space	<u>188.5</u> 184.1	8%
<u>The Gateway at Grand Terrace Specific Plan</u>	<u>103.1</u>	<u>5%</u>
Street & Railroad R/W	<u>345.9</u> 353.0	<u>15%</u> 16%
Total	<u>2,270.8</u>2,255.1	100.00%



2.3 GOALS AND POLICIES

The following goals and policies are established direct future land use planning decisions within the City of Grand Terrace:

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.

Policy 2.1.1: Implementation of general plan goals shall be reviewed every five years with the first review occurring one year after adoption of the General Plan. This will include an assessment of the relationship between general plan land use designations and existing land uses at the time of the review as well as growth patterns in surrounding communities.



Policy 2.1.2: The City will establish a formal liaison with adjacent jurisdictions, i.e. Riverside and San Bernardino Counties and the Cities of San Bernardino and Colton, for the purpose of evaluating the effects of each jurisdiction’s land use planning activities on contiguous areas.

Policy 2.1.3: Grand Terrace’s potential role within the regional market area will be reviewed every 2 ½ years as an integral part of the General Plan.

Policy 2.1.4: The supply of vacant land and underutilized lands within the City shall be reviewed every 2 years to consider changes in zoning in support of General Plan goals.

Policy 2.1.5: Enhancement of the City’s image shall be undertaken by the establishment of City entrances and development of unified streetscapes.

Policy 2.1.6: Mixed use development which can demonstrate superior use of land, more efficient utilization of public facilities, and more effective conservation of natural resources shall be strongly encouraged by the City of Grand Terrace.



Policy 2.1.7: The City shall continually refine population growth forecasts to insure adequate planning for anticipated increased levels of sewerage, water and other necessary community services.

Goal 2.2 Preserve and enhance the quality and character of the City’s residential neighborhoods.

Policy 2.2.1: Any development occurring within the Hillside residential designation shall be required to prepare a Specific Plan.

Policy 2.2.2: All residential developments shall comply with the goals and policies of the Housing Element of the General Plan.

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.

Policy 2.3.1: Commercially designated freeway frontage south of Barton Road, shall be developed under a Specific Plan to ensure a comprehensive commercial development pattern that will serve as a scenic entry into the City.

Policy 2.3.2: Maintenance and continued development of Grand Terrace’s established commercial areas, as an encouragement of new commercial development.

Policy 2.3.3: Additional freeway service-oriented commercial uses shall be encouraged.

Policy 2.3.4: Commercial areas along Barton Road shall be designated in a manner that discourages “strip commercial” type development.

Policy 2.3.5: Measures to reduce potential land use incompatibility between commercially designated areas and all other plan areas will be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.

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 2.4.3: Whenever feasible, industrially designated areas shall be master planned to provide an “industrial park” character.



- Policy 2.4.4: Buffering to prevent potential land use incompatibilities between industrial areas and other areas shall be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.
- Policy 2.4.5: The City's Redevelopment Agency shall assist in the consolidation and assemblage of properties to assure adequate sized quality development with areas designated as light industrial.

Goal 2.5 Provide for the preservation of natural resources and open space.

- Policy 2.5.1 All areas of Blue Mountain above elevation 1,450 feet above sea level shall be maintained as open space. Consideration shall be given to the maintenance of existing communications towers.
- Policy 2.5.2 Areas designated as Open Space shall be preserved to provide long term recreation opportunities as well as the preservation of scenic and environmental resources and the protection of public health and safety.
- Policy 2.5.3 Energy efficiency shall be encouraged in all future development.



2.4 LAND USE PLAN

2.4.1 Land Use Map

As required by State law, the General Plan must identify land use designations and permitted development intensities. General plans must also provide a diagram indicating the locations of each land use type. These components are included in this section of the Land Use Element. Exhibit 2-2 presents the Land Use Map that identifies the specific land use designation of individual parcels throughout the City. Table 2.2 provides a general breakdown of acreage by land use designation and its percentage of total area within the City.

Table 2.2
General Plan Acreage By Land Use Category

Land Use Category	Acres	% of Total
Hillside Low Density Residential	<u>125.2</u> 115.3	<u>6%</u> 5%
Low Density Residential	<u>826.6</u> 901.2	<u>36%</u> 40%
Medium Density Residential	<u>144.1</u> 195.0	<u>6%</u> 9%
Medium High Density Residential	<u>6.8</u> 6.0	<u>0%</u> <0.1%
<u>High Density Residential</u>	<u>97.9</u>	<u>4%</u>
General Commercial	<u>85.9</u> 154.9	<u>4%</u> 7%
Office Commercial	<u>31.9</u> 35.7	<u>1%</u> 2%
<u>Light Industrial</u>	<u>111.3</u> 107	<u>5%</u> 4.7%
Floodplain Industrial	<u>42.3</u> 340.1	<u>2%</u> 1.7%
Hillside Open Space	<u>188.5</u> 189.1	8.0%
<u>Mixed Use</u>	<u>93.5</u>	<u>4.2%</u>
Public	<u>161.3</u> 158.9	<u>7%</u> 7.0%
<u>The Gateway at Grand Terrace Specific Plan</u>	<u>103.1</u>	<u>5%</u>
<u>Street & Railroad R/W Streets</u>	<u>345.9</u> 353.0	<u>15%</u> 15.5%
Total	<u>2,270.8</u>2,255.1	100%

Amended 5/22/2012, Resolution No. 2012-22

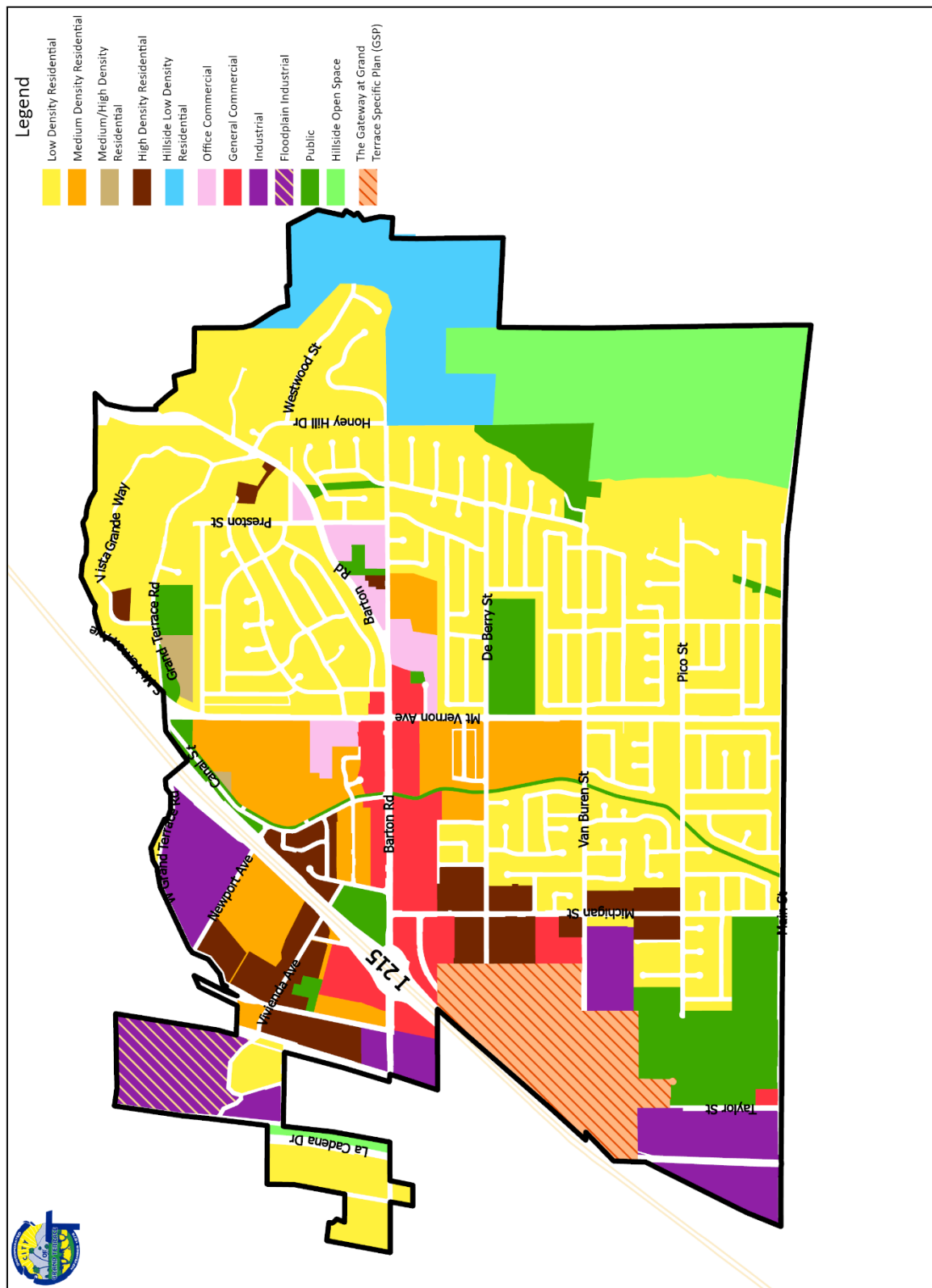
Amended 9/27/2016, Resolution No. 2016-37

Amended 4/14/2026, Resolution No. 2026-XX





Exhibit 2-2 – General Plan Land Use Map



City of Grand Terrace Land Use Map
April 14, 2026





2.4.2 Land Use Designations

Land use designations are provided in order to define the amount, type, and nature of future development that will be allowed in a given location in the City. The following section defines each land use designation shown on the Land Use Plan and provides its density range and general development standards required in accordance with State law.

Each land use designation is typically implemented by a defined set of zoning designations included in the City's Zoning Code. The Zoning Code contains detailed regulations relating to permitted and conditional uses allowed within each zone, site development standards, and performance criteria that serve to implement the goals and policies of the General Plan.

Table 2.3 provides a description of each land use designation of the Land Use Plan.





**Table 2.3
City of Grand Terrace
General Plan Land Use Designations**

Land Use Designation	Purpose of Land Use
RESIDENTIAL	
Hillside Low Density Residential (HLDR) Maximum Density – 1 dwelling unit per gross acre	The hillside areas of Blue Mountain located at the far eastern edge of the City are considered a natural resource that requires special consideration to protect the scenic views and environmental resources of the mountain. Any development proposed within the Hillside designation will require special evaluation of all environmental issues and must include provisions for the protection of all natural resources within the area. Properties within the designated areas must demonstrate that building pads and streets can be graded with minimal impact to the hillside and views, and that adequate utilities and public services, including drainage, domestic water, sanitary sewer, fire protection can be provided. Proposed developments within this area shall be required to prepare a Specific Plan. Clustered development that protects sensitive slopes and natural resources shall be strongly encouraged.
Low Density Residential (LDR) Density Range - 0 to 5 dwelling units per gross acre	The Low Density Residential designation limits land uses to single family detached residential units and mobile homes subject to the applicable General Plan policies and Zoning Code provisions. This designation encompasses the majority of property within the City and is largely associated with existing housing developments throughout the City.
Medium Density Residential (MDR) Density Range – 6 to 12 dwelling units per gross acre.	<p>The Medium Density Residential designation include both single family detached and multiple family attached developments. Permitted uses within these areas may include small lot single family developments or attached multi-family developments including townhomes, condominiums, and apartments. Mobile home developments are also permitted.</p> <p>A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or pursuant to an approved Planned Residential Development application up to a 20% density bonus may be granted.</p>
Medium High Density Residential (MHDR) Maximum Density - 20 dwelling units per gross acre	<p>The Medium High Density Residential designation is reserved for multiple family development, with an emphasis on affordable housing projects. This designation may also be applied as an overlay to another land use designation to allow multi-family development at a density of 20 to 24 units/acre as an optional alternative to the base land use designation.</p> <p>A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or pursuant to an approved Planned Residential Development application for up to a 20% density bonus.</p>



**Table 2.3
City of Grand Terrace
General Plan Land Use Designations**

Land Use Designation	Purpose of Land Use
<p><u>High Density Residential (HDR) Density Range – 20 to 40 dwelling units per gross acre</u></p>	<p><u>The High Density Residential designation is reserved for multi-family development, with an emphasis on affordable housing projects. Permitted uses within these areas may include garden-style apartments, courtyard buildings, townhomes, multiplexes, and other multiple family housing types. Single-family residential development or any residential development at a density less than twenty (20) dwelling units per acre is prohibited.</u></p> <p><u>A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or, pursuant to an approved Planned Residential Development application, up to a 20% density bonus may be granted.</u></p>
COMMERCIAL	
<p>General Commercial (GC)</p>	<p>This designation is primarily located along Barton Road and near the I-215 Freeway. It provides for general commercial uses to serve the retail and service needs of the community.</p>
<p>Office Commercial (OC)</p>	<p>Office commercial uses are used as a buffer between residential areas and general commercial areas. The properties designated for Office Commercial uses are primarily located along Barton Road east of Mount Vernon Avenue and north of Barton Road west of Mount Vernon Avenue.</p> <p>Permitted uses may include office/administrative uses and support retail and service commercial uses</p>
INDUSTRIAL	
<p>Light Industrial (LI)</p>	<p>Permitted uses for properties designated as Light Industrial include those uses that can be made compatible with other surrounding uses within the City regarding noise, dust, odors, vibration, glare, air quality, traffic, aesthetics, and hazardous materials. Typical uses may include light manufacturing and assembly, small scale warehousing and distribution, research and development, and administrative and service types of uses.</p>
<p>Floodplain Industrial (FI)</p>	<p>Properties designated with the Floodplain Industrial designation experience the potential for severe flooding resulting from their proximity to the Santa Ana River. Properties within this designation are planned for ultimate development as light industrial, non-polluting uses similar to the Light Industrial designation. Proposed developments must demonstrate that adequate measures can be implemented to ensure that the proposed use is effectively protected from identified flood hazards.</p> <p>Presently, parcels within this area are largely undeveloped or developed as rural residential land uses. It is anticipated that buildout of this area will occur over a long period of time. During this buildout period, existing residential uses shall be permitted and regulated under the requirements of the Low Density Residential land use designation.</p>



**Table 2.3
City of Grand Terrace
General Plan Land Use Designations**

Land Use Designation	Purpose of Land Use
INSTITUTIONAL	Light agricultural uses shall be permitted including the keeping of animals with the approval of an Agricultural Overlay zoning designation.
Public (P)	Public uses may include schools, parks, the City Hall, City maintenance facilities and facilities owned and operated by public utilities.
OPEN SPACE	
Hillside Open Space (OS)	Properties designated as Hillside Open Space are those that should not be developed as urban land uses due to environmental resources, environmental constraints or scenic resources. These are primarily located along the western and northern slopes of Blue Mountain. Properties designated as Hillside Open Space shall be retained in their natural condition and used as either natural open space or parkland. They may be either publicly or privately owned.
MIXED USE	
Mixed-Use (MU)	Properties designated as mixed use are intended to be developed with multiple uses on a single site. This may include residential, commercial, business park, open space, and recreational uses. Compatible uses may be placed horizontally or vertically on the site. All Mixed Use projects shall be required to submit a Specific Plan or Planned Development that demonstrates compatibility between the proposed uses as well as buffering from adjacent properties, if warranted. Densities may not exceed those of the residential, commercial and industrial designations of the General Plan and zoning.

Amended 5/22/2012, Resolution No. 2012-22
Amended 9/27/2016, Resolution No. 2016-37
Amended 4/14/2026, Resolution No. 2026-XX



2.4.3 Buildout Analysis

Table 2.4 presents an analysis of residentially designated land and the total number of estimated dwelling units and population at ultimate buildout. As illustrated, at ultimate development of the residential component of the Plan, the City population is estimated to be approximately 15,747. These estimates are based upon the total acreage by land use type, an average probable density in dwelling units per acre, and the City’s current average population per household. The analysis also assumes that certain properties with higher density designations that are currently underutilized would be redeveloped to the average designation’s density.

Non-residential land uses comprise approximately 2741 percent of all land within the City and include employee generating commercial and industrial property as well as open space lands. Table 2.5 summarizes the build out of non-residential uses and their potential employment generation. As illustrated, at buildout, a total approximately 11,450 jobs may be available within the City.

**Table 2.4
Residential Buildout Calculations**

Land Use Designation	Probable Avg. Density	Acres	Dwelling Units	Persons / Household	Estimated Population
Low Density/Hillside	0.7 du/ac	<u>125.2155.3</u>	<u>88109</u>	2.83	<u>249308</u>
Low Density	3.6 du/ac	<u>826.6885.2</u>	<u>2,9763,183</u>	2.83	<u>8,4229,008</u>
Medium Density	11 du/ac	<u>144.1181.2</u>	<u>1,5851,993</u>	2.83	<u>4,4865,640</u>
Medium High Density	20 du/ac	<u>6.811.6</u>	<u>136230</u>	1.20/2.83 ⁺	<u>385455⁺</u>
Mixed Use High Density	<u>2812</u> du/ac	<u>97.914.6*</u>	<u>2,741175</u>	2.83	<u>7,757495</u>
Total		<u>1,200.71,246.8</u>	<u>7,5265,690</u>		<u>21,29915,906</u>

Amended 5/22/2012, Resolution No. 2012-22

Amended 9/27/2016, Resolution No.

~~Amended 4/14/2026, Resolution No. 2026-XX~~

~~*Assumes that 15% of the mixed use area is residential.~~

+Includes existing senior housing in persons per household and estimated population calculations.

**Table 2.5
Non-Residential Buildout Estimates**

Land Use Designation	Probable Density (FAR)	Acres	Square Feet	Square Feet/ Employee	Estimated Employment
General Commercial	0.35	<u>85.988.4</u>	<u>1,309,6311,347,764</u>	500	<u>2,6192,695</u>
Office Commercial	0.35	<u>31.932.9</u>	<u>486,347501,593</u>	250	<u>1,9452,006</u>
Mixed Use	<u>0.35</u>	<u>78.9*</u>	<u>1,202,909</u>	<u>500</u>	<u>2,405</u>
Light Industrial	0.30	<u>111.3107</u>	<u>1,454,4681,398,276</u>	1,000	<u>1,4541,398</u>
Floodplain Industrial	0.30	<u>42.340.1</u>	<u>552,776524,027</u>	1,000	<u>552524</u>
Public	0.35	<u>161.3158.9</u>	<u>2,459,1792,422,589</u>	1,000	<u>2,4592,422</u>
Open Space	N/A	<u>188.5189.1</u>	N/A	N/A	N/A
Total		<u>621.2495.1</u>	<u>6,262,4017,397,158</u>		<u>9,02911,450</u>

~~*Assumes that 85% of the mixed use area is commercial or business uses.~~



2.5 IMPLEMENTATION PROGRAM

Table 2.6 presents the implementation plan designed to implement the policies of the Land Use Element. One or more implementation programs are provided for each policy. The implementation programs identify:

- The individual policy and proposed action,
- Its relationship to specific projects or overall City policy,
- Primary and secondary responsibility for implementation,
- Potential funding sources, and
- Implementation priority.



The General Plan Implementation Program is presented in a table format. Each policy of the General Plan is presented with the following information:

- **Policy Number:** Shows each policy number by General Plan Element.
- **Action Type:** Indicates whether the policy is project review specific or requires other administrative or judicial actions.
- **Policy Action:** Describes the policy and proposed actions for its implementation.
- **Primary Responsibility:** Indicates what agency is primarily responsible for implementation of the proposed action.
- **Support Responsibility:** Indicates what agencies are responsible for supporting the primary agency.
- **Funding Source:** Indicates the general sources of funding for the implementation action.
- **Priority:** Indicates the level of priority given to the implementation action.

The following codes are used throughout the Implementation Program table:

**Table 2.6
Implementation Table Codes**

Code	Definition
Responsible Agencies	
SOC	State of California
CA	City Attorney
CC	City Council
COC	City of Colton
COSB	County of San Bernardino
CD	Community Development Department
CJUSD	Colton Joint Unified School District
CM	City Manager
CRA	Community Redevelopment Agency
CS	Community Services Department
ENG	City Engineer
FCD	County Flood Control District
FD	Fire Department
FIN	Finance Department
GTF	Grand Terrace Foundation
PW	Public Works/Building & Safety Department
RHWC	Riverside Highland Water Company



SANBAG	San Bernardino Association of Governments
SCAG	Southern California Association of Governments
SD	Sheriff's Department
US	United States Federal Government
Funding Sources	
CFD	Community Facilities District
FG	Federal Grants
GF	City General Fund
ISF	Impact/Service Fee
LMD	Landscape Maintenance District
PP	Public/Private Partnership
RDA	Redevelopment Agency
SG	State Grants
UAF	User/Application Fees
Priorities	
1	Current. Action already implemented.
2	Urgent. Action should be undertaken within the next fiscal year. It is either required by law or is critical to the City.
3	Important. Action should be taken in the near future. It may be necessary for the completion of other actions.
4	Ongoing. Action is continuous or is the continuation of an existing action or program. It requires no further action to implement.
5	Desirable. Action would benefit the community, but does not require short term implementation or may require other actions to be taken first.
6	Optional. Action has a relatively low priority, but is desirable. It is not critical to other actions.



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Land Use Element							
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.							
2.1.1		X	Implementation of General Plan goals shall be reviewed every five years with the first review occurring one year after adoption of the General Plan. This will include an assessment of the relationship between General Plan land use designations and existing land uses at the time of the review as well as growth patterns in surrounding communities.				
			a. Conduct an evaluation of the current General Plan and revise the Plan as necessary.	CD	PW, CA	GF	4
2.1.2		X	The City will establish a formal liaison with adjacent jurisdictions, i.e. Riverside and San Bernardino Counties and the Cities of San Bernardino and Colton, for the purpose of evaluating the effects of each jurisdiction’s land use planning activities on contiguous areas.				
			a. Contact all surrounding jurisdictions to acquire copies of their General Plans. Review the Plans for consistency with the City’s. Request that the City be included in the review of any General Plan Amendments.	CD	PW	GF	4
			b. Contact surrounding jurisdictions to have the City placed on their transmittal lists for project review. Review adjacent projects for compatibility with the City’s General Plan and identify potential impacts to the City.	CD	PW	GF	4
2.1.3		X	Grand Terrace’s potential role within the regional market area will be reviewed every 2 ½ years as an integral part of the General Plan.				
			a. Conduct an evaluation of the City’s role in the regional market area for submittal and review by the City Council.	CD	CM	GF	5
2.1.4	X		The supply of vacant land and underutilized lands within the City shall be reviewed every 2 ½ years to consider changes in zoning in support of General Plan goals.				
			a. Conduct a survey of vacant and underutilized lands. Where appropriate, proposed changes to a specific property’s General Plan designation and/or zoning shall submitted to the Planning Commission and City Council for appropriate action.	CD	---	GF	5



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
2.1.5			Enhancement of the City’s image shall be undertaken by the establishment of City entrances and development of unified streetscapes.				
			a. Identify entrances to the City that are under-landscaped. Submit proposed landscape plans to the Planning Commission and City Council for review. Prepare plans for approved concepts and install new landscaping, as funding becomes available.	CD	PW, CD	GF, FG, SG, LMD, ISF, PP	4
2.1.6	X		Mixed use development which can demonstrate superior use of land, more efficient utilization of public facilities, and more effective conservation of natural resources shall be strongly encouraged by the City of Grand Terrace.				
			a. Review new development on a project-by-project basis for implementation of mixed use development concepts.	CD	PW	GF	1
2.1.7			The City shall continually refine population growth forecasts to insure adequate planning for anticipated increased levels of sewerage, water and other necessary community services.				
			a. Acquire updated population information through the State, SCAG, and SANBAG.	CD	PW, SCAG, SANBAG	GF	4
Goal 2.2: Preserve and enhance the quality and character of the City’s residential neighborhoods.							
2.2.1	X		Any development occurring within the Hillside Residential designation shall be required to prepare a Specific Plan.				
			a. Enforce the current requirement for the preparation of a Specific Plan for any development proposed in areas designated as Hillside Residential.	CD	CA	GF	1
2.2.2	X		All residential developments shall comply with the goals and policies of the Housing Element of the General Plan.				
			a. Review all proposed residential projects for consistency to the General Plan Housing Element.	CD	---	GF	4



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			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.				
2.3.1	X		Commercially designated freeway frontage shall be master planned to ensure a comprehensive commercial development pattern that will serve as a scenic entry into the City.				
			a. Require that all commercial projects along the I-215 freeway are developed under a master plan concept.	C D	---	GF, RDA, UAF	1
2.3.2		X	Maintenance and continued development of Grand Terrace’s established commercial areas, as an encouragement of new commercial development.				
			a. The City shall develop a program to support the renovation and improvement of existing commercial areas.	C D	CS, PW, CM	SG, GF, FG, RDA, PP	3
2.3.3	X	X	Additional freeway service-oriented commercial uses shall be encouraged.				
			a. Promote the development of freeway-oriented land uses south of Barton Road and east of I-215.	C D	CS, CM	GF, UAF, PP, RDA	1
			b. Develop an economic development program designed to attract freeway-oriented commercial land uses to the City.	C D	CS, CM	RDA,	1
2.3.4	X	X	Commercial areas along Barton Road shall be designated in a manner that discourages “strip commercial” type development.				
			a. All new commercial projects along Barton Road shall be reviewed in compliance with the Barton Road Specific Plan to discourage “strip commercial” development concepts.	C D	PW	GF	4
2.3.5	X	X	Measures to reduce potential land use incompatibility between commercially designated areas and all other plan areas will be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.				
			a. Review and modify the Zoning Ordinance to provide requirements for buffering between commercial and residential land uses.	C D	PW, CA	GF	4



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 2.4: Provide for a mix of attractive industrial land uses designed to generate employment opportunities							
2.4.1		X	The City shall promote the development of employment generating, light, non-polluting industry with the present land use pattern.				
			a. Identify potential industrial sites. Market the sites through City-sponsored economic development programs using multi-media sources including the City Website, television, and written materials.	CD	CM, RDA	GF, RDA	4
2.4.2		X	The City shall promote the development of light non-polluting industrial uses within the City.				
			a. Develop a marketing program for the development of industrial areas along and west of I-215.	CD	CM, RDA	GF, RDA	5
2.4.3		X	Whenever feasible, industrially designated areas shall be master planned to provide an “industrial park” character.				
			a. When industrial projects are proposed, they will be evaluated for their potential to be included in an overall master plan with other adjacent industrial properties.	CD	PW	GF	1
2.4.4			Buffering to prevent potential land use incompatibilities between industrial areas and other areas shall be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.				
			a. Review the Zoning Ordinance and establish buffer guidelines for industrial areas adjacent to more sensitive land uses.	CD	PW	GF	3
2.4.5			The City’s Redevelopment Agency shall assist in the consolidation and assemblage of properties to assure adequate sized quality development with areas designated as light industrial.				
			a. Identify potential industrial sites and determine whether they warrant RDA participation based upon available RDA funding.	RDA	CD, CM	RDA	6
Goal 2.5: Provide for the preservation of natural resources and open space.							
2.5.1			All areas of Blue Mountain above elevation 1,450 feet above sea level shall be maintained as open space. Consideration shall be given to the maintenance of existing				

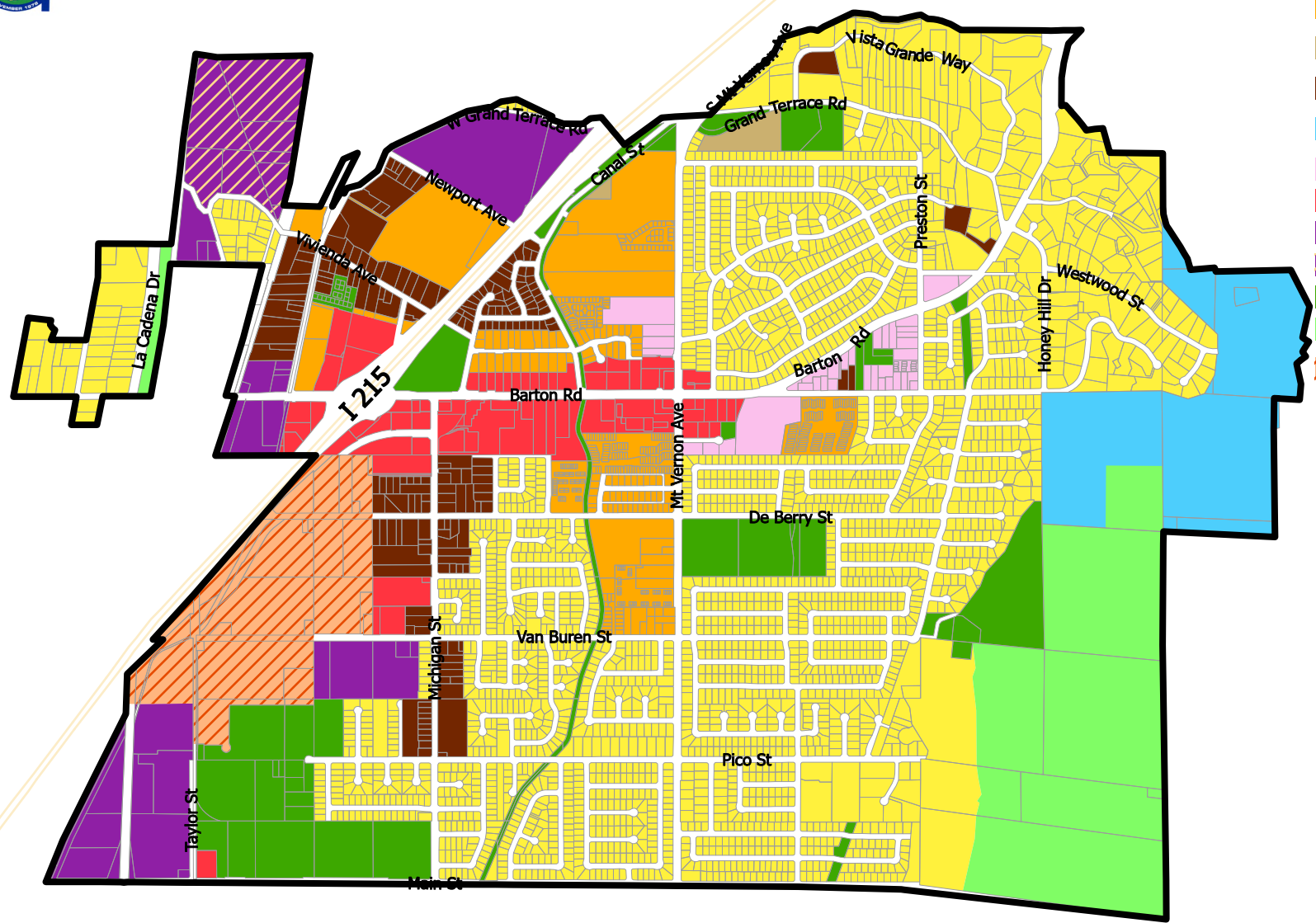


Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			communications towers.				
			a. Review the Zoning Ordinance and establish requirements for the preservation of Blue Mountain as open space above the elevation 1,450.	CD	CA	GF	3
2.5.2	X	X	Areas designated as Open Space shall be preserved to provide long-term recreation opportunities as well as the preservation of scenic and environmental resources and the protection of public health and safety.				
			a. Work with the Grand Terrace Foundation and Friends of Blue Mountain to identify potential properties for acquisition as public open space.	CD	CS, CM	FG, SG, ISF, PP	3
			b. Review projects on or adjacent to Blue Mountain and condition them, where appropriate, to dedicate property as public open space.	CD	CM	GF	4
2.5.3	X	X	Energy efficiency shall be encouraged in all future development.				
			a. The City shall develop energy conservation policies and guidelines to be used in the review of all new development proposals.	CD	PW, CA	GF, SG, FG, PP	3



Legend

- Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Hillside Low Density Residential
- Office Commercial
- General Commercial
- Industrial
- Floodplain Industrial
- Public
- Hillside Open Space
- The Gateway at Grand Terrace Specific Plan (GSP)



RESOLUTION NO. 2026-01-B**A RESOLUTION OF THE PLANNING COMMISSION/SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 26-01-B, FOR THE REDESIGNATION OF 55 ACRES TO MULTIFAMILY TO IMPLEMENT THE 2021–2029 HOUSING ELEMENT PROGRAM**

1

WHEREAS, local governments are authorized by Government Code Section 65350 et seq. to prepare, adopt, and amend general plans; and

WHEREAS, Government Code Section 65580 et seq. requires cities to update their housing elements on a regular basis; and

WHEREAS, a comprehensive update to the Housing Element of the Grand Terrace General Plan for the 2021–2029 planning period was adopted on March 25, 2025; and

WHEREAS, on May 22, 2025, the California Department of Housing and Community Development issued a letter finding that the draft 2021–2029 Housing Element is conditionally compliant and will be in full compliance with state law upon adoption and completion of the proposed rezonings; and

WHEREAS, the Housing Element contains Program 1, which identifies 97.1 acres of land for rezoning to the R3-40 zone at 20–40 dwelling units per acre to accommodate the Regional Housing Needs Allocation; and

WHEREAS, the City has prepared appropriate development standards to accompany the new R3-40 zone; and

WHEREAS, this General Plan Amendment is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]) through Section 21080.085, which exempts rezones that implement the schedule of actions contained in an approved Housing Elements; and

WHEREAS, during the preparation of new zoning standards, public outreach was conducted via a Special Joint Planning Commission and City Council Session on January 27, 2026, and a Community Study Session on February 5, 2026; and

WHEREAS, the staff report and supporting materials accompanying this resolution are found to be true, are adopted as Facts and Findings, and are incorporated by reference in this resolution; and

WHEREAS, the City of Grand Terrace Planning Division, on March 10, 2026, posted two (2) true and correct copies of the legal notice at the Grand Terrace City Hall Bulletin Board and at the Grand Terrace Public Library, and posted on the City's website in accordance with the Grand Terrace Municipal Code Section 18.03.070; and

WHEREAS, the City of Grand Terrace Planning Division, on March 12, 2026, mailed copies of the legal notice to affected property owners, stakeholders, and surrounding jurisdictions; and

WHEREAS, the City of Grand Terrace Planning Division, on March 10, 2026, published a legal notice in the Grand Terrace City News, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning the amendment; and

WHEREAS, the Grand Terrace Municipal Code requires that the City Council take action on General Plan amendments, and the Grand Terrace Municipal Code requires that the Planning Commission make a recommendation to the City Council on such amendments; and

WHEREAS, the Grand Terrace Municipal Code requires that the City Council take action on General Plan amendments, and the Grand Terrace Municipal Code requires that the Planning Commission make a recommendation to the City Council on such amendments.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Grand Terrace:

Section 1. All the facts set forth in the above Recitals are true and correct and are incorporated herein by this reference.

Section 2. FINDINGS. Pursuant to the Grand Terrace Municipal Code, the City Council hereby makes the following findings and determinations in connection with the approval of the General Plan Amendment.

1. The proposed amendments are in the public interest.
2. The proposed amendments are consistent and compatible with the rest of the General Plan and Zoning Code.
3. The potential effects of the proposed amendments have been evaluated and have been determined to not be detrimental to the public health, safety, or welfare.
4. The proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and CEQA.

Section 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The amendment is exempt from the CEQA (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061[b][3]) through Section 21080.085, which exempts rezones that implement the schedule of actions contained in an approved Housing Elements.

Section 4. DETERMINATION. The Planning Commission recommends for adoption of General Plan Amendment 26-01-B, implementing Housing Element Program 1 and redesignating 55.3 acres to high density residential, as shown in **Exhibit D**, attached hereto, and incorporated herein by reference.

Section 5. SEVERABILITY. If any section, subsection, subdivision, sentence, or clause or phrase in this Resolution or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Resolution or any part thereof. The Planning Commission hereby declares that it would have recommended adoption of each section

irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

Section 6. CERTIFICATION. The City Clerk shall certify to the passage, approval, and adoption of this Resolution, and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Section 7. EFFECTIVE DATE. This Resolution shall become effective immediately.

PASSED, APPROVED and ADOPTED this 2nd day of April, 2026.

Edward A. Giroux, Chairman

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed, approved, and adopted by the Planning Commission of the City of Grand Terrace at a regular adjourned meeting thereof held on the 2nd day of April, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Daysi Alcocer, City Clerk



Land Use Element





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2.0 LAND USE ELEMENT

2.1 INTRODUCTION

2.1.1 Purpose and Function

The Land Use Element is often considered the most critical element of a General Plan. It provides overall guidance to all properties within the City through the distribution of land uses, by type, including residential, commercial, industrial, institutional, and open space. The Land Use Element identifies each land use designation's location and intensity, and its interrelationship with other land uses.



The Land Use Element translates the City's long range vision for development in the City and provides a Land Use Plan, goals, policies, and implementation programs to achieve that vision.

In order to provide guidance for the physical development of the City, the Land Use Element must take into consideration the other elements of the General Plan that identify constraints or opportunities for the development of individual properties. Issues that must be considered include transportation systems, regional drainage, utilities, and geographic and geologic constraints, among others.

2.1.2 Relationship to Other Plans and Programs

City Zoning Code

The City of Grand Terrace Zoning Code sets forth the City's standards, guidelines, and procedures relating to the development and maintenance of all land uses within the City. These regulations are intended to implement the goals and policies of the General Plan while being consistent with the designations of the Land Use Plan. They are intended to protect the physical, social, and economic stability of City residents and businesses and their property; reduce or eliminate hazards to the public; and enhance the City's physical, social, and economic advantages through comprehensive land use and resource planning.

Barton Road Specific Plan and Other Specific Plans

The Barton Road Specific Plan serves as the zoning code for most properties fronting along or directly related to Barton Road. It is intended to provide guidance for the development of predominantly commercial property along the primary transportation corridor through the City.

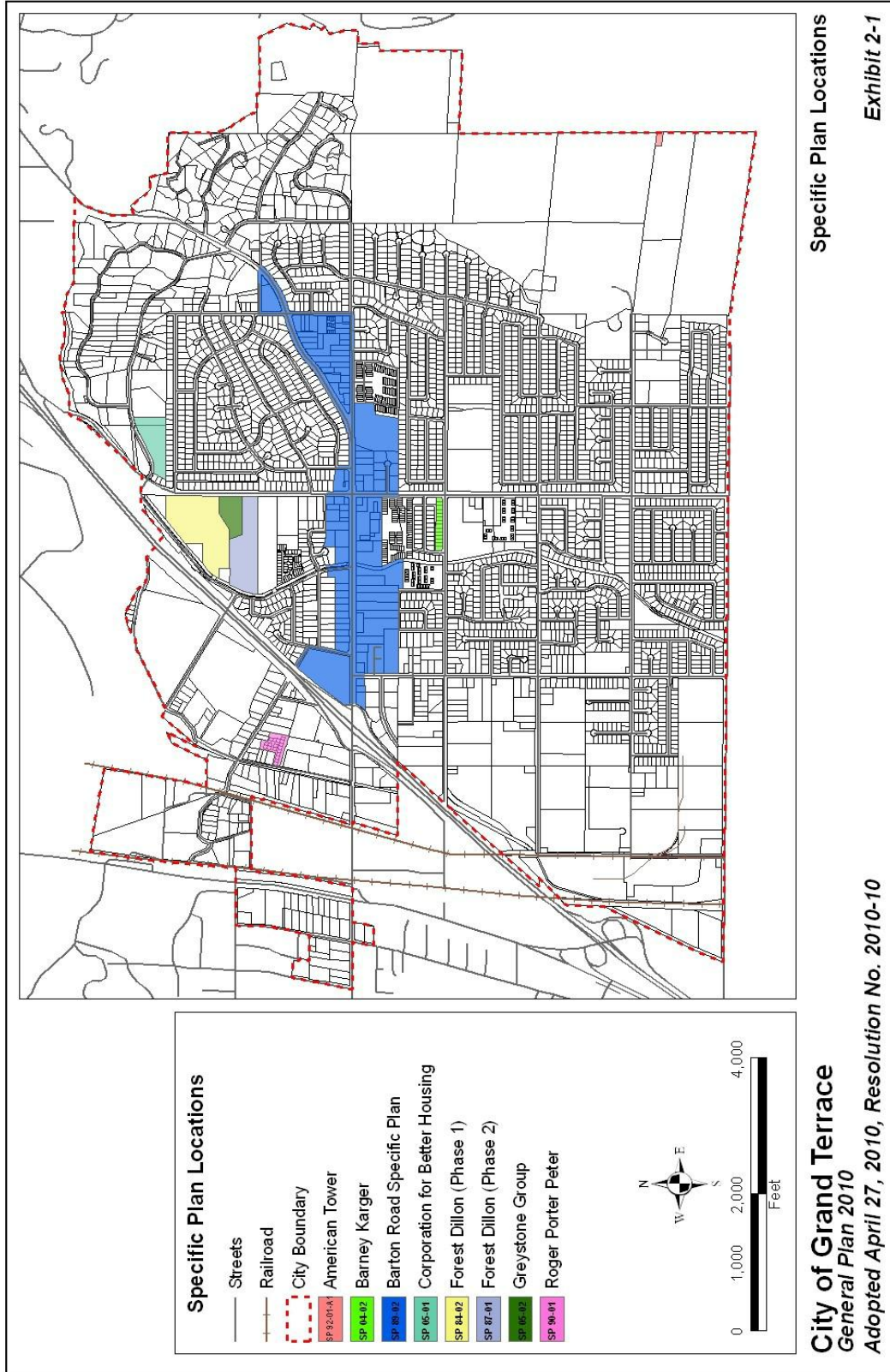
Since incorporation, the City has approved approximately 15 project-oriented Specific Plans. The locations of the Barton Road Specific Plan and other Specific Plans are identified on Exhibit



2-1. The Specific Plan properties include multi-family residential projects, small lot single family projects, commercial projects, and cellular communications projects.



Exhibit 2-1 – Specific Plan Locations





City of Colton General Plan

The City of Colton borders Grand Terrace to the north, east, and west. The area west of Interstate 215 includes pockets of Grand Terrace property intermingled with pockets of Colton property. As such, the City of Grand Terrace must carefully monitor development and land uses in the City of Colton adjacent to Grand Terrace. Development in adjacent areas of Colton have the opportunity to create land use compatibility conflicts, generate traffic problems within Grand Terrace, and potentially generate environmental hazards that could impact Grand Terrace residents. Review of the Colton General Plan offers Grand Terrace the opportunity to plan accordingly and cooperate with Colton to ensure land use compatibility, improve efficiencies in public services, and mitigate potential environmental impacts generated by future development.

County of Riverside General Plan

The County of Riverside's unincorporated community of Highgrove lies immediately south of Grand Terrace. This area is projected to experience significant future growth that could potentially impact Grand Terrace in a similar manner as the City of Colton. Careful review and monitoring of development within this area will again allow Grand Terrace to plan accordingly and cooperate with Riverside County to ensure land use compatibility, improve efficiencies in public services, and mitigate potential environmental impacts generated by future development.

Sphere of Influence

The Sphere of Influence of the City of Grand Terrace encompasses its current City limit boundaries. It lies adjacent to the City of Colton to the north, east, and west. The County of Riverside lies immediately to the south. There are no opportunities to annex adjacent unincorporated San Bernardino County lands.

2.1.3 Relationship to Other Elements

The Land Use Element has the broadest scope of all the General Plan's elements. Since it governs how land is used throughout the City, virtually all issues and policies contained in other elements relate to the decisions to be made by the Land Use Element.

Examples of these relationships include the need to provide a circulation system to allow residents and workers to travel between land uses, and to ensure that the street system is adequate to serve intended lands uses. Residential uses must be protected from incompatible uses that could generate significant noise, air pollution or other hazards that might impact the residents. All land uses involving structures must be protected from man-made and natural hazards such as flooding, fires, and seismic events.



2.2 EXISTING CONDITIONS

Grand Terrace is predominantly a residential community. The City was formerly an unincorporated bedroom community surrounded by the City of Colton. Predominant commercial and industrial activities focused along regional transportation corridors in other areas of Colton leaving Grand Terrace to primarily develop as a single family residential community. Since the majority of the community is located on the west side of Blue Mountain, the terrain offered scenic views that attracted residents while making large scale development of commercial and industrial uses more difficult.

The majority of the remaining undeveloped land is located on Blue Mountain, in the Santa Ana River floodplain, or adjacent to the I-215 Freeway.

Table 2.1 summarizes existing land use categories, by acreage, as noted in the existing City General Plan. As illustrated, 53 percent of all land within the City limits is designated for residential uses.

Table 2.1
Existing General Plan Land Uses

Land Use Type	Acres	% of Total
Hillside Low Density Residential	125.2115.3	6%5%
Low Density Residential	826.6901.2	36%40%
Medium Density Residential	144.1195.0	6%9%
Medium/High Density Residential	6.86.0	0%<0.1%
High Density Residential	97.9	4%
General Commercial	85.9154.9	4%7%
Office Commercial	31.935.7	1%2%
Industrial	111.3211.4	5%9%
Floodplain Industrial	42.326.1	2%1%
Public	161.372.3	7%3%
Hillside Open Space	188.5184.1	8%
The Gateway at Grand Terrace Specific Plan	103.1	5%
Street & Railroad R/W	345.9353.0	15%16%
Total	2,270.82,255.1	100.00%



2.3 GOALS AND POLICIES

The following goals and policies are established direct future land use planning decisions within the City of Grand Terrace:

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.

Policy 2.1.1: Implementation of general plan goals shall be reviewed every five years with the first review occurring one year after adoption of the General Plan. This will include an assessment of the relationship between general plan land use designations and existing land uses at the time of the review as well as growth patterns in surrounding communities.



Policy 2.1.2: The City will establish a formal liaison with adjacent jurisdictions, i.e. Riverside and San Bernardino Counties and the Cities of San Bernardino and Colton, for the purpose of evaluating the effects of each jurisdiction's land use planning activities on contiguous areas.

Policy 2.1.3: Grand Terrace's potential role within the regional market area will be reviewed every 2 ½ years as an integral part of the General Plan.

Policy 2.1.4: The supply of vacant land and underutilized lands within the City shall be reviewed every 2 years to consider changes in zoning in support of General Plan goals.

Policy 2.1.5: Enhancement of the City's image shall be undertaken by the establishment of City entrances and development of unified streetscapes.

Policy 2.1.6: Mixed use development which can demonstrate superior use of land, more efficient utilization of public facilities, and more effective conservation of natural resources shall be strongly encouraged by the City of Grand Terrace.



Policy 2.1.7: The City shall continually refine population growth forecasts to insure adequate planning for anticipated increased levels of sewerage, water and other necessary community services.

Goal 2.2 Preserve and enhance the quality and character of the City's residential neighborhoods.

Policy 2.2.1: Any development occurring within the Hillside residential designation shall be required to prepare a Specific Plan.

Policy 2.2.2: All residential developments shall comply with the goals and policies of the Housing Element of the General Plan.

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.

Policy 2.3.1: Commercially designated freeway frontage south of Barton Road, shall be developed under a Specific Plan to ensure a comprehensive commercial development pattern that will serve as a scenic entry into the City.

Policy 2.3.2: Maintenance and continued development of Grand Terrace's established commercial areas, as an encouragement of new commercial development.

Policy 2.3.3: Additional freeway service-oriented commercial uses shall be encouraged.

Policy 2.3.4: Commercial areas along Barton Road shall be designated in a manner that discourages "strip commercial" type development.

Policy 2.3.5: Measures to reduce potential land use incompatibility between commercially designated areas and all other plan areas will be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.

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 2.4.3: Whenever feasible, industrially designated areas shall be master planned to provide an "industrial park" character.



- Policy 2.4.4: Buffering to prevent potential land use incompatibilities between industrial areas and other areas shall be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.
- Policy 2.4.5: The City's Redevelopment Agency shall assist in the consolidation and assemblage of properties to assure adequate sized quality development with areas designated as light industrial.

Goal 2.5 Provide for the preservation of natural resources and open space.

- Policy 2.5.1 All areas of Blue Mountain above elevation 1,450 feet above sea level shall be maintained as open space. Consideration shall be given to the maintenance of existing communications towers.
- Policy 2.5.2 Areas designated as Open Space shall be preserved to provide long term recreation opportunities as well as the preservation of scenic and environmental resources and the protection of public health and safety.
- Policy 2.5.3 Energy efficiency shall be encouraged in all future development.



2.4 LAND USE PLAN

2.4.1 Land Use Map

As required by State law, the General Plan must identify land use designations and permitted development intensities. General plans must also provide a diagram indicating the locations of each land use type. These components are included in this section of the Land Use Element. Exhibit 2-2 presents the Land Use Map that identifies the specific land use designation of individual parcels throughout the City. Table 2.2 provides a general breakdown of acreage by land use designation and its percentage of total area within the City.

Table 2.2
General Plan Acreage By Land Use Category

Land Use Category	Acres	% of Total
Hillside Low Density Residential	<u>125.2</u> 115.3	<u>6%</u> 5%
Low Density Residential	<u>826.6</u> 901.2	<u>36%</u> 40%
Medium Density Residential	<u>144.1</u> 195.0	<u>6%</u> 9%
Medium High Density Residential	<u>6.8</u> 6.0	<u>0%</u> <0.1%
<u>High Density Residential</u>	<u>97.9</u>	<u>4%</u>
General Commercial	<u>85.9</u> 154.9	<u>4%</u> 7%
Office Commercial	<u>31.9</u> 35.7	<u>1%</u> 2%
<u>Light Industrial</u>	<u>111.3</u> 107	<u>5%</u> 4.7%
Floodplain Industrial	<u>42.3</u> 340.1	<u>2%</u> 1.7%
Hillside Open Space	<u>188.5</u> 189.1	8.0%
<u>Mixed Use</u>	<u>93.5</u>	<u>4.2%</u>
Public	<u>161.3</u> 158.9	<u>7%</u> 7.0%
<u>The Gateway at Grand Terrace Specific Plan</u>	<u>103.1</u>	<u>5%</u>
<u>Street & Railroad R/W Streets</u>	<u>345.9</u> 353.0	<u>15%</u> 15.5%
Total	<u>2,270.8</u>2,255.1	100%

Amended 5/22/2012, Resolution No. 2012-22

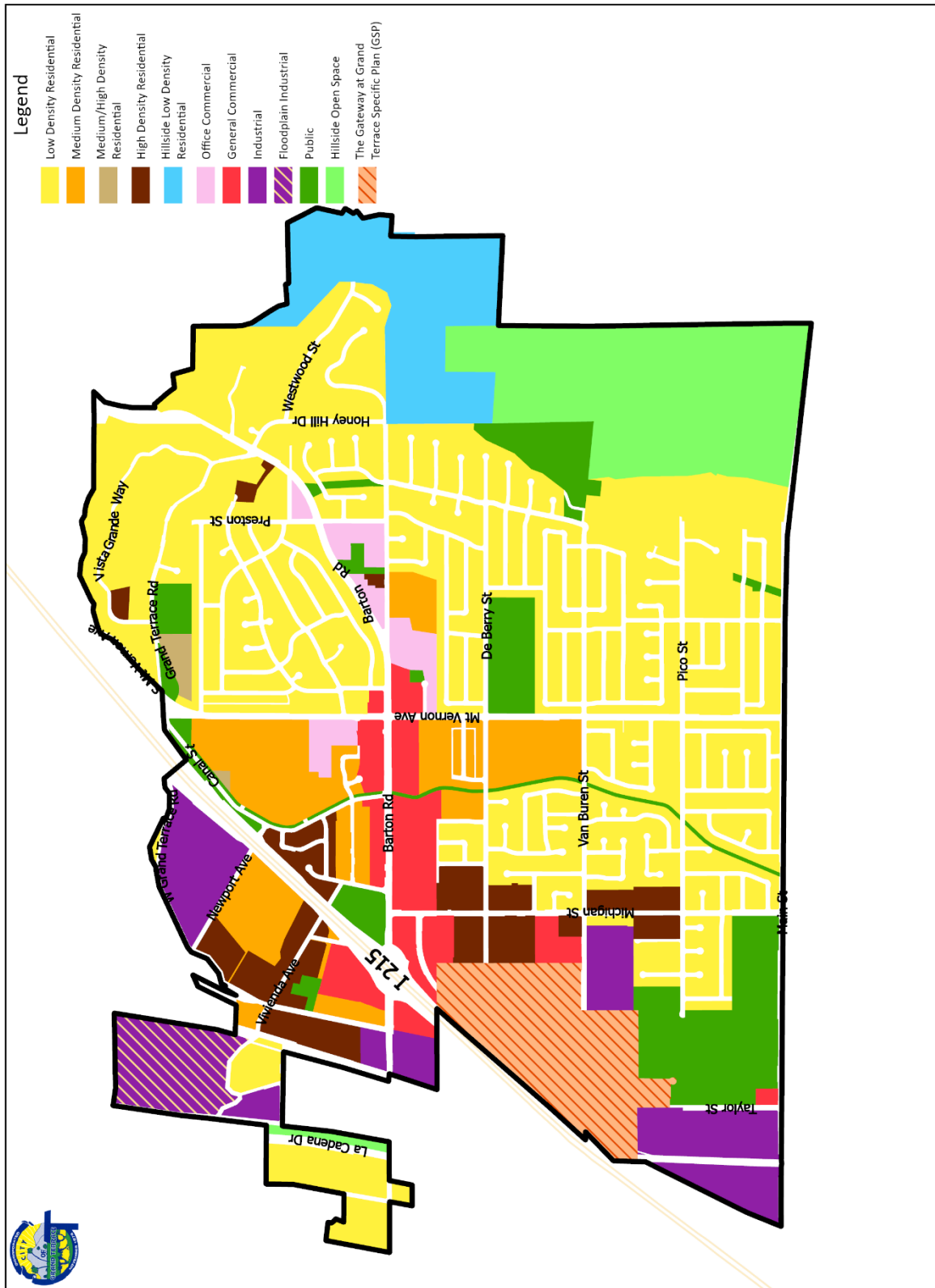
Amended 9/27/2016, Resolution No. 2016-37

Amended 4/14/2026, Resolution No. 2026-XX





Exhibit 2-2 – General Plan Land Use Map



City of Grand Terrace Land Use Map
April 14, 2026

0 0.5 1 Miles

Michael Baker
INTERNATIONAL



2.4.2 Land Use Designations

Land use designations are provided in order to define the amount, type, and nature of future development that will be allowed in a given location in the City. The following section defines each land use designation shown on the Land Use Plan and provides its density range and general development standards required in accordance with State law.

Each land use designation is typically implemented by a defined set of zoning designations included in the City's Zoning Code. The Zoning Code contains detailed regulations relating to permitted and conditional uses allowed within each zone, site development standards, and performance criteria that serve to implement the goals and policies of the General Plan.

Table 2.3 provides a description of each land use designation of the Land Use Plan.





**Table 2.3
City of Grand Terrace
General Plan Land Use Designations**

Land Use Designation	Purpose of Land Use
RESIDENTIAL	
Hillside Low Density Residential (HLDR) Maximum Density – 1 dwelling unit per gross acre	The hillside areas of Blue Mountain located at the far eastern edge of the City are considered a natural resource that requires special consideration to protect the scenic views and environmental resources of the mountain. Any development proposed within the Hillside designation will require special evaluation of all environmental issues and must include provisions for the protection of all natural resources within the area. Properties within the designated areas must demonstrate that building pads and streets can be graded with minimal impact to the hillside and views, and that adequate utilities and public services, including drainage, domestic water, sanitary sewer, fire protection can be provided. Proposed developments within this area shall be required to prepare a Specific Plan. Clustered development that protects sensitive slopes and natural resources shall be strongly encouraged.
Low Density Residential (LDR) Density Range - 0 to 5 dwelling units per gross acre	The Low Density Residential designation limits land uses to single family detached residential units and mobile homes subject to the applicable General Plan policies and Zoning Code provisions. This designation encompasses the majority of property within the City and is largely associated with existing housing developments throughout the City.
Medium Density Residential (MDR) Density Range – 6 to 12 dwelling units per gross acre.	<p>The Medium Density Residential designation include both single family detached and multiple family attached developments. Permitted uses within these areas may include small lot single family developments or attached multi-family developments including townhomes, condominiums, and apartments. Mobile home developments are also permitted.</p> <p>A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or pursuant to an approved Planned Residential Development application up to a 20% density bonus may be granted.</p>
Medium High Density Residential (MHDR) Maximum Density - 20 dwelling units per gross acre	<p>The Medium High Density Residential designation is reserved for multiple family development, with an emphasis on affordable housing projects. This designation may also be applied as an overlay to another land use designation to allow multi-family development at a density of 20 to 24 units/acre as an optional alternative to the base land use designation.</p> <p>A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or pursuant to an approved Planned Residential Development application for up to a 20% density bonus.</p>



**Table 2.3
City of Grand Terrace
General Plan Land Use Designations**

Land Use Designation	Purpose of Land Use
<p><u>High Density Residential (HDR) Density Range – 20 to 40 dwelling units per gross acre</u></p>	<p><u>The High Density Residential designation is reserved for multi-family development, with an emphasis on affordable housing projects. Permitted uses within these areas may include garden-style apartments, courtyard buildings, townhomes, multiplexes, and other multiple family housing types. Single-family residential development or any residential development at a density less than twenty (20) dwelling units per acre is prohibited.</u></p> <p><u>A density bonus may be applied to a project pursuant to the density bonus provisions of Chapter 4.3 of the California Government Code, or, pursuant to an approved Planned Residential Development application, up to a 20% density bonus may be granted.</u></p>
COMMERCIAL	
<p>General Commercial (GC)</p>	<p>This designation is primarily located along Barton Road and near the I-215 Freeway. It provides for general commercial uses to serve the retail and service needs of the community.</p>
<p>Office Commercial (OC)</p>	<p>Office commercial uses are used as a buffer between residential areas and general commercial areas. The properties designated for Office Commercial uses are primarily located along Barton Road east of Mount Vernon Avenue and north of Barton Road west of Mount Vernon Avenue.</p> <p>Permitted uses may include office/administrative uses and support retail and service commercial uses</p>
INDUSTRIAL	
<p>Light Industrial (LI)</p>	<p>Permitted uses for properties designated as Light Industrial include those uses that can be made compatible with other surrounding uses within the City regarding noise, dust, odors, vibration, glare, air quality, traffic, aesthetics, and hazardous materials. Typical uses may include light manufacturing and assembly, small scale warehousing and distribution, research and development, and administrative and service types of uses.</p>
<p>Floodplain Industrial (FI)</p>	<p>Properties designated with the Floodplain Industrial designation experience the potential for severe flooding resulting from their proximity to the Santa Ana River. Properties within this designation are planned for ultimate development as light industrial, non-polluting uses similar to the Light Industrial designation. Proposed developments must demonstrate that adequate measures can be implemented to ensure that the proposed use is effectively protected from identified flood hazards.</p> <p>Presently, parcels within this area are largely undeveloped or developed as rural residential land uses. It is anticipated that buildout of this area will occur over a long period of time. During this buildout period, existing residential uses shall be permitted and regulated under the requirements of the Low Density Residential land use designation.</p>



**Table 2.3
City of Grand Terrace
General Plan Land Use Designations**

Land Use Designation	Purpose of Land Use
INSTITUTIONAL	Light agricultural uses shall be permitted including the keeping of animals with the approval of an Agricultural Overlay zoning designation.
Public (P)	Public uses may include schools, parks, the City Hall, City maintenance facilities and facilities owned and operated by public utilities.
OPEN SPACE	
Hillside Open Space (OS)	Properties designated as Hillside Open Space are those that should not be developed as urban land uses due to environmental resources, environmental constraints or scenic resources. These are primarily located along the western and northern slopes of Blue Mountain. Properties designated as Hillside Open Space shall be retained in their natural condition and used as either natural open space or parkland. They may be either publicly or privately owned.
MIXED USE	
Mixed-Use (MU)	Properties designated as mixed use are intended to be developed with multiple uses on a single site. This may include residential, commercial, business park, open space, and recreational uses. Compatible uses may be placed horizontally or vertically on the site. All Mixed Use projects shall be required to submit a Specific Plan or Planned Development that demonstrates compatibility between the proposed uses as well as buffering from adjacent properties, if warranted. Densities may not exceed those of the residential, commercial and industrial designations of the General Plan and zoning.

Amended 5/22/2012, Resolution No. 2012-22
Amended 9/27/2016, Resolution No. 2016-37
Amended 4/14/2026, Resolution No. 2026-XX



2.4.3 Buildout Analysis

Table 2.4 presents an analysis of residentially designated land and the total number of estimated dwelling units and population at ultimate buildout. As illustrated, at ultimate development of the residential component of the Plan, the City population is estimated to be approximately 15,747. These estimates are based upon the total acreage by land use type, an average probable density in dwelling units per acre, and the City’s current average population per household. The analysis also assumes that certain properties with higher density designations that are currently underutilized would be redeveloped to the average designation’s density.

Non-residential land uses comprise approximately 2741 percent of all land within the City and include employee generating commercial and industrial property as well as open space lands. Table 2.5 summarizes the build out of non-residential uses and their potential employment generation. As illustrated, at buildout, a total approximately 11,450 jobs may be available within the City.

**Table 2.4
Residential Buildout Calculations**

Land Use Designation	Probable Avg. Density	Acre	Dwelling Units	Persons / Household	Estimated Population
Low Density/Hillside	0.7 du/ac	125.2155.3	88109	2.83	249308
Low Density	3.6 du/ac	826.6885.2	2,9763,183	2.83	8,4229,008
Medium Density	11 du/ac	144.1181.2	1,5851,993	2.83	4,4865,640
Medium High Density	20 du/ac	6.811.6	136230	1.20/2.83 ⁺	385455 ⁺
Mixed Use High Density	2812 du/ac	97.914.6*	2,741175	2.83	7,757495
Total		1,200.71,246.8	7,5265,690		21,29915,906

Amended 5/22/2012, Resolution No. 2012-22

Amended 9/27/2016, Resolution No.

Amended 4/14/2026, Resolution No. 2026-XX

~~*Assumes that 15% of the mixed use area is residential.~~

+Includes existing senior housing in persons per household and estimated population calculations.

**Table 2.5
Non-Residential Buildout Estimates**

Land Use Designation	Probable Density (FAR)	Acre	Square Feet	Square Feet/ Employee	Estimated Employment
General Commercial	0.35	85.988.4	1,309,6311,347,764	500	2,6192,695
Office Commercial	0.35	31.932.9	486,347501,593	250	1,9452,006
Mixed Use	0.35	78.9*	1,202,909	500	2,405
Light Industrial	0.30	111.3107	1,454,4681,398,276	1,000	1,4541,398
Floodplain Industrial	0.30	42.340.1	552,776524,027	1,000	552524
Public	0.35	161.3158.9	2,459,1792,422,589	1,000	2,4592,422
Open Space	N/A	188.5189.1	N/A	N/A	N/A
Total		621.2495.1	6,262,4017,397,158		9,02911,450

~~*Assumes that 85% of the mixed use area is commercial or business uses.~~



2.5 IMPLEMENTATION PROGRAM

Table 2.6 presents the implementation plan designed to implement the policies of the Land Use Element. One or more implementation programs are provided for each policy. The implementation programs identify:

- The individual policy and proposed action,
- Its relationship to specific projects or overall City policy,
- Primary and secondary responsibility for implementation,
- Potential funding sources, and
- Implementation priority.



The General Plan Implementation Program is presented in a table format. Each policy of the General Plan is presented with the following information:

- Policy Number: Shows each policy number by General Plan Element.
- Action Type: Indicates whether the policy is project review specific or requires other administrative or judicial actions.
- Policy Action: Describes the policy and proposed actions for its implementation.
- Primary Responsibility: Indicates what agency is primarily responsible for implementation of the proposed action.
- Support Responsibility: Indicates what agencies are responsible for supporting the primary agency.
- Funding Source: Indicates the general sources of funding for the implementation action.
- Priority: Indicates the level of priority given to the implementation action.

The following codes are used throughout the Implementation Program table:

**Table 2.6
Implementation Table Codes**

Code	Definition
Responsible Agencies	
SOC	State of California
CA	City Attorney
CC	City Council
COC	City of Colton
COSB	County of San Bernardino
CD	Community Development Department
CJUSD	Colton Joint Unified School District
CM	City Manager
CRA	Community Redevelopment Agency
CS	Community Services Department
ENG	City Engineer
FCD	County Flood Control District
FD	Fire Department
FIN	Finance Department
GTF	Grand Terrace Foundation
PW	Public Works/Building & Safety Department
RHWC	Riverside Highland Water Company



SANBAG	San Bernardino Association of Governments
SCAG	Southern California Association of Governments
SD	Sheriff's Department
US	United States Federal Government
Funding Sources	
CFD	Community Facilities District
FG	Federal Grants
GF	City General Fund
ISF	Impact/Service Fee
LMD	Landscape Maintenance District
PP	Public/Private Partnership
RDA	Redevelopment Agency
SG	State Grants
UAF	User/Application Fees
Priorities	
1	Current. Action already implemented.
2	Urgent. Action should be undertaken within the next fiscal year. It is either required by law or is critical to the City.
3	Important. Action should be taken in the near future. It may be necessary for the completion of other actions.
4	Ongoing. Action is continuous or is the continuation of an existing action or program. It requires no further action to implement.
5	Desirable. Action would benefit the community, but does not require short term implementation or may require other actions to be taken first.
6	Optional. Action has a relatively low priority, but is desirable. It is not critical to other actions.



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Land Use Element							
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.							
2.1.1		X	Implementation of General Plan goals shall be reviewed every five years with the first review occurring one year after adoption of the General Plan. This will include an assessment of the relationship between General Plan land use designations and existing land uses at the time of the review as well as growth patterns in surrounding communities.				
			a. Conduct an evaluation of the current General Plan and revise the Plan as necessary.	CD	PW, CA	GF	4
2.1.2		X	The City will establish a formal liaison with adjacent jurisdictions, i.e. Riverside and San Bernardino Counties and the Cities of San Bernardino and Colton, for the purpose of evaluating the effects of each jurisdiction's land use planning activities on contiguous areas.				
			a. Contact all surrounding jurisdictions to acquire copies of their General Plans. Review the Plans for consistency with the City's. Request that the City be included in the review of any General Plan Amendments.	CD	PW	GF	4
			b. Contact surrounding jurisdictions to have the City placed on their transmittal lists for project review. Review adjacent projects for compatibility with the City's General Plan and identify potential impacts to the City.	CD	PW	GF	4
2.1.3		X	Grand Terrace's potential role within the regional market area will be reviewed every 2 ½ years as an integral part of the General Plan.				
			a. Conduct an evaluation of the City's role in the regional market area for submittal and review by the City Council.	CD	CM	GF	5
2.1.4	X		The supply of vacant land and underutilized lands within the City shall be reviewed every 2 ½ years to consider changes in zoning in support of General Plan goals.				
			a. Conduct a survey of vacant and underutilized lands. Where appropriate, proposed changes to a specific property's General Plan designation and/or zoning shall submitted to the Planning Commission and City Council for appropriate action.	CD	---	GF	5



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
2.1.5			Enhancement of the City’s image shall be undertaken by the establishment of City entrances and development of unified streetscapes.				
			a. Identify entrances to the City that are under-landscaped. Submit proposed landscape plans to the Planning Commission and City Council for review. Prepare plans for approved concepts and install new landscaping, as funding becomes available.	CD	PW, CD	GF, FG, SG, LMD, ISF, PP	4
2.1.6	X		Mixed use development which can demonstrate superior use of land, more efficient utilization of public facilities, and more effective conservation of natural resources shall be strongly encouraged by the City of Grand Terrace.				
			a. Review new development on a project-by-project basis for implementation of mixed use development concepts.	CD	PW	GF	1
2.1.7			The City shall continually refine population growth forecasts to insure adequate planning for anticipated increased levels of sewerage, water and other necessary community services.				
			a. Acquire updated population information through the State, SCAG, and SANBAG.	CD	PW, SCAG, SANBAG	GF	4
Goal 2.2: Preserve and enhance the quality and character of the City’s residential neighborhoods.							
2.2.1	X		Any development occurring within the Hillside Residential designation shall be required to prepare a Specific Plan.				
			a. Enforce the current requirement for the preparation of a Specific Plan for any development proposed in areas designated as Hillside Residential.	CD	CA	GF	1
2.2.2	X		All residential developments shall comply with the goals and policies of the Housing Element of the General Plan.				
			a. Review all proposed residential projects for consistency to the General Plan Housing Element.	CD	---	GF	4



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
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.							
2.3.1	X		Commercially designated freeway frontage shall be master planned to ensure a comprehensive commercial development pattern that will serve as a scenic entry into the City.				
			a. Require that all commercial projects along the I-215 freeway are developed under a master plan concept.	C D	---	GF, RDA, UAF	1
2.3.2		X	Maintenance and continued development of Grand Terrace's established commercial areas, as an encouragement of new commercial development.				
			a. The City shall develop a program to support the renovation and improvement of existing commercial areas.	C D	CS, PW, CM	SG, GF, FG, RDA, PP	3
2.3.3	X	X	Additional freeway service-oriented commercial uses shall be encouraged.				
			a. Promote the development of freeway-oriented land uses south of Barton Road and east of I-215.	C D	CS, CM	GF, UAF, PP, RDA	1
			b. Develop an economic development program designed to attract freeway-oriented commercial land uses to the City.	C D	CS, CM	RDA,	1
2.3.4	X	X	Commercial areas along Barton Road shall be designated in a manner that discourages "strip commercial" type development.				
			a. All new commercial projects along Barton Road shall be reviewed in compliance with the Barton Road Specific Plan to discourage "strip commercial" development concepts.	C D	PW	GF	4
2.3.5	X	X	Measures to reduce potential land use incompatibility between commercially designated areas and all other plan areas will be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.				
			a. Review and modify the Zoning Ordinance to provide requirements for buffering between commercial and residential land uses.	C D	PW, CA	GF	4



Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
Goal 2.4: Provide for a mix of attractive industrial land uses designed to generate employment opportunities							
2.4.1		X	The City shall promote the development of employment generating, light, non-polluting industry with the present land use pattern.				
			a. Identify potential industrial sites. Market the sites through City-sponsored economic development programs using multi-media sources including the City Website, television, and written materials.	CD	CM, RDA	GF, RDA	4
2.4.2		X	The City shall promote the development of light non-polluting industrial uses within the City.				
			a. Develop a marketing program for the development of industrial areas along and west of I-215.	CD	CM, RDA	GF, RDA	5
2.4.3		X	Whenever feasible, industrially designated areas shall be master planned to provide an “industrial park” character.				
			a. When industrial projects are proposed, they will be evaluated for their potential to be included in an overall master plan with other adjacent industrial properties.	CD	PW	GF	1
2.4.4			Buffering to prevent potential land use incompatibilities between industrial areas and other areas shall be given special consideration. Specific features could include increased setbacks, walls, berms, and landscaping.				
			a. Review the Zoning Ordinance and establish buffer guidelines for industrial areas adjacent to more sensitive land uses.	CD	PW	GF	3
2.4.5			The City’s Redevelopment Agency shall assist in the consolidation and assemblage of properties to assure adequate sized quality development with areas designated as light industrial.				
			a. Identify potential industrial sites and determine whether they warrant RDA participation based upon available RDA funding.	RDA	CD, CM	RDA	6
Goal 2.5: Provide for the preservation of natural resources and open space.							
2.5.1			All areas of Blue Mountain above elevation 1,450 feet above sea level shall be maintained as open space. Consideration shall be given to the maintenance of existing				

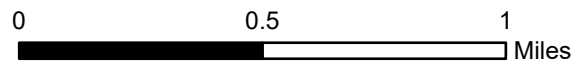
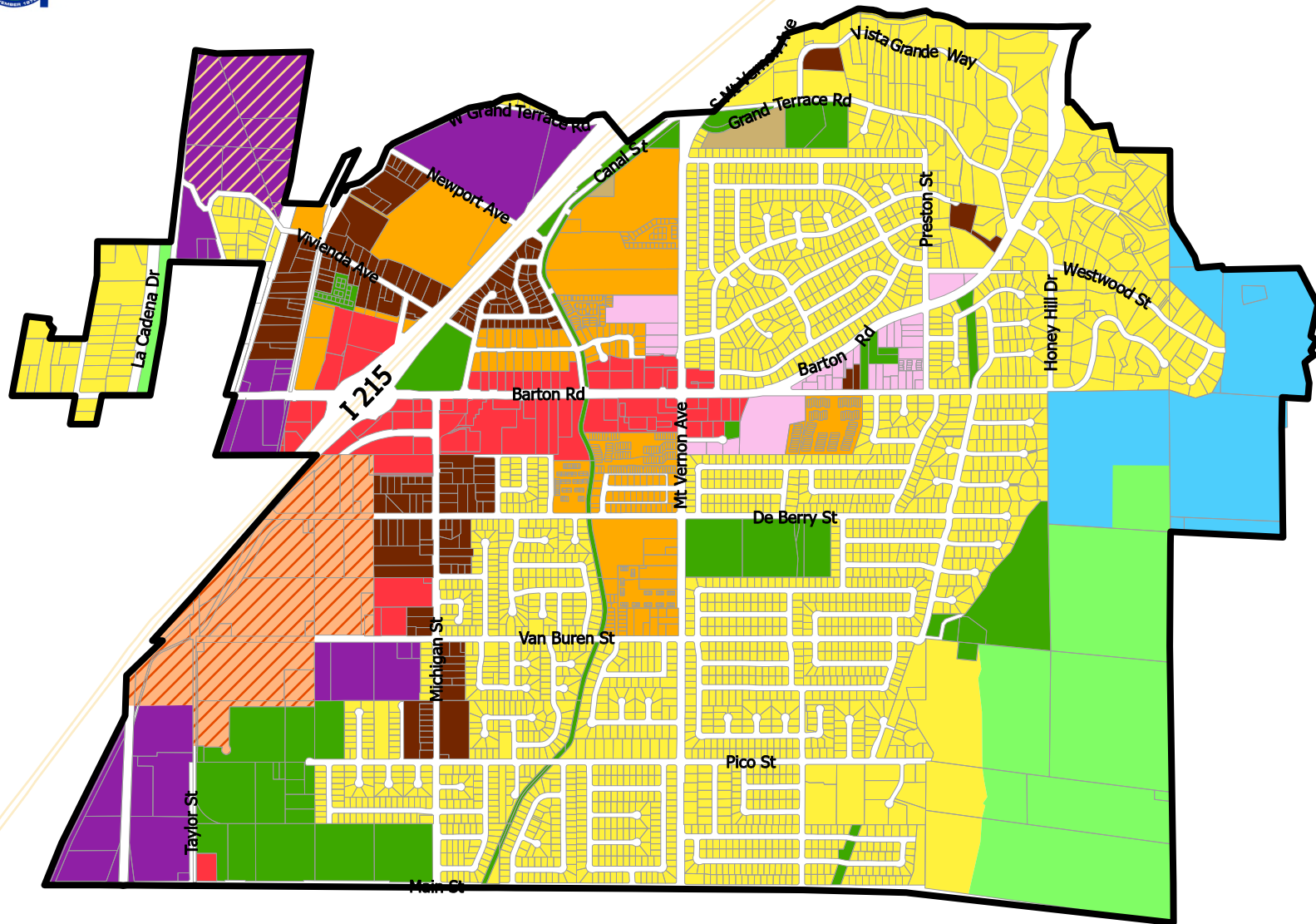


Policy	Project Review	Initiative	Policy/Action	Primary Responsibility	Support Responsibility	Funding Source	Priority
			communications towers.				
			a. Review the Zoning Ordinance and establish requirements for the preservation of Blue Mountain as open space above the elevation 1,450.	CD	CA	GF	3
2.5.2	X	X	Areas designated as Open Space shall be preserved to provide long-term recreation opportunities as well as the preservation of scenic and environmental resources and the protection of public health and safety.				
			a. Work with the Grand Terrace Foundation and Friends of Blue Mountain to identify potential properties for acquisition as public open space.	CD	CS, CM	FG, SG, ISF, PP	3
			b. Review projects on or adjacent to Blue Mountain and condition them, where appropriate, to dedicate property as public open space.	CD	CM	GF	4
2.5.3	X	X	Energy efficiency shall be encouraged in all future development.				
			a. The City shall develop energy conservation policies and guidelines to be used in the review of all new development proposals.	CD	PW, CA	GF, SG, FG, PP	3



Legend

- Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Hillside Low Density Residential
- Office Commercial
- General Commercial
- Industrial
- Floodplain Industrial
- Public
- Hillside Open Space
- The Gateway at Grand Terrace Specific Plan (GSP)



Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

CITY OF GRAND TERRACE
City of Grand Terrace Multifamily Rezoning to Implement
the 2021-2029 Housing Element Project

SB 131
Statutory Exemption Report

Lead Agency:

City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313
Contact: Scott Hutter
Phone: (909) 954-5176

Prepared by:

Michael Baker International
40810 County Center Dr #200
Temecula, CA 92591
Contact: Alicia Gonzalez
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Phone: (909) 974-4933

March 2026



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- Attachment A Grand Terrace Rezone Sites
- Attachment B NRCS Soils Data



SB 131 STATUTORY EXEMPTION REPORT

This report serves as the environmental determination for the proposed Multifamily Rezoning to Implement the 2021-2029 Housing Element Project (project) for the City of Grand Terrace. The intent of the analysis is to document the project's eligibility as statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Senate Bill (SB) 131. The report includes an introduction, project description, and evaluation of the project's consistency with the requirements to qualify for the SB 131 statutory exemption.

I. INTRODUCTION

SB 131 was signed into law on June 30, 2025, and adds new Section 21080.085 to the Public Resources Code to exempt rezoning actions that implement the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code. The exemption does not apply to:

- Rezoning actions allowing the construction of oil and gas infrastructure or a distribution center, as defined by Public Resources Code Sections 21064.8 and 21060.4, respectively.
- Rezoning actions allowing construction within any natural and protected lands, as defined by Public Resources Code Section 21067.5.

Public Resources Code Section 21064.8 defines “oil and gas infrastructure” as a facility used for the production, processing, transmission, storage, or distribution of petroleum or natural gas. Public Resources Code Section 21060.4 defines “distribution center” as a warehouse distribution center, as defined in Section 2100 of the Labor Code, that is 50,000 square feet or larger. Section IV of this report evaluates the project against the Public Resources Code Sections 21064.8 and 21060.4 definitions of oil and gas infrastructure and distribution center.

Public Resources Code Section 21067.5 defines “natural and protected lands” as follows:

- (a) The state park system, as described in Article 1 (commencing with Section 5001) of Chapter 1 of Division 5.*
- (b) A wilderness area, as defined in Section 5093.32.*
- (c) A marine protected area, as defined in Section 2852 of the Fish and Game Code.*
- (d) The national park system, as defined in Section 100102 of Title 54 of the United States Code.*
- (e) A national recreation area.*
- (f) A national monument.*
- (g) The national wild and scenic rivers system, as defined in Section 1273 of Title 16 of the United States Code.*
- (h) Any ecological reserve or wildlife management area acquired and managed by the Department of Fish and Wildlife pursuant to Article 2 (commencing with Section 1525) or Article 4 (commencing with Section 1580) of Chapter 5 of Division 2 of the Fish and Game Code.*



- (i) *A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:*
 - (1) *The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for the use proposed by the project. This paragraph does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5 of the Government Code.*
 - (2) *The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code has otherwise determined that the site is suitable for the use proposed by the project.*
- (j) *Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.*
- (k) *Lands under conservation easement.*
- (l) *On, or within a 300-foot radius of, a wetland, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).*
- (m) *An environmentally sensitive area within the coastal zone, as defined in Section 30107.5.*
- (n) *Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code) or habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.*
- (o) *Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within the state responsibility area, as defined in Section 4102. This subdivision does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following provisions or their successor provisions:*
 - (1) *Section 4291 of this code or Section 51182 of the Government Code, as applicable.*
 - (2) *Section 4290.*
 - (3) *Chapter 7A (commencing with Section 701A.1) of Part 2 of Title 24 of the California Code of Regulations.*
- (p) *Either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.*



Pursuant to Public Resources Code Section 21080.085, an SB 131 statutory exemption still applies to a rezoning that contains within its boundaries any natural and protected lands as defined pursuant to Section 21067.5 if those natural and protected lands are excluded from the rezoning. Section V of this report evaluates the project against the Public Resources Code Section 21067.5 definition of natural and protected lands.



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II. PROJECT LOCATION AND SETTING

Project Location

The City of Grand Terrace (City) is located along the southern border of San Bernardino County, adjacent to Riverside County; refer to [Exhibit 1, *Regional Vicinity*](#). The City is bounded to the north, east, and west by the City of Colton, and to the south by the unincorporated community of Highgrove in Riverside County. The City is approximately 3.6 square miles in size and has no external sphere of influence. Regional access to the City is provided by Interstate 215 (I-215).

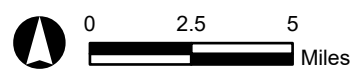
Existing Site Conditions

The City has identified a total of 191 sites for potential rezoning, totaling approximately 97 acres within the City boundary; refer to [Exhibit 2, *Local Vicinity*](#) and [Attachment A, *Grand Terrace Rezone Sites*](#). As identified in [Attachment A](#), the majority of the proposed rezone sites are built out as single-family residential uses. Other land uses, in order from most to least prevalent, include the following: multifamily residential; vacant; mobile homes and trailer parks; facilities; mixed residential; transportation, communication, and utilities; and commercial services.



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MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
 SB 131 STATUTORY EXEMPTION REPORT



Source: Esri, ArcGIS Online, City of Grand Terrace, San Bernardino County

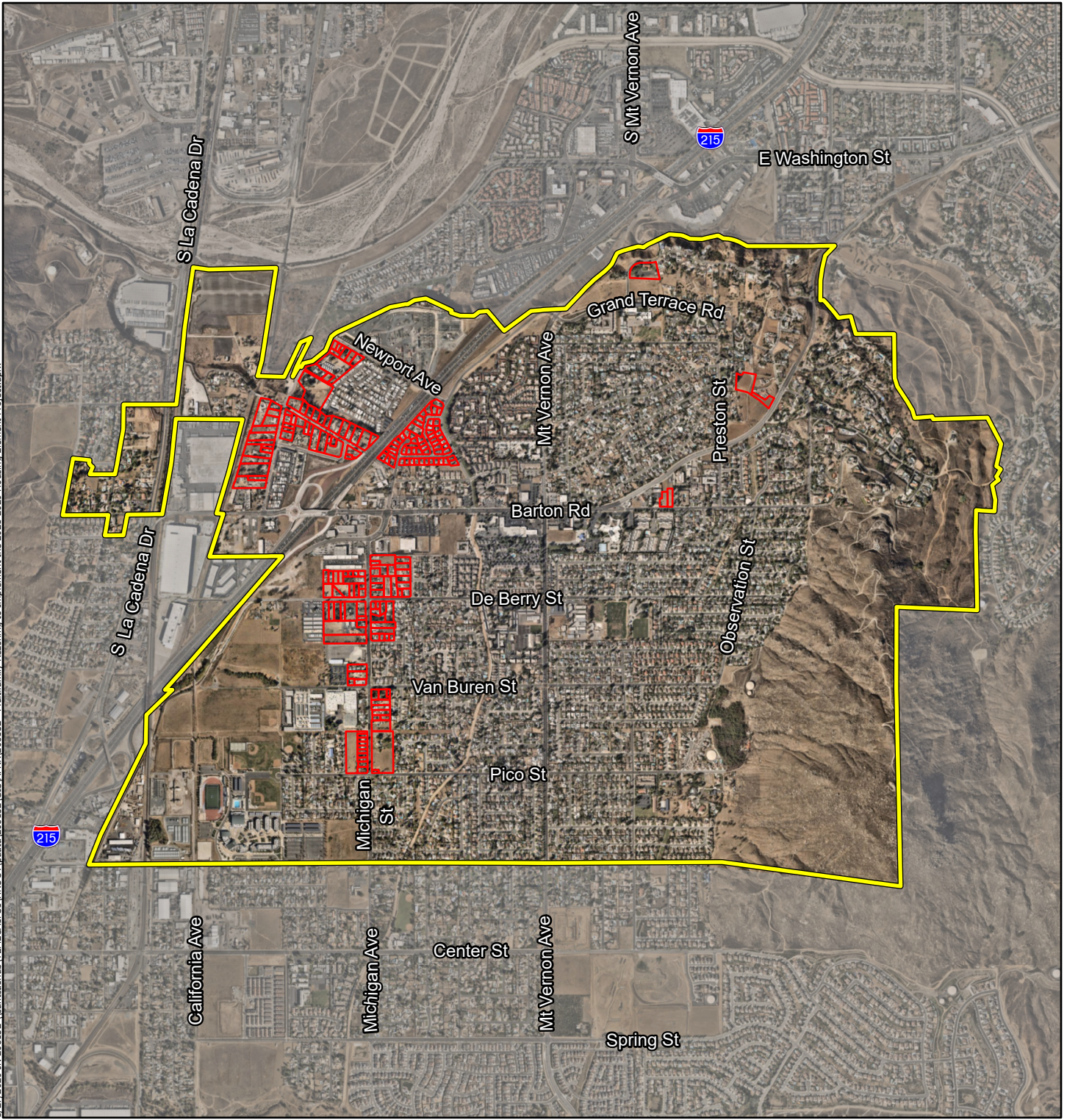
Regional Vicinity

Exhibit 1





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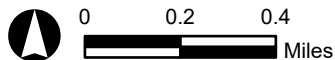
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Legend

-  City Boundary
-  Proposed Rezone Sites

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT



Source: Esri, ArcGIS Online, City of Grand Terrace, San Bernardino County, 2026 Nearmap Imagery

Local Vicinity

Exhibit 2



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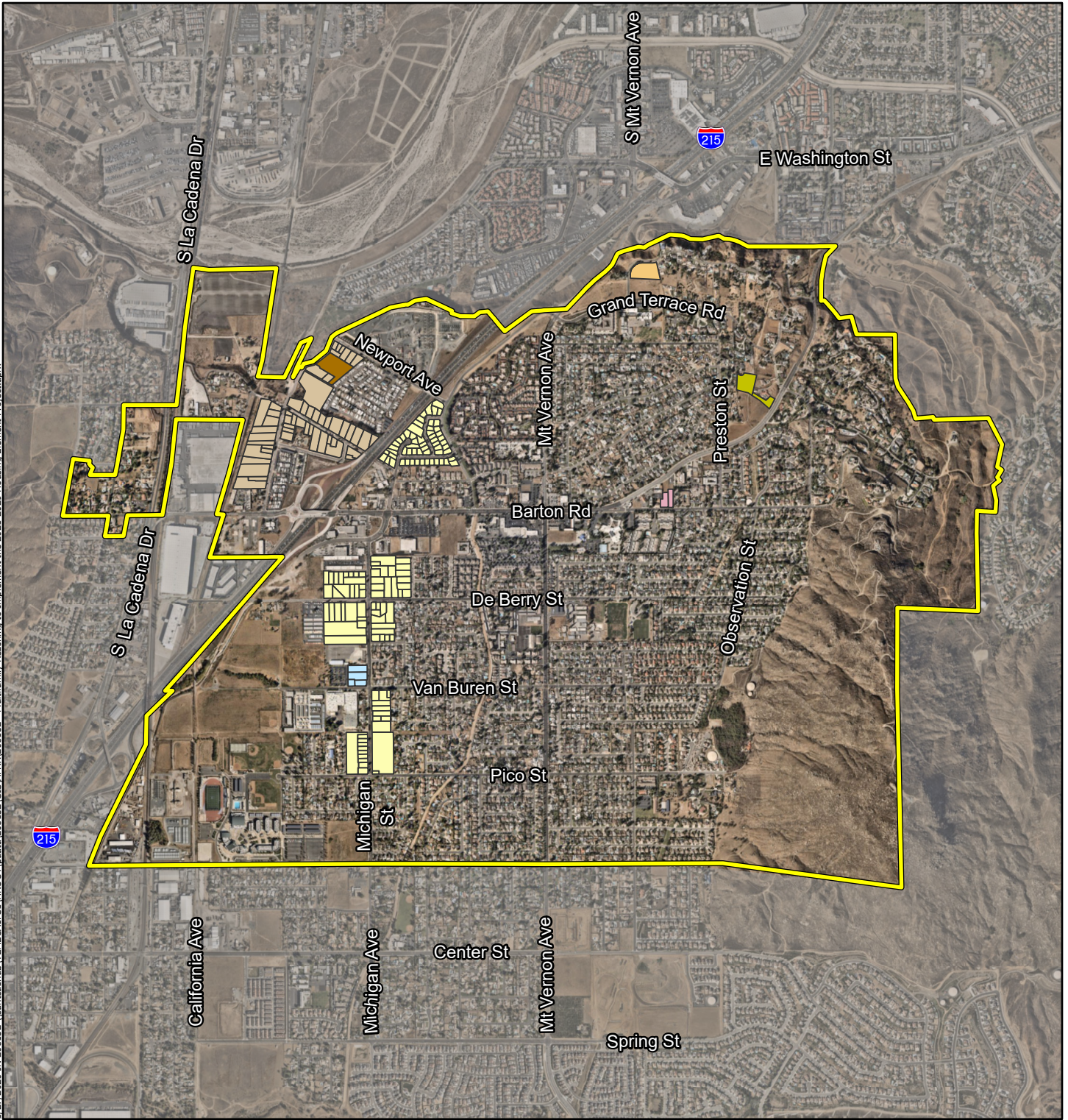


III. PROJECT DESCRIPTION

The proposed project would allow for the rezoning of approximately 97 acres of currently single-family or commercially zoned land in the City to allow for high-density residential development up to 40 dwelling units per acre (du/ac) for a maximum buildout of up to 3,880 residential units; refer to Exhibit 3, *Existing Zoning*, and Exhibit 4, *Proposed Zoning*. This would be accomplished through the creation of a new high-density multifamily zone, the High Density Multiple Family Residential District (R3-40). The R3-40 zone would be adopted with an amendment to the Land Use Element, Zoning Code, and Zoning and Land Use maps to incorporate and implement standards for an R3-40 zone at 40 du/ac. The R3-40 zone would also be adopted with Objective Design Standards to regulate new high-density residential development accommodated by the new zone. The City is only required to rezone 24 acres of land to meet the City's Regional Housing Needs Allocation (RHNA) requirement and achieve state housing element compliance. However, the City has committed to rezoning a total of 97 acres, consistent with the approved Housing Element. The rezoning to allow for high-density residential development at 40 du/ac in neighborhoods throughout the City would create more opportunities for housing development, particularly more affordable housing development, as well as creating additional opportunities for a variety of housing types.

All parcels included in the rezone areas meet the Southern California Association of Governments (SCAG) definition of infill. The parcels were intentionally selected as they consist of unused or underutilized lands within existing development patterns that are accessible to services. The areas selected for rezoning are primarily in the western area of the City. These areas are currently primarily single-family residential neighborhoods. Implementation of the proposed project would allow up to 40 du/ac in these rezone areas, thus promoting significant residential infill. Therefore, the project would increase opportunities for residents to walk or take transit for daily uses and reduce the overall vehicle miles traveled.

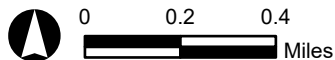
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Legend

- City Boundary
- Existing Zoning**
- Barton Road Specific Plan - Administrative Professional (BRSP-AP)
- Commercial Manufacturing District (CM)
- Low Density Single Family Residential District (R1-10)
- Low Medium Density Residential District (R2)
- Medium Density Residential District (R3)
- Single Family Residential District (R1-7.2)
- Very Low Density Single Family Residential District (R1-20)

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT



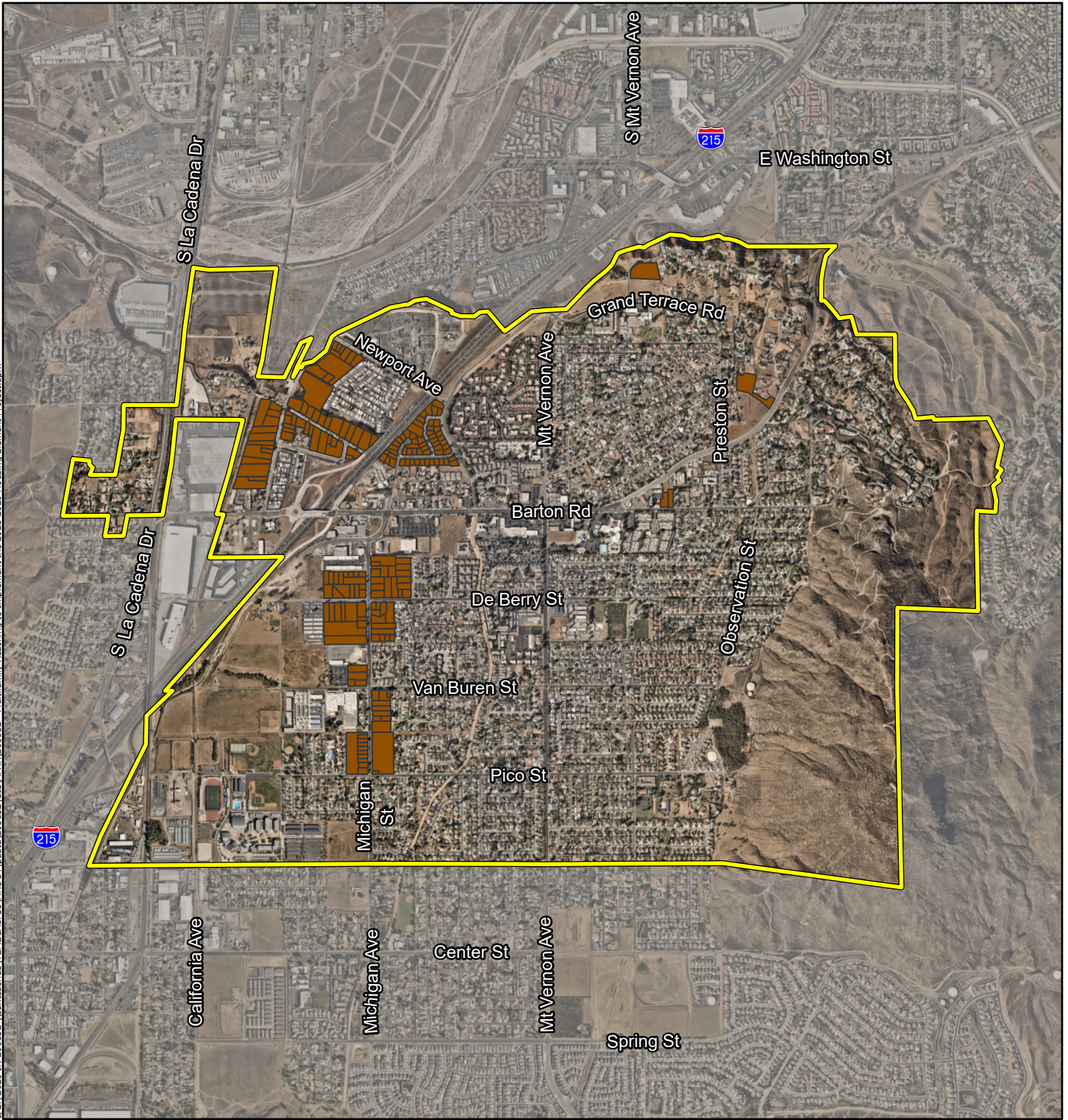
Source: Esri, ArcGIS Online, City of Grand Terrace, San Bernardino County, 2026 Nearmap Imagery

Existing Zoning





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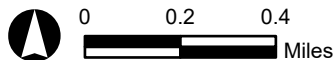
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Legend

-  City Boundary
-  High Density Multiple Family Residential District (R3-40)

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT



Source: Esri, ArcGIS Online, City of Grand Terrace, San Bernardino County, 2026 Nearmap Imagery

Proposed Zoning

Exhibit 4



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IV. CONSTRUCTION OF OIL AND GAS INFRASTRUCTURE OR A DISTRIBUTION CENTER ANALYSIS

Public Resources Code Section 21064.8 defines “oil and gas infrastructure” as a facility used for the production, processing, transmission, storage, or distribution of petroleum or natural gas. Public Resources Code Section 21060.4 defines “distribution center” as a warehouse distribution center, as defined in Section 2100 of the Labor Code, that is 50,000 square feet or larger. As described in Section II, *Project Description*, the City of Grand Terrace Multifamily Rezoning to Implement the 2021-2029 Housing Element Project does not propose construction of an oil and gas infrastructure or distribution center project. The new high-density multifamily zone would be adopted with an amendment to the Land Use Element, Zoning Code, and Zoning and Land Use maps to incorporate and implement standards for an R3-40 zone at 40 du/ac. The R3-40 zone would also be adopted with Objective Design Standards to regulate new high-density residential development accommodated by the new zone. The new high-density multifamily zone and amendments to the Land Use Element and Zoning Code would not allow oil and gas infrastructure or distribution center uses. Thus, the project would not involve zoning actions allowing the construction of oil and gas infrastructure or a distribution center, as defined respectively by Public Resources Code Sections 21064.8 and 21060.4.



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V. NATURAL AND PROTECTED LANDS ANALYSIS

CRITERION (a) *The state park system, as described in Article 1 (commencing with Section 5001) of Chapter 1 of Division 5.*

There are not any state parks within or adjacent to the City.¹ The nearest state park is California Citrus State Historic Park, located approximately 11 miles southwest of the City in the City of Riverside. The proposed project location does not meet the criterion (a) definition of natural and protected lands in this regard.

CRITERION (b) *A wilderness area, as defined in Section 5093.32.*

The City is not located within or adjacent to any established wilderness areas.² The nearest wilderness area is the Cucamonga Wilderness, located over 15 miles northwest of the City. The proposed project location does not meet the criterion (b) definition of natural and protected lands in this regard.

CRITERION (c) *A marine protected area, as defined in Section 2852 of the Fish and Game Code.*

The City is located in San Bernardino County. San Bernardino County does not contain any lands that border the Pacific Ocean. Thus, there are no marine protected areas in San Bernardino County and subsequently the City.³ The proposed project location does not meet the criterion (c) definition of natural and protected lands in this regard.

CRITERION (d) *The national park system, as defined in Section 100102 of Title 54 of the United States Code.*

There are no national park systems, as defined in Section 100102 of Title 54 of the United States Code, within the City. The nearest designated national park is Joshua Tree National Park, located over 60 miles east of the City.⁴ The proposed project location does not meet the criterion (d) definition of natural and protected lands in this regard.

CRITERION (e) *A national recreation area.*

There are no national recreation areas within the City. The nearest designated national recreation area is the Santa Monica Mountains National Recreation Area, located over 60 miles northwest of the City.⁵ The proposed project location does not meet the criterion (e) definition of natural and protected lands in this regard.

¹ California State Parks, Park System Web Map, accessed November 25, 2025, https://www.parks.ca.gov/?page_id=862.

² United States Department of Agriculture Forest Service, Wilderness & Wild Scenic Rivers & Wilderness Study Areas, accessed November 25, 2025, https://data.fs.usda.gov/geodata/other_fs/wilderness/stateMap.php?stateID=CA.

³ California Department of Fish and Wildlife, "California Marine Protected Areas (MPAs)," accessed November 25, 2025, <https://wildlife.ca.gov/Conservation/Marine/MPAs#overview>.

⁴ National Park Service, *Map Finder*, accessed November 25, 2025, <https://www.nps.gov/planyourvisit/maps.htm>.

⁵ National Park Service, *Map Finder*, accessed November 25, 2025, <https://www.nps.gov/planyourvisit/maps.htm>.



CRITERION (f) *A national monument.*

There are no national monuments in the City. The nearest designated national monument is the Santa Rosa-San Jacinto Mountains National Monument, located approximately 59 miles southeast of the City.⁶ The proposed project location does not meet the criterion (f) definition of natural and protected lands in this regard.

CRITERION (g) *The national wild and scenic rivers system, as defined in Section 1273 of Title 16 of the United States Code.*

There are no national wild and scenic rivers system, as defined in Section 1273 of Title 16 of the United States Code, in the City. The nearest national wild and scenic rivers system is the North Fork San Jacinto River in the San Jacinto Mountains, located approximately 36 miles southwest of the City.⁷ The proposed project location does not meet the criterion (g) definition of natural and protected lands in this regard.

CRITERION (h) *Any ecological reserve or wildlife management area acquired and managed by the Department of Fish and Wildlife pursuant to Article 2 (commencing with Section 1525) or Article 4 (commencing with Section 1580) of Chapter 5 of Division 2 of the Fish and Game Code.*

There are no ecological reserves or wildlife management areas acquired and managed by the Department of Fish and Wildlife pursuant to Article 2 (commencing with Section 1525) or Article 4 (commencing with Section 1580) of Chapter 5 of Division 2 of the Fish and Game Code in the City. The nearest ecological reserve area is the Sycamore Canyon Ecological Reserve, located approximately 8 miles south of the City.⁸ The nearest wildlife management area is the San Jacinto Wildlife Area, located approximately 13 miles southeast of the City.⁹ The proposed project location does not meet the criterion (h) definition of natural and protected lands in this regard.

CRITERION (i) *A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:*

1. *The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for the use proposed by the project. This paragraph does not alter or change the conditions to remove*

⁶ National Park Service, *Map Finder*, accessed November 25, 2025, <https://www.nps.gov/planyourvisit/maps.htm>.

⁷ National Park Service, *Interactive Map of NPS Wild and Scenic Rivers*, accessed November 25, 2025, <https://www.nps.gov/orgs/1912/plan-your-visit.htm>.

⁸ California Department of Fish and Wildlife, *Lands Viewer*, accessed November 25, 2025, <https://apps.wildlife.ca.gov/lands/>.

⁹ California Department of Fish and Wildlife, *Lands Viewer*, accessed November 25, 2025, <https://apps.wildlife.ca.gov/lands/>.



a site from the list of hazardous waste sites listed pursuant to Section 65962.5 of the Government Code.

2. *The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code has otherwise determined that the site is suitable for the use proposed by the project.*

Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) and State Water Resources Control Board (SWRCB) to compile and update a regulatory sites list (pursuant to the criteria of the section), known as the “Cortese List.” The California Department of Public Health is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Health and Safety Code Section 116395. Government Code Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Code of Regulations, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste.

Health and Safety Code Section 25356 mandates that the DTSC compile and annually update a list of hazardous substance release sites subject to response actions under the California Hazardous Waste and Substance Reclamation Act. This list, included as part of the Cortese List, identifies sites requiring cleanup and is used to prioritize and manage response actions to protect human health and the environment.

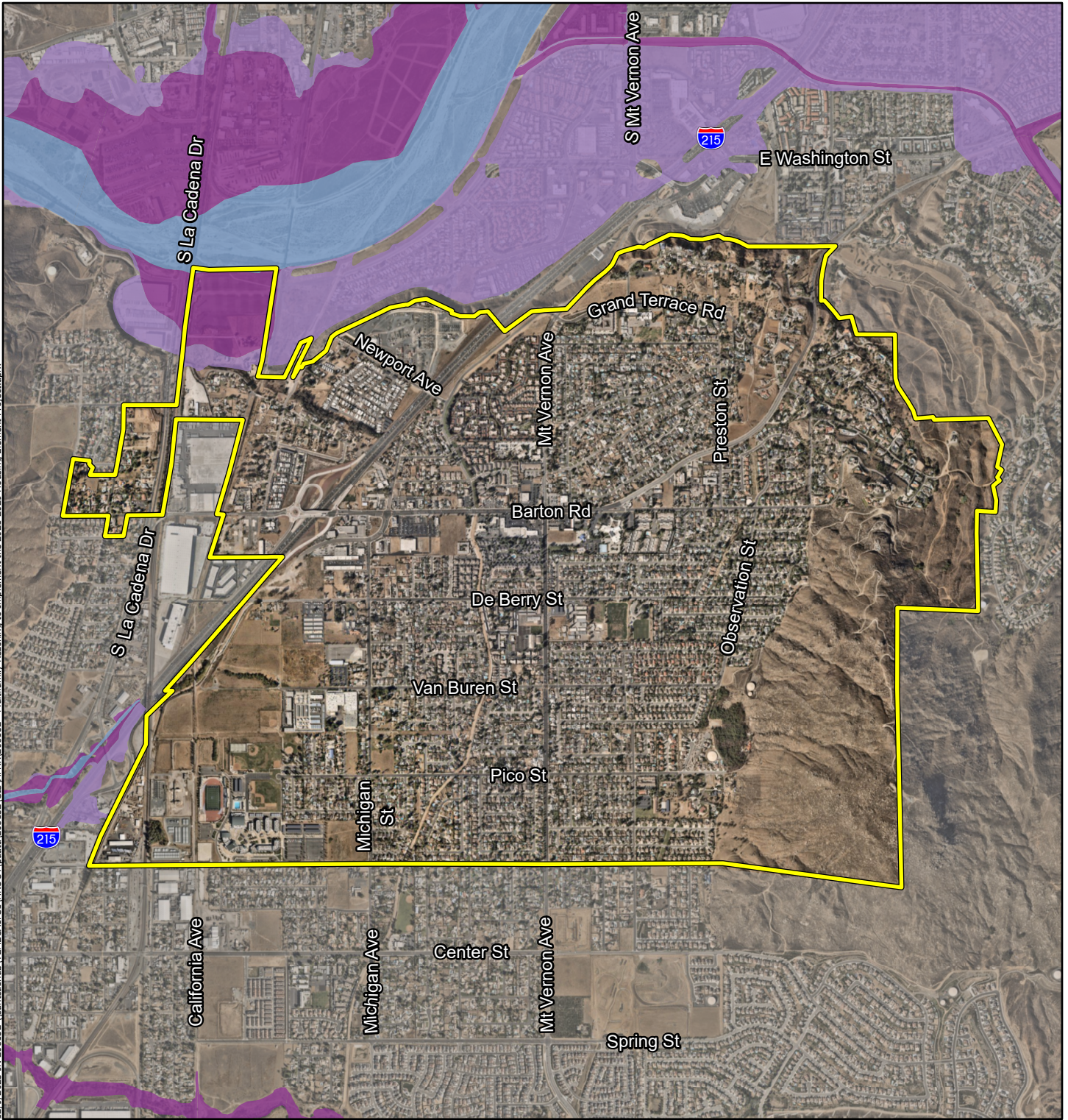
A records search of the California Environmental Protection Agency (EPA) Cortese List Data Resources revealed that no open cases of hazardous waste sites exist within the City.¹⁰ However, there are five leaking underground storage tanks (LUST) cleanup sites within the City that are identified as closed and completed, indicating no further regulatory actions are required. All five sites are located along Barton Road east of I-215. None of the closed and completed LUST sites are located on or adjacent to the proposed rezone sites. The proposed project location does not meet the criterion (i) definition of natural and protected lands in this regard.

CRITERION (j) *Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.*

There are portions of the City located within a Special Flood Hazard Area (SFHA) as defined by the Federal Emergency Management Agency (FEMA); refer to Exhibit 5, *Grand Terrace Special Flood Hazard Area*. These areas are located in the northwest portion of the City. However, none of the proposed rezone sites are located within an SFHA. The proposed project location does not meet the criterion (j) definition of natural and protected lands in this regard.

¹⁰ California Environmental Protection Agency, “Cortese List Data Resources,” accessed November 25, 2025, <https://calepa.ca.gov/sitecleanup/corteselist/>.

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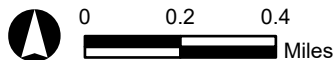


Legend

- City Boundary
- Special Flood Hazard Areas (FEMA)**
 - 1% Annual Chance Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Regulatory Floodway

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT

Michael Baker
INTERNATIONAL



Grand Terrace Special Flood Hazard Area

Source: Esri, ArcGIS Online, City of Grand Terrace, San Bernardino County, 2025 Nearmap Imagery

Exhibit 5



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CRITERION (k) *Lands under conservation easement.*

There are no conservation easements within the City.¹¹ According to the National Conservation Easement Database, the nearest conservation easements are located approximately 2 miles south of Grand Terrace in the unincorporated Riverside County community of Highgrove. These lands are managed by the Rivers and Lands Conservancy and the Riverside County Regional Conservation Authority. The proposed project location does not meet the criterion (k) definition of natural and protected lands in this regard.

CRITERION (l) *On, or within a 300-foot radius of, a wetland, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).*

The United States Fish and Wildlife (USFWS) Service Manual, Part 660 FW 2 (June 21, 1993) defines wetlands as: “lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes:

1. at least periodically, the land supports predominantly hydrophytes (plants specifically adapted to live in wetlands);
2. the substrate is predominantly undrained hydric (wetland) soil; and
3. the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year.”

As shown in Exhibit 6, USFWS National Wetlands Inventory Map, some of the proposed rezone sites in the northwestern portion of the City are mapped by the USFWS National Wetlands Inventory as being within a 300-foot radius of wetlands.

The USFWS National Wetlands Inventory is based on historical mapping that is updated periodically and is not considered as accurate as field mapping. To determine the accuracy of the USFWS National Wetlands Inventory mapping on the proposed rezone sites in the northwestern portion of the City, Michael Baker’s regulatory permitting specialists reviewed the sites against the USFWS Service Manual, Part 660 FW 2 definition for wetlands. First, the Natural Resources Conservation Service (NRCS) soils data was reviewed to determine if hydric (wetland) soil units have been mapped for the proposed rezone sites and a 300-foot radius. The following soils are mapped in this portion of the City: Greenfield sandy loam, Hanford coarse sandy loam, and Ramona sandy loam; refer to Attachment B, NRCS Soils Data. Based on a review of the NRCS soils data for the proposed rezone sites, there are no mapped hydric (wetland) soils on or within a 300-foot radius of the proposed rezone sites. Thus, the proposed rezone sites do not satisfy the USFWS wetlands definition attribute of supporting a substrate that is predominantly undrained hydric (wetland) soil. USFWS wetland attribute 2 is not satisfied in this regard.

¹¹ National Conservation Easement Database, NCED Planning Application, accessed November 25, 2025, <https://site.tplgis.org/NCED/planningapp/>.



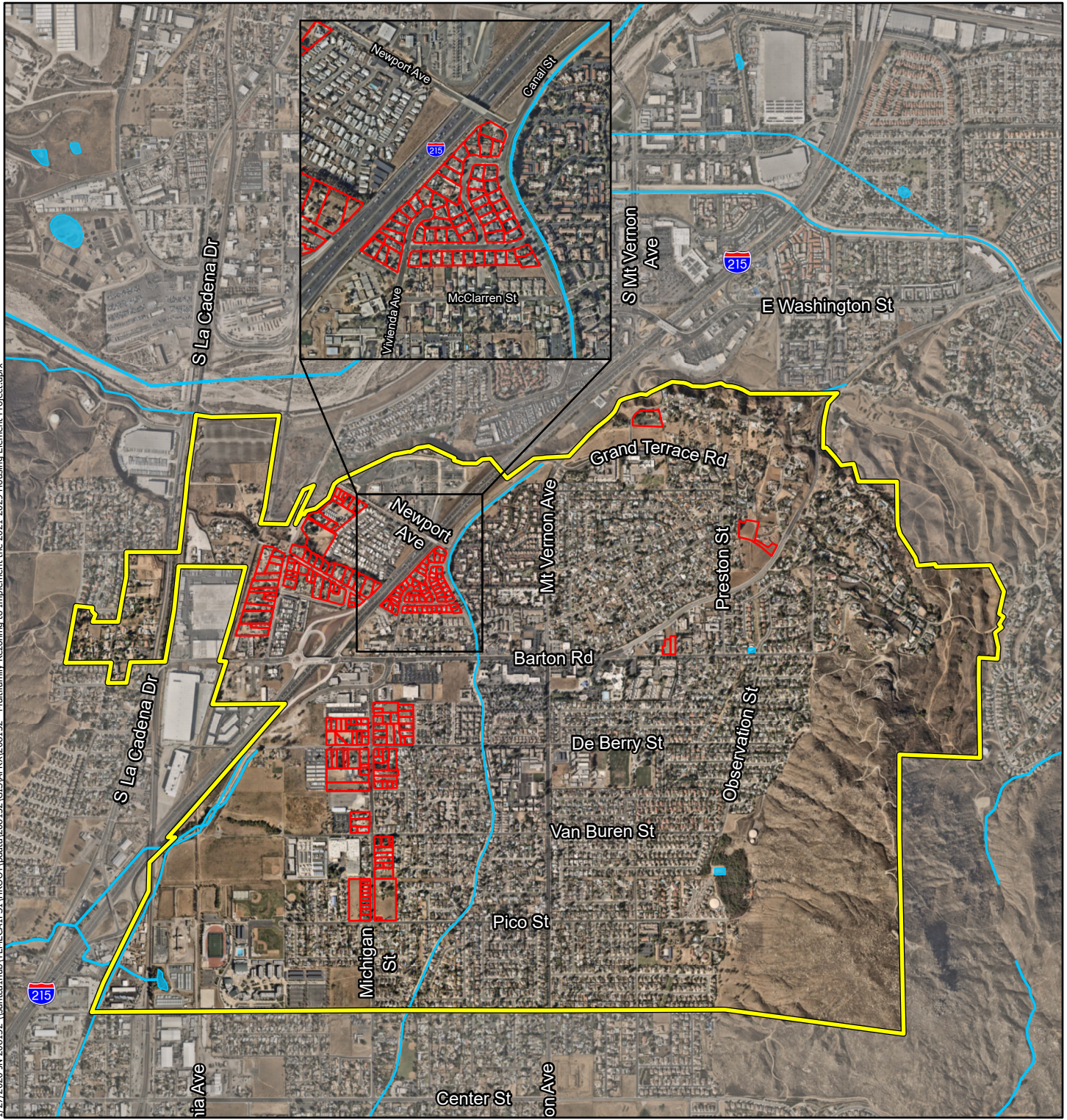
Due to a lack of hydric soils, the likelihood of hydrophytes being dominant is considered very low. Thus, the proposed rezone sites do not satisfy the USFWS wetlands definition attribute of periodically supporting hydrophytes (plants specifically adapted to live in wetlands). USFWS wetland attribute 1 is not satisfied in this regard.

Further, review of the NRCS soil data for the sites and a 300-foot radius indicates the depth to the water table listed for the soil units present is more than 80 inches, indicating a deep water table. Nonsoil substrate at the proposed rezone sites would be organic matter that has accumulated over time on top of the soil layer(s). However, soils at and within a 300-foot radius of the proposed rezone sites are non-hydric and are mapped as well-drained soils with a deep water table. Thus, the proposed rezone sites do not satisfy the USFWS wetlands definition attribute of containing nonsoil substrates that are saturated with water or covered by shallow water at some time during the growing season of each year. USFWS wetland attribute 3 is not satisfied in this regard.




Accordingly, Michael Baker regulatory permitting specialists have concluded that water features mapped for the proposed rezone sites do not meet the USFWS Service Manual, Part 660 FW 2 definition of wetlands based on their nonhydric soil type (USFWS wetland attribute 2), very low likelihood of supporting hydrophytes (USFWS wetland attribute 1), and presence of a deep water table (USFWS wetland attribute 3). Rather, the mapped water features near the proposed rezone sites appear to be ephemeral/intermittent drainages. For this reason, the proposed rezone sites are not located on, or within a 300-foot radius of, a wetland, as defined in the USFWS Service Manual, Part 660 FW 2.

The proposed project location does not meet the criterion (l) definition of natural and protected lands in this regard.

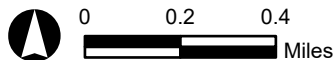
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Legend

-  City Boundary
-  Proposed Rezone Sites
-  Wetlands

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT



USFWS National Wetlands Inventory Map

Source: Esri, ArcGIS Online, USFWS, City of Grand Terrace, San Bernardino County, 2026 Nearmap Imagery



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CRITERION (m) *An environmentally sensitive area within the coastal zone, as defined in Section 30107.5.*

According to the California Coastal Commission Coastal Zone Boundary, the City is not located within a coastal zone, as defined in Section 30107.5.¹² Accordingly, the proposed project areas are not located within an environmentally sensitive area within the coastal zone. The proposed project location does not meet the criterion (m) definition of natural and protected lands in this regard.

CRITERION (n) *Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code) or habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.*

There are currently 17 approved natural community conservation plans (NCCPs) (including six subarea plans) within the state of California. There are no adopted NCCPs in San Bernardino County.¹³ Further, the City does not fall within the boundaries of any habitat conservation plans pursuant to the Endangered Species Act of 1973. The proposed project location does not meet the criterion (n) definition of natural and protected lands in this regard.

CRITERION (o) *Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within the state responsibility area, as defined in Section 4102. This subdivision does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following provisions or their successor provisions:*

- (1) *Section 4291 of this code or Section 51182 of the Government Code, as applicable.*
- (2) *Section 4290.*
- (3) *Chapter 7A (commencing with Section 701A.1) of Part 2 of Title 24 of the California Code of Regulations.*

As depicted in Exhibit 7, Fire Hazard Severity Zones, there are very high fire hazard severity zones along the eastern boundary of the City. One of the proposed rezone sites (Assessor's Parcel Number 0276-411-27) is partially located in the very high fire hazard severity zone area. The parcel is approximately 1.7 acres in size. As shown in Exhibit 7, the northeast portion of the proposed rezone site is within the very high fire hazard severity zone. However, the Objective Design Standards proposed would prohibit development within a very high fire hazard severity zone, as determined by the Department

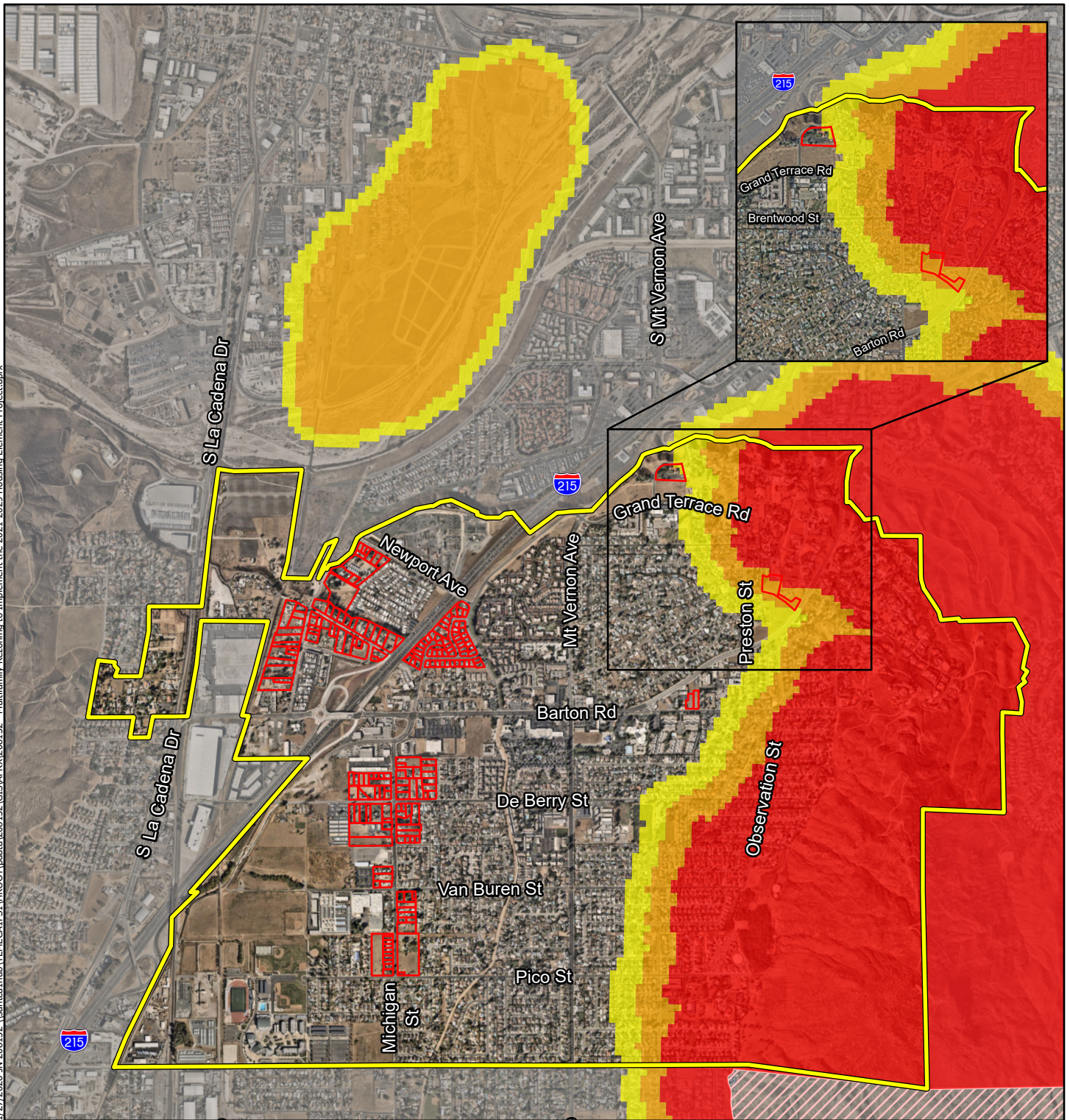
¹² California Coastal Commission, Coastal Zone Boundary, accessed December 1, 2025, <https://california-coastal-commission-open-data-1-3-coastalcomm.hub.arcgis.com>.

¹³ California Department of Fish and Wildlife, *Summary of Natural Community Conservation Plans (NCCPs)*, October 2023.



of Forestry and Fire Protection pursuant to Government Code Section 51178. Further, future development in the any fire hazard severity zone area would be required to comply with the standards of Chapter 7A of the California Building Code relating to fire-resistant construction. Pursuant to Public Resources Code Section 21080.085, an SB 131 statutory exemption still applies to a rezoning that contains within its boundaries any natural and protected lands as defined pursuant to Section 21067.5 if those natural and protected lands are excluded from the rezoning. Since the Objective Design Standards explicitly exclude these lands from future development, and future development would be required to comply with standards of Chapter 7A of the California Building Code relating to fire-resistant construction, the proposed project location does not meet the criterion (o) definition of natural and protected lands in this regard.

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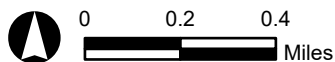
Legend

- | | | |
|-----------------------|--|--|
| City Boundary | Fire Hazard Severity Zones in Local Responsibility Area | Fire Hazard Severity Zones in State Responsibility Area |
| Proposed Rezone Sites | Very High | Very High |
| | High | Other Jurisdictions |
| | Moderate | |

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT

Fire Hazard Severity Zones

Michael Baker
INTERNATIONAL



Source: Esri, ArcGIS Online, California Department of Forestry and Fire Protection, City of Grand Terrace, San Bernardino County, 2026 Nearmap Imagery

Exhibit 7



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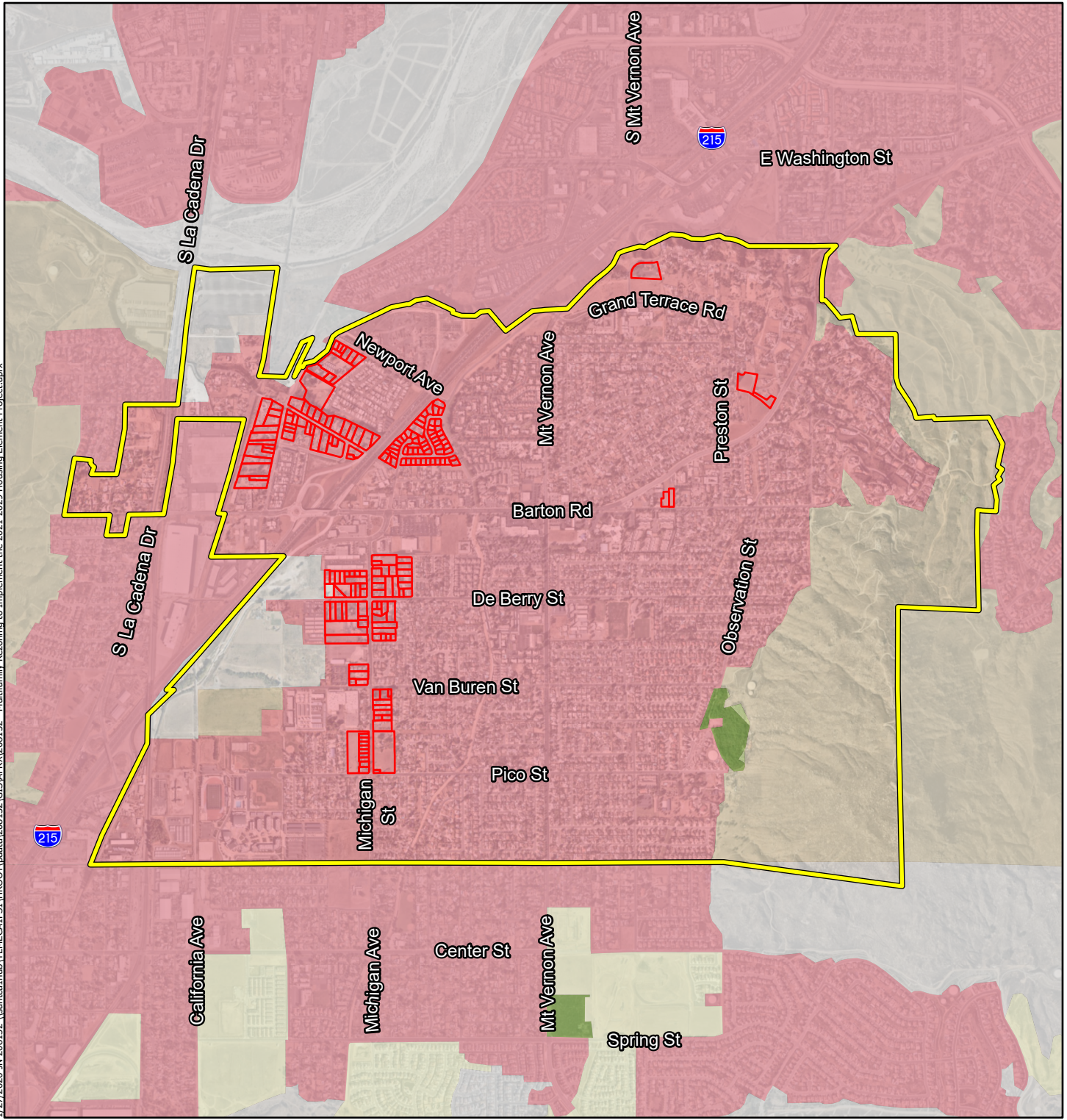


CRITERION (p) *Either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.*

According to the California Department of Conservation, all of the proposed rezone sites are classified as Urban and Built Up Land and are therefore not classified as prime farmland or farmland of statewide importance; refer to Exhibit 8, *Grand Terrace Important Farmland Map*.¹⁴ The proposed project location does not meet the criterion (p) definition of natural and protected lands in this regard.

¹⁴ Department of Conservation, *California Important Farmland Finder*, <https://maps.conservation.ca.gov/dlrp/ciff/>, accessed January 29, 2025.

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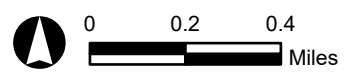


Legend

City Boundary	California Important Farmland	Farmland of Local Importance
Proposed Rezone Sites	Prime Farmland	Other Land
	Unique Farmland	Urban and Built-Up Land
	Grazing Land	

MULTIFAMILY REZONING TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROJECT
SB 131 STATUTORY EXEMPTION REPORT

Michael Baker
INTERNATIONAL



Grand Terrace Important Farmland Map

Source: Esri, ArcGIS Online, California Department of Conservation, City of Grand Terrace, San Bernardino County, 2026 Nearmap Imagery

Exhibit 8



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VI. CONCLUSION

Based on this analysis, the proposed project meets all criteria for an SB 131 Statutory Exemption pursuant to Public Resources Code Section 21080.085. The project would not involve zoning actions allowing the construction of oil and gas infrastructure or a distribution center, as defined by Public Resources Code Sections 21064.8 and 21060.4, respectively. Further, the project is not located within natural and protected lands, as defined by Public Resources Code Section 21067.5. Therefore, the lead agency (the City of Grand Terrace) is not precluded from statutorily exempting the proposed project from CEQA pursuant to Public Resources Code Section 21080.085.



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VII. REFERENCES

- California Coastal Commission, Coastal Zone Boundary, accessed December 1, 2025, <https://california-coastal-commission-open-data-1-3-coastalcomm.hub.arcgis.com>.
- California Department of Fish and Wildlife, “California Marine Protected Areas (MPAs),” accessed November 25, 2025, <https://wildlife.ca.gov/Conservation/Marine/MPAs#overview>.
- California Department of Fish and Wildlife, *Summary of Natural Community Conservation Plans (NCCPs)*, October 2023.
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- California Environmental Protection Agency, Cortese List Data Resources, accessed November 25, 2025, <https://calepa.ca.gov/sitecleanup/corteselist>.
- California State Parks, Park System Web Map, accessed November 25, 2025, https://www.parks.ca.gov/?page_id=862.
- Department of Conservation, *California Important Farmland Finder*, <https://maps.conservation.ca.gov/dlrp/ciff/>, accessed January 29, 2025.
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- National Park Service, Interactive Map of NPS Wild and Scenic Rivers, accessed November 25, 2025, <https://www.nps.gov/orgs/1912/plan-your-visit.htm>.
- National Park Service, Map Finder, accessed November 25, 2025, <https://www.nps.gov/planyourvisit/maps.htm>.
- United States Department of Agriculture Forest Service, Wilderness & Wild Scenic Rivers & Wilderness Study Areas, accessed November 25, 2025, https://data.fs.usda.gov/geodata/other_fs/wilderness/stateMap.php?stateID=CA.

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

San Bernardino County Southwestern Part, California

GtC—Greenfield sandy loam, 2 to 9 percent slopes

Map Unit Setting

National map unit symbol: hck0

Elevation: 100 to 3,500 feet

Mean annual precipitation: 9 to 20 inches

Mean annual air temperature: 63 degrees F

Frost-free period: 200 to 300 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Greenfield and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Greenfield

Setting

Landform: Alluvial fans

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Typical profile

H1 - 0 to 16 inches: sandy loam

H2 - 16 to 50 inches: fine sandy loam

H3 - 50 to 60 inches: sandy loam

Properties and qualities

Slope: 2 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0
mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 7.9
inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A

Ecological site: R019XG911CA - Loamy Fan

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 5 percent

Hydric soil rating: No

Hanford

Percent of map unit: 5 percent

Hydric soil rating: No

Ramona

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: San Bernardino County Southwestern Part, California

Survey Area Data: Version 17, Sep 8, 2025

Map Unit Description

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San Bernardino County Southwestern Part, California

HaC—Hanford coarse sandy loam, 2 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2y8tl

Elevation: 890 to 2,860 feet

Mean annual precipitation: 11 to 22 inches

Mean annual air temperature: 64 to 65 degrees F

Frost-free period: 320 to 365 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hanford and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hanford

Setting

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Typical profile

A - 0 to 12 inches: sandy loam

C - 12 to 60 inches: fine sandy loam

Properties and qualities

Slope: 2 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Rare

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A

Ecological site: R019XG911CA - Loamy Fan

Hydric soil rating: No

Minor Components

Greenfield, sandy loam

Percent of map unit: 10 percent

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Tujunga, loamy sand

Percent of map unit: 5 percent

Landform: Alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: San Bernardino County Southwestern Part, California

Survey Area Data: Version 17, Sep 8, 2025

Map Unit Description

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San Bernardino County Southwestern Part, California

RmC—Ramona sandy loam, 2 to 9 percent slopes, MLRA 19

Map Unit Setting

National map unit symbol: 2x530

Elevation: 490 to 3,010 feet

Mean annual precipitation: 10 to 29 inches

Mean annual air temperature: 62 to 65 degrees F

Frost-free period: 260 to 365 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Ramona and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ramona

Setting

Landform: Alluvial fans, terraces

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Riser

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Typical profile

Ap - 0 to 12 inches: sandy loam

A - 12 to 23 inches: fine sandy loam

Bw - 23 to 32 inches: loam

Bt - 32 to 54 inches: clay loam

C - 54 to 60 inches: sandy loam

Properties and qualities

Slope: 2 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high (0.20 to 0.60 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Ecological site: R019XG911CA - Loamy Fan

Hydric soil rating: No

Minor Components

Greenfield

Percent of map unit: 10 percent

Landform: Terraces, alluvial fans

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Riser

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Monserate

Percent of map unit: 5 percent

Landform: Alluvial fans, terraces

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Riser

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: San Bernardino County Southwestern Part, California

Survey Area Data: Version 17, Sep 8, 2025

27521219	0.3	R1-7.2	Low Density Residential
27522312	2.0	R3-24	Medium/High Density Residential
27522331	1.4	R2 (AG Overlay)	Medium Density Residential
27522336	0.8	R2 (AG Overlay)	Medium Density Residential
27522338	0.6	R2 (AG Overlay)	Medium Density Residential
27522340	1.1	R2 (AG Overlay)	Medium Density Residential
27522341	0.9	R2 (AG Overlay)	Medium Density Residential
27522349	0.4	R2 (AG Overlay)	Medium Density Residential
27522350	0.5	R2 (AG Overlay)	Medium Density Residential
27522351	1.0	R2 (AG Overlay)	Medium Density Residential
27522353	0.2	R2 (AG Overlay)	Medium Density Residential
27522354	0.3	R2 (AG Overlay)	Medium Density Residential
27522355	1.4	R2 (AG Overlay)	Medium Density Residential
27522359	0.4	R2 (R3-24 Overlay, AG Overlay)	Medium/High Density Residential (R3-24 Overlay)
27522360	1.6	R2 (R3-24 Overlay, AG Overlay)	Medium/High Density Residential (R3-24 Overlay)
27523112	0.9	R2 (AG Overlay)	Medium Density Residential
27523117	0.5	R2 (AG Overlay)	Medium Density Residential
27523122	0.2	R2 (AG Overlay)	Medium Density Residential
27523126	0.3	R2 (AG Overlay)	Medium Density Residential
27523131	0.3	R2 (AG Overlay)	Medium Density Residential
27523132	0.2	R2 (AG Overlay)	Medium Density Residential
27523133	0.3	R2 (AG Overlay)	Medium Density Residential
27523139	0.2	R2 (AG Overlay)	Medium Density Residential
27523140	0.2	R2 (AG Overlay)	Medium Density Residential
27523141	0.4	R2 (AG Overlay)	Medium Density Residential
27523142	0.3	R2 (AG Overlay)	Medium Density Residential
27523143	0.2	R2 (AG Overlay)	Medium Density Residential
27523171	1.1	R2 (AG Overlay)	Medium Density Residential
27523173	1.0	R2 (AG Overlay)	Medium Density Residential
27523209	0.5	R2 (AG Overlay)	Medium Density Residential
27523210	0.2	R2 (AG Overlay)	Medium Density Residential
27524132	0.2	R1-7.2	Low Density Residential
27525145	0.2	R1-7.2	Low Density Residential

27525153	0.3	R1-7.2	Low Density Residential
27525154	0.4	R1-7.2	Low Density Residential
27527101	0.2	R1-7.2	Low Density Residential
27527102	0.2	R1-7.2	Low Density Residential
27527103	0.2	R1-7.2	Low Density Residential
27527104	0.2	R1-7.2	Low Density Residential
27527105	0.2	R1-7.2	Low Density Residential
27527106	0.2	R1-7.2	Low Density Residential
27527107	0.2	R1-7.2	Low Density Residential
27527108	0.2	R1-7.2	Low Density Residential
27527109	0.3	R1-7.2	Low Density Residential
27527110	0.2	R1-7.2	Low Density Residential
27527111	0.2	R1-7.2	Low Density Residential
27527112	0.2	R1-7.2	Low Density Residential
27527113	0.2	R1-7.2	Low Density Residential
27527114	0.2	R1-7.2	Low Density Residential
27527115	0.2	R1-7.2	Low Density Residential
27527116	0.2	R1-7.2	Low Density Residential
27527117	0.2	R1-7.2	Low Density Residential
27527201	0.2	R1-7.2	Low Density Residential
27527202	0.2	R1-7.2	Low Density Residential
27527203	0.2	R1-7.2	Low Density Residential
27527204	0.2	R1-7.2	Low Density Residential
27527205	0.2	R1-7.2	Low Density Residential
27527207	0.2	R1-7.2	Low Density Residential
27527211	0.2	R1-7.2	Low Density Residential
27527212	0.2	R1-7.2	Low Density Residential
27527213	0.2	R1-7.2	Low Density Residential
27527214	0.2	R1-7.2	Low Density Residential
27527215	0.2	R1-7.2	Low Density Residential
27527216	0.2	R1-7.2	Low Density Residential
27527217	0.2	R1-7.2	Low Density Residential
27527218	0.2	R1-7.2	Low Density Residential

27527219	0.2	R1-7.2	Low Density Residential
27527301	0.2	R1-7.2	Low Density Residential
27527302	0.2	R1-7.2	Low Density Residential
27527303	0.2	R1-7.2	Low Density Residential
27527304	0.2	R1-7.2	Low Density Residential
27527305	0.2	R1-7.2	Low Density Residential
27527306	0.2	R1-7.2	Low Density Residential
27527307	0.2	R1-7.2	Low Density Residential
27527308	0.2	R1-7.2	Low Density Residential
27527309	0.2	R1-7.2	Low Density Residential
27527310	0.2	R1-7.2	Low Density Residential
27527313	0.2	R1-7.2	Low Density Residential
27620247	0.5	BRSP-AP	Office Commercial
27620261	0.5	BRSP-AP	Office Commercial
27641127	1.7	R1-10 (AG Overlay)	Low Density Residential
27641128	0.7	R1-10 (AG Overlay)	Low Density Residential
27645134	2.2	R1-20 (AG Overlay)	Low Density Residential
116716107	0.4	R1-7.2	Low Density Residential
116716110	0.3	R1-7.2	Low Density Residential
116716112	0.3	R1-7.2	Low Density Residential
116716115	0.3	R1-7.2	Low Density Residential
116716116	0.1	R1-7.2	Low Density Residential
116716117	0.1	R1-7.2	Low Density Residential
116716118	0.2	R1-7.2	Low Density Residential
116716119	0.2	R1-7.2	Low Density Residential
116716122	0.8	R1-7.2	Low Density Residential
116716123	0.2	R1-7.2	Low Density Residential
116716124	0.3	R1-7.2	Low Density Residential
116716125	0.3	R1-7.2	Low Density Residential
116716126	0.3	R1-7.2	Low Density Residential
116716127	0.8	R1-7.2	Low Density Residential
116716131	0.6	R1-7.2	Low Density Residential
116716132	0.4	R1-7.2	Low Density Residential

116717101	0.5	R1-7.2	Low Density Residential
116717102	0.5	R1-7.2	Low Density Residential
116717103	0.7	R1-7.2	Low Density Residential
116717104	0.4	R1-7.2	Low Density Residential
116717105	1.2	R1-7.2	Low Density Residential
116717106	0.7	R1-7.2	Low Density Residential
116717107	0.2	R1-7.2	Low Density Residential
116717108	0.4	R1-7.2	Low Density Residential
116717109	2.7	R1-7.2	Low Density Residential
116717110	2.0	R1-7.2	Low Density Residential
116718108	0.7	CM	General Commercial
116718109	0.8	CM	General Commercial
116718110	0.2	CM	General Commercial
116718111	0.4	CM	General Commercial
116720103	2.6	R1-7.2	Low Density Residential
116720104	0.2	R1-7.2	Low Density Residential
116720105	0.2	R1-7.2	Low Density Residential
116720106	0.2	R1-7.2	Low Density Residential
116720107	0.2	R1-7.2	Low Density Residential
116720108	0.2	R1-7.2	Low Density Residential
116720109	0.2	R1-7.2	Low Density Residential
116720110	0.2	R1-7.2	Low Density Residential
116720111	0.3	R1-7.2	Low Density Residential
116720112	0.3	R1-7.2	Low Density Residential
116724101	1.1	R1-7.2	Low Density Residential
116724102	0.2	R1-7.2	Low Density Residential
116724103	0.4	R1-7.2	Low Density Residential
116724104	0.5	R1-7.2	Low Density Residential
116724105	0.5	R1-7.2	Low Density Residential
116724106	0.5	R1-7.2	Low Density Residential
116724107	0.8	R1-7.2	Low Density Residential
116724109	0.6	R1-7.2	Low Density Residential
116724110	0.4	R1-7.2	Low Density Residential

116724113	0.5	R1-7.2	Low Density Residential
116724115	0.5	R1-7.2	Low Density Residential
116724117	0.5	R1-7.2	Low Density Residential
116724118	0.5	R1-7.2	Low Density Residential
116724119	0.5	R1-7.2	Low Density Residential
116724154	0.7	R1-7.2	Low Density Residential
116724155	0.4	R1-7.2	Low Density Residential
116724156	0.2	R1-7.2	Low Density Residential
116725108	0.6	R1-7.2	Low Density Residential
116725109	0.7	R1-7.2	Low Density Residential
116725110	0.2	R1-7.2	Low Density Residential
116725111	0.2	R1-7.2	Low Density Residential
116725112	0.3	R1-7.2	Low Density Residential
116725113	0.2	R1-7.2	Low Density Residential
116725114	0.7	R1-7.2	Low Density Residential
116725118	0.2	R1-7.2	Low Density Residential
116725119	0.2	R1-7.2	Low Density Residential
116725120	0.3	R1-7.2	Low Density Residential
116725169	0.4	R1-7.2	Low Density Residential
116725171	0.9	R1-7.2	Low Density Residential
116727101	0.4	R1-7.2	Low Density Residential
116727102	0.5	R1-7.2	Low Density Residential
116727103	0.1	R1-7.2	Low Density Residential
116727110	0.5	R1-7.2	Low Density Residential
116727112	1.1	R1-7.2	Low Density Residential
116727167	0.5	R1-7.2	Low Density Residential
116727168	0.5	R1-7.2	Low Density Residential
116727169	0.2	R1-7.2	Low Density Residential
116727170	0.3	R1-7.2	Low Density Residential
116728101	4.5	R1-7.2	Low Density Residential
116728102	0.1	R1-7.2	Low Density Residential
97.1			

Title 18

ZONING

Chapters:

Chapter 18.03 GENERAL PROVISIONS

18.03.010 Adoption of zoning plan.

There is an adopted ~~a~~ zoning plan for the City. The zoning plan is a districting plan, as provided by State law.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.020 Purpose.

The purpose of this Title is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, comfort and general welfare.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.030 Scope.

The zoning or districting plan effectuated by this Title is a part of the master plan and consists of the establishment of various districts, including all the territory within the boundaries of the City, within which the use of land and buildings, the space of buildings, and the height and bulk of buildings are regulated.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.040 Conformance.

No buildings or structures shall be erected, reconstructed or structurally altered in any manner, nor shall any building or land be used for any purpose other than as permitted and in conformance with this Title and all other ordinances, laws and maps referred to in this Title.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.050 Interpretation.

When interpreting and applying the provisions of this Title, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Except as specifically provided in this Title, it is not intended by the adoption of the ordinance codified in this Title to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions of laws or ordinances, or any rules, regulations or permits previously adopted or issued, or which are adopted or issued pursuant to laws relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement. It is not intended by this Title to interfere with or abrogate or annul any easement, covenant or other agreement between

parties. However, in cases in which this Title imposes a greater restriction upon the erection, construction, establishing, moving, alteration or enlargement of buildings, or the use of any building or premises in any district or districts that is imposed or required by such existing provisions of law or ordinance, or by such rules, regulations or permits, or by such easements, covenants or agreements, then in such case the provisions of this Title shall control.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.060 State law applicability.

Except as otherwise provided in this Title or other Chapters of the Municipal Code, the provisions of the Government Code pertaining to zoning and planning shall be applicable to all matters as if set forth in full in this Title.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.070 Public hearing notice.

Whenever a public hearing is held pursuant to this Title, notice of hearing shall be in accordance with California Government Code Section 65090 and Section 65091. The notice of hearing shall also comply with the following requirements:

Lot Size of the Project Site	Mailing Notification Radius	Publications in Local Newspaper
Less than 5 acres	500 feet	Legal advertisement
5 to 9.99 acres	1,000 feet	1/8 page box advertisement
10 acres or more	1,500 feet	1/8 page box advertisement

(Ord. No. 327, § 4(Exh. 2), 10-22-2019)

18.03.080 Conditions requiring ministerial review.

Notwithstanding any other provision of this Title, the following shall not require a permit, conditional use permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 (commencing with Section 21000) of the California Public Resources Code:

- A. Multiple family housing developments in which at least twenty percent (20%) of the total number of units, exclusive of density bonus units, are affordable to lower-income households where identified as a lower-income site to meet the Regional Housing Needs Allocation in the current Housing Element in compliance with Government Code Section 65583.2(c), and that were either:
 - 1. Rezoned to meet the lower-income household Regional Housing Needs Allocation;
 - 2. Non-vacant sites identified in one Housing Element prior to the current Housing Element planning period (e.g., identified in the 5th cycle before the 6th cycle); or
 - 3. Vacant sites identified in two or more consecutive Housing Elements prior to the current Housing Element planning period (e.g., the 4th and 5th cycles before the 6th cycle).
- B. Supportive housing developments in zones where multiple family and mixed-use developments are permitted, including nonresidential zones permitting multiple family use, in conformance with California Government Code Section 65651 and all objective standards applicable to multiple family residential uses.
- C. Any other use or project for which State law requires the City to utilize a ministerial review process.

Chapter 18.06 DEFINITIONS

18.06.172 Common open space.

"Common open space" means a court, landscape, recreation building/facility or other outdoor area which is used for landscape and/or recreation and that has common access from more than one dwelling unit. Common open space may also include the water area of a pool and common recreation facilities or gardens located on top of a building or parking structure. Open space does not include off-street parking and loading areas or driveways.

18.06.607 Private open space.

"Private open space" means any private balcony, porch, deck, patio, court, ground level yard or roof deck that is accessible from only one unit. Open space does not include off-street parking and loading areas or driveways.

Chapter 18.09 RESIDENTIAL DISTRICTS AND ZONING MAP

18.09.010 Purpose.

The purpose of this Chapter is to establish the various residential zoning districts within the City.
(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.020 Districts established.

The following residential zoning districts are established:

RH	Hillside <u>Single Family</u> Residential District
R1-20	Very Low Density Single Family Residential District
R1-10	Low Density Single Family Residential District
R1-7.2	Single Family Residential District
R2-10	Low Medium -Density <u>Multiple Family</u> Residential District
R3-12	Medium Density <u>Multiple Family</u> Residential District
R3-S	Multiple Family Senior Citizen
R3-20	Medium High Density <u>Multiple Family</u> Residential District
R3-4024	High Density <u>Multiple Family</u> Residential District
BRSP	Barton Road Specific Plan District
AP	Administrative Professional Office District
C2	General Business District
CM	Commercial Manufacturing District
MR	Restricted Manufacturing District
M2	Industrial District
PUB	Public Facilities District
FP	Floodplain Overlay District
AG	Agricultural Overlay District
R3-24	High-Density Residential Overlay District
GSP	The Gateway at Grand Terrace Specific Plan

(Ord. No. 357, § 4, 8-13-2024; Ord. No. 298, § 7, 10-11-2016; Ord. No. 264, § 10, 6-12-2012; Ord. 126 § 2, Exh. A(part), 1990)

18.09.021 Overlays established.

<u>AG-1</u>	<u>Agricultural Overlay No. 1</u>
<u>AG-2</u>	<u>Agricultural Overlay No. 2</u>
<u>FP</u>	<u>Floodplain Overlay</u>
<u>O-40</u>	<u>High Density Multiple Family Residential Overlay</u>

18.09.022 Specific Plans established.

<u>BMSP</u>	<u>The Blue Mountain Specific Plan</u>
<u>BMSVSP</u>	<u>The Blue Mountain Senior Villas Specific Plan</u>
<u>BRSP</u>	<u>The Barton Road Specific Plan</u>
<u>GBSP</u>	<u>The Greenbriar Specific Plan</u>
<u>GSP</u>	<u>The Gateway at Grand Terrace Specific Plan</u>

18.09.030 Designation on map and adoption of map.

The designations, locations and boundaries of the districts established are delineated upon the official zoning map on file with the Planning Department. This map and all notations and information thereon, which may be amended from time to time, are made a part of this Title by reference.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.040 Applicability of regulations.

The uses described in this Title will be allowed and the regulations set out in this Title shall apply in the districts established in this Chapter.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.050 Boundary uncertainties.

Where uncertainty exists as to the boundaries of any districts shown on the zoning map, the following rules shall apply:

- A. Where such boundaries are indicated as approximately following street and alley lines, such lines shall be construed to be such boundaries.
- B. Where an uncertainty exists, the Planning Commission shall determine the location of boundaries.
- C. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the parcel to which it reverts shall apply to such vacated or abandoned street or alley.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

Chapter 18.10 RESIDENTIAL DISTRICTS¹

18.10.010 Purpose.

The residential zones contained in this Chapter are intended to carry out the goals and objectives of the community's General Plan, Housing Element, and State Housing Law with respect to residential land uses and residential development. These goals and objectives are to be achieved through the following purposes established for the residential zones:

- A. To provide for development in accordance with the General Plan;
- B. To promote the most appropriate and efficient use of the land while providing a variety of housing opportunities to the community;
- C. To promote a compatible relationship between residential, commercial and other types of land uses located in the community;
- D. To promote the public health, safety and welfare through encouraging the appropriate type and size of development for the community;
- E. To manage development with respect to its type, size and location in order to prevent harmful encroachment of disruptive development into the community's residential neighborhoods.

(Ord. 146 § 1(part), 1993; Ord. 126 § 2, Exh. A(part), 1990)

¹Ord. No. 264, § 11, adopted June 12, 2012, changed the title of Chapter 18.10 from "RH, R1, R2, R3 and R3-S Residential districts" to "Residential districts."

The provisions of Section 18.03.080 shall apply in determining projects that shall not require a permit, conditional use permit, or other discretionary review or approval.

18.10.020 Residential districts.

The following districts are designed to implement the goals and objectives of the General Plan. Each district contains specific land use regulations and density ranges for development.

- A. RH, Hillside Single Family Residential District. This district is intended for very low density single-family residential development with a maximum retention of open space. It is located in the portions of the City identified in the General Plan's master environmental analysis as having severe development limitations related to topography and soil conditions. The maximum density allowed in this district is one (1) dwelling unit per gross acre.
- B. R1-20, Very Low Single Family Residential District. This district is intended for very low density single-family residential use. The minimum lot size is 20,000 square feet with a maximum density of two (2) dwelling units per gross acre. ~~Deviations from the above minimum lot size and maximum density can occur in compliance with the following~~
 - ~~1. Small Lot Subdivisions established by the "Starter Home Revitalization" Act of 2021, which is codified in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.~~
 - ~~2. Urban Lot Splits established by the Housing Opportunity and More Efficiency "HOME" Act of 2021, which is codified in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.~~
- C. R1-10, Low Density Single Family Residential District. This district is intended for low density single-family residential use. The minimum lot size is 10,000 square feet with a maximum density of four (4) dwelling units per gross acre. ~~Deviations from the above minimum lot size and maximum density can occur in compliance with the following:~~
 - ~~1. Small Lot Subdivisions established by the "Starter Home Revitalization" Act of 2021, which is codified in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.~~
 - ~~2. Urban Lot Splits established by the Housing Opportunity and More Efficiency "HOME" Act of 2021, which is codified in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.~~
- D. R1-7.2, Single Family Residential District. This district is intended for single-family residential use. The minimum lot size is 7,200 square feet with a maximum density of five (5) dwelling units per gross acre. ~~Deviations from the above minimum lot size and maximum density can occur in compliance with the following:~~
 - ~~1. Small Lot Subdivisions established by the "Starter Home Revitalization" Act of 2021, which is codified in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.~~
 - ~~2. Urban Lot Splits established by the Housing Opportunity and More Efficiency "HOME" Act of 2021, which is codified in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.~~
- E. R2-~~10~~, Low ~~Medium~~ Density Multiple Family Residential District. This district is intended for single-family residential use and low density multiple family development. The minimum lot size is 10,000 square feet

with a maximum density of nine (9) dwelling units per gross acre. ~~Deviations from the above minimum lot size and maximum density can occur in compliance with the following:~~

- ~~1. Small Lot Subdivisions established by the “Starter Home Revitalization” Act of 2021, which is codified in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.~~
 - ~~2. Urban Lot Splits established by the Housing Opportunity and More Efficiency “HOME” Act of 2021, which is codified in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.~~
- F. R3-12, Medium Density Multiple Family Residential District. This district is intended for medium density multiple family development. The minimum lot size is 12,000 square feet with a maximum density of twelve (12) dwelling units per gross acre. ~~Deviations from the above minimum lot size and maximum density can occur in compliance with the following:~~
- ~~1. Small Lot Subdivisions established by the “Starter Home Revitalization” Act of 2021, which is codified in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.~~
 - ~~2. Urban Lot Splits established by the Housing Opportunity and More Efficiency “HOME” Act of 2021, which is codified in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.~~
- G. ~~R3-S, Medium Family, Senior Citizen. This district is intended for the development of senior citizen housing. The maximum density shall not exceed 20 units per acre. The development standards shall be established through specific plan process.~~
- GH. R3-20, Medium High Density Multiple Family Residential District. This district is intended for medium high density multiple family development, which may include affordable housing. The minimum lot size is 12,000 square feet with a maximum density of twenty (20) units per acre. ~~Deviations from the above minimum lot size and maximum density can occur in compliance with the following:~~
- ~~1. Small Lot Subdivisions established by the “Starter Home Revitalization” Act of 2021, which is codified in state law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.~~
 - ~~2. Urban Lot Splits established by the Housing Opportunity and More Efficiency “HOME” Act of 2021, which is codified in state law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.~~
- ~~I. R3-24, High Density Residential District. This district is intended for high density multiple family development, which may include affordable housing. The minimum lot size is 12,000 square feet with a minimum density of 20 units per acre and a maximum density of 24 units per acre.~~
- H. R3-40, High Density Multiple Family Residential District. This district is intended for high density multiple family development, which may include affordable housing. The minimum lot size is 5,500 square feet with a minimum density of twenty (20) units per acre and a maximum density of forty (40) units per acre. Example project types may include garden style apartments, courtyard buildings, townhomes, multiplexes, and other multiple family housing types. Single-family residential development or any residential development at a density less than twenty (20) dwelling units per acre is prohibited.

(Ord. No. 298, § 8, 10-11-2016; Ord. No. 264, §§ 12, 13, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 126 § 2, Exh. A(part), 1990)

18.10.021 Small lot subdivisions.

Deviations from the noted minimum lot size in all residential districts may occur in compliance with the following:

- A. Small lot subdivisions established by the “Starter Home Revitalization” Act of 2021, which is codified in State law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.
- B. Urban lot splits established by the Housing Opportunity and More Efficiency “HOME” Act of 2021, which is codified in State law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.

Deviations from the minimum density standards may also occur pursuant to Chapter 17.29 of the zoning ordinance, Small Lot Subdivisions “Starter Home Revitalization Act.” This includes a requirement that small lot subdivisions on parcels identified in the Housing Element for the current planning period must result in at least as many units as projected for the parcel in the Housing Element. For small lot subdivisions on parcels not identified in the Housing Element for the current planning period, the development must result in sixty-six percent (66%) of the maximum allowable residential density specified in the zoning district in which the parcel is located, or sixty-six percent (66%) of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B), whichever is greater. If the zoning district in which the parcel is located does not specify a maximum allowable density, then the development must result in sixty-six percent (66%) of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B).

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. A dash (“-”) indicates the use is not permitted in the specified zone.

**TABLE 18.10.030
RESIDENTIAL LAND USE REGULATIONS**

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-S	R3-20 /R3-24	R3-40
A. Residential Uses									
Single-Family (Detached), Full Sided	P	P	P	P	p ^a	p ^b	-	-	-
Second Units (Subject to Chapter 17.30 and 18.65)	P ^g	P ^g	P ^g	P ^g	-	-	-	-	-
Two-Unit Developments (Subject to Chapter 17.30 and 18.65)	P ^g	P ^g	P ^g	P ^g	-	-	-	-	-
Single-Family (Attached) (Duplexes, Triplexes, and Fourplexes)	-	-	-	-	P	P	-	P	-
Multiple Family Units	-	-	-	-	P	P	-	P	<u>P</u>
Manufactured Housing (As Permitted Per Chapter 18.66)	P	P	P	P	P	P		<u>P</u>	<u>P</u>
Mobile Home Park	-	-	-	-	C	C		<u>C</u>	<u>C</u>
Senior Citizen Housing	-	-	-	-	-	-	p ^d	P	<u>P</u>
Small Lot Subdivision "Starter Home Revitalization Act" (Subject to Chapters 17.29 and 18.10)	P	P	P	P	P	P	P	P	<u>P-</u>
Urban Lot Splits "Housing Opportunity and More Efficiency" (HOME) Act of 2021 (Subject to Chapters 17.29 and 18.65)	-	P	P	P	-	-	-	-	-
Planned Residential Development (As Permitted Per Section 18.10.090)	-	-	-	-	P	P	P	P	<u>P</u>
B. Residential Accessory Structures									
Accessory Structure	P	P	P	P	P	P	p ^d	P	<u>P</u>
Accessory Dwelling Unit (Subject to Chapter 17.30 and 18.69)	P	P	P	P	P	P	P	P	<u>P</u>
Junior Accessory Dwelling Unit (Subject to Chapter 17.30 and 18.69)	P	P	P	P	P	P		<u>P</u>	<u>P</u>
Guest House	C	C	C	C	C	C	-	-	-
Private Garage	P	P	P	P	P	P	-	P	<u>P</u>
Private Swimming Pool	P	P	P	P	P	P	p ^d	P	<u>P</u>
Home Occupation (As Permitted Per Chapter 5.06)	P	P	P	P	P	P	p ^d	P	<u>P</u>
Keeping of Cats and Dogs (Maximum of Two Each)	P	P	P	P	P	P	p ^d	P	<u>P</u>
Other Accessory Uses (As Approved by the Planning <u>and Community Development</u> Director)	P	P	P	P	P	P	p ^d	P	<u>P</u>
C. Other Uses									

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-S	R3-20 /R3-24	R3-40
Churches (Minimum Three-Acre Parcel) ^e	C	C	C	C	C	C	-	<u>C</u> -	<u>C</u> ^d
Electric Vehicle Charging Stations (accessory use) ⁱ	P	P	P	P	P	P	<u>P</u>	P	<u>P</u>
Schools (Private and Parochial) ^e	C	C	C	C	C	C	-	<u>C</u> -	<u>C</u> ^d
Public Park and Playground ^e	P	P	P	P	P	P	-	<u>P</u> -	<u>P</u> ^d
Public Facilities (aAnd Quasi-Public) ^e	C	C	C	C	C	C	-	-	-
Family Day Care Small (Eight or Less Children) ^e	P	P	P	P	P	P	-	<u>P</u>	<u>P</u>
Family Day Care Large (Nine or More Children) ^e	P	P	P	P	P	-	-	<u>P</u>	<u>P</u>
Residential Care Facility (Six or Less Persons)	P	P	P	P	P	P	<u>P</u>	P	<u>P</u>
Residential Care Facility (Seven or More Persons) ^f	-	-	-	-	C	C	-	<u>P</u>	<u>P</u>
State Licensed Congregate Living Health Facility (CLHF) ^h	-	-	-	-	C	C	<u>C</u>	C	<u>C</u>
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 and Community Development Director)	P	P	P	P	P	P	<u>P</u> ^d	P	<u>P</u>
Temporary Trailers (As Approved by Planning and Community Development Director)	P	P	P	P	P	P	<u>P</u> ^d	P	<u>P</u>

Footnotes:

- a. A second single-family detached unit (full-sized single-family detached dwelling) shall be permitted in the R2-10 zone provided that the lot or parcel in question meets the minimum area requirement for the R2-10 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A Land Use Permit review application for the second-family detached unit in accordance with Chapter 18.63 of the Zoning Code shall be ministerially approved prior to the issuance of building permits. In addition, all development standards of the underlying R2-10 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 R3-12 zone provided that the lot or parcel in question meets the minimum area requirements for the R3-12 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A Land Use Permit 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. All development standards of the underlying R3-12 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 Sstate and Ccity.

- 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. Churches, schools (private and parochial), public parks, and playgrounds shall be permitted in the R3-40 zone for projects where at least fifty percent (50%) of the gross floor area is multiple family residential use. Senior citizen housing is allowed in the R3-S up to a maximum density of twenty (20) unit/acre. A specific plan will be required for all senior citizen housing projects in this zone.
- 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. CLHFs 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 people who are mentally alert, people with physical disabilities, who may be ventilator dependent.
 - (B) Services for people 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

- k. State Law SB 234 known as the “California Child Day Care Facilities Act” of 2021 designates small and large family daycare homes as a residential use of property. SB234 prohibits a local jurisdiction from imposing a business license, fee, or tax for the privilege of operating a small family daycare home and large family daycare home.

(Ord. No. 359, § 6, 8-13-2024; Ord. No. 338, § 13, 5-24-2022; Ord. No. 336-U, § 16, 1-25-2022; Ord. No. 298, § 9, 10-11-2016; Ord. No. 264, §§ 14, 15, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 199 §§ 4, 5, 2002; Ord. 126 § 2, Exh. A(part), 1990)

18.10.040 Site development standards.

The site development standards established for each residential district are as shown in Table 18.10.040.

**TABLE 18.10.040
RESIDENTIAL BUILDING SITE DEVELOPMENT STANDARDS**

Development Feature Zone	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-S	R3-20	R3-40 ^h R3-24
Lot Area ¹	— ^a	20,000	10,000	7,200	10,000	12,000	— ^g	12,000	5,500 12,000
Lot Area (Small Lot Subdivision) ¹	— ^a	1,200	1,200	1,200	600	600	— ^g	600	600
Lot Width ²	— ^a	100	60	60	60	60	— ^g	60	50 60
Lot Depth ²	— ^a	150	100	100	100	100	— ^g	100	90 100
Front Yard Setback ²	— ^a	25 ^b	25 ^b	25 ^b	25 ^b	25 ^b	-	25 ^b	15 ^b 25 ^b
Rear Yard Setback ²	— ^a	35 ^b	35 ^b	20 ^b	20 ^b	20 ^b	-	20 ^b	15 ^b 20 ^b
Side Yard									
— Interior Lot							— ^g		
— With Garage	— ^a	10 ^b	10 ^b	10 ^b	10 ^b	10 ^b	-	10 ^b	10 ^b
— Without Garage	— ^a	5 ^b	5 ^b	5 ^b	5 ^b	10 ^b	-	10 ^b	10 ^b
— Corner Lot									
— Street-s Side Yard Setback ²	— ^a	15 ^b	15 ^b	15 ^b	15 ^b	15 ^b	-	15 ^b	15 ^b

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Development Feature-Zone	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-S	R3-20	R3-40 ^h R3-24
Setback from Single Family Zone for Portion of Multiple Family Building over 25 Feet in Height ²	<u>-</u> ^a	-	-	-	-	-		-	20 ^k
<u>No Street side</u>	<u>-</u> ^a	5	5	5	5	10	-	10	10
Density ³	<u>-</u> ^a	1-2	1-4	1-5	1-9	1-12 ^c	Max-20	13-20 ^c	20-40 24 ^c
Density ³ (Small Lot Subdivision)	<u>-</u> ^a	-	-	-	-	-	-	-	-
Living Area (Minimum square feet)									
<u>-</u> ^a Single Family	<u>-</u> ^a	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	-	-	-
<u>-</u> ^a Duplex, Triplex, Four-plex and Multiple Family	<u>-</u> ^a	-	-	-	-	-	<u>-</u> ^b	<u>-</u> ^b	<u>-</u> ^b
<u>One (1) Bedroom</u>	<u>-</u> ^a	-	-	-	800 ^d	800 ^d	-	-	-
<u>Two (2) Bedroom</u>	<u>-</u> ^a	-	-	-	1,000 ^d	1,000 ^d	-	-	-
Height ⁴	<u>-</u> ^a	35 ^e	35 ^e	35 ^e	35 ^e	35 ^e	<u>-</u> ^b	35 ^e	45-35 ^e
Lot Coverage (Maximum percent)	<u>-</u> ^a	40	50	50	60 ^f	60	<u>-</u> ^b	60	75-60
Distance Between Buildings ²	<u>-</u> ^a	5	5	5	20-10	20-10	<u>-</u> ^b	20-10	20-10
Private Open Space ¹	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ		<u>-</u> ⁱ	50 sf/du for not less than twenty-five percent (25%) of total units ⁱ
Common Open Space	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ		<u>-</u> ⁱ	50 sf/du ⁱ

Footnotes:

- 1 Minimum Square Feet
- 2 Minimum Linear Feet
- 3 Residential Dwelling Units pPer Gross Acre not counting any density bonus
- 4 Maximum Linear Feet
- a. A specific plan shall be required for all proposed projects (including tentative parcel or tract maps) which include any property located within this district, except that a specific plan shall not be required for existing parcels that are one acre or less in size, are readily served by existing infrastructure, have public access, and fire services can be readily provided. Such specific plan shall establish site development standards on a project by project basis in consideration of the existing topography and other physical constraints. The specific plan shall not create a density greater than one (1) dwelling unit per gross acre and shall be consistent with the City's General Plan. The specific plan may consider a clustered development concept in order to preserve large areas of open space and minimize the project's impact on the physical environment.
- b. The following exceptions apply to front, rear and side yard requirements as noted:
 1. The minimum side and rear yard setback for a patio cover shall be five (5) feet.
 2. The minimum rear yard setback for an accessory structure shall be ten (10) feet.

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- 13. Slopes exceeding five percent (5%) shall be permitted no closer to a residential structure than a distance equal to the required side and rear yard setbacks. In the R1-10 district and the R1-20 district, the thirty-five (35) foot rear yard setback may include ten (10) feet of slope that is greater than five percent (5%).
 - 24. In the case of a parcel or tract map, the twenty-five (25) foot front yard setback requirement may range from twenty-two (22) feet to twenty-eight (28) feet, with an average of twenty-five (25) feet for all proposed lots.
 - 35. In the case where an existing legal nonconforming structure is located within a required setback area, the legal nonconforming structure may be enlarged within the required setback area subject to the following conditions:
 - a. The proposed addition does not further reduce the depth of the existing setback area; and
 - b. The proposed addition is located no closer than five (5) feet from any property line.
 - 4. For the R1-20, R1-10, and R1-7.2 zones, the minimum total side yard setback of all side yards combined shall be no less than fifteen (15) feet, with a minimum side yard setback of five (5) feet on any one side, or ten (10) feet on the driveway or garage side.
 - 5. For all R2 and R3 zones, the minimum total side yard setback of all side yards combined shall be no less than twenty (20) feet, with a minimum side yard setback of five (5) feet on any one side.
 - 6. No portion of any multiple family building over 25 feet in height shall be closer than 20 feet to a property line abutting a single family zone.
 - c. A density bonus shall be permitted in accordance with the California Government Code and this Title.
 - d. For the purposes of this [Chapter](#), the following terms shall be defined as follows:
 - "Living area" means the enclosed area of a residential dwelling unit, excluding porches, patios, carports, garages, storage areas or auxiliary rooms.
 - "Multiple-family" means one- or two-bedroom units only.
 - e. ~~Accessory structures shall not exceed twenty feet in height, with exceptions as listed in Section 18.73.090 of this title.~~
 - f. Not more than the permitted percent of the total parcel may be devoted to main and accessory structures, parking areas, driveways and covered patios. The remaining percent of the total parcel shall be devoted to open areas such as landscaping, lawn, outdoor recreational facilities, incidental to residential development, including swimming pools, tennis courts, putting greens, uncovered patios and walkways. Said open areas shall consist of not less than two hundred (200) square feet of open space per dwelling unit.
 - g. Senior citizen housing's development standards will be established through the specific plan process. ~~All senior citizens housing projects in the R3-S zone will require specific plan process; however, in no circumstance shall the density exceed twenty (20) unit/acre.~~
 - h. Development is prohibited within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code [Section 51178](#), or within the [State responsibility area](#), as defined in [Section 4102](#). This does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or [State fire mitigation measures applicable to the development](#), including but not limited to standards established under all of the following provisions or their successor:

 - (1) [Section 4291 of Section 51182 of the Government Code](#), as applicable.
 - (2) [Section 4290](#).
 - (3) [Chapter 7A \(commencing with Section 701A.1\) of Part 2 of Title 24 of the California Code of Regulations](#).
 - i. Refer to the [Objective Design Standards](#) for multiple family residential development and mixed-use development for regulation of open space requirements.

(Ord. No. 325, § 4(Exh. 1), 5-28-2019; Ord. No. 298, § 10, 10-11-2016; Ord. No. 264, §§ 16, 17, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 146 § 1(part), 1993; Ord. 126 § 2, Exh. A(part), 1990)

18.10.041 Residential supplemental development standards.

A. Accessory uses and structures.

1. Required setbacks.

Table 18.10.04150-1 Required Setbacks For Accessory Structures			
Accessory Structure	Type of Setback	Minimum Required Setback (Single Family)	Minimum Required Setback (Multiple Family)
Patio covers, gazebos, storage sheds ^(d, e) , stationary barbecues, gas fireplaces, gas fire pits, canopies and similar structures	Interior side yard ^(a, b)	5 feet	-
	Street side yard	5 feet	-
	Rear yard	5 feet	-
	Between structures over 120 square feet of area	6 feet	-
Enclosed patios	Interior side yard	5 feet	5 feet
	Street side yard	5 feet	5 feet
	Rear yard	15 feet	15 feet
	Rear yard when backing up to an arterial roadway, railroad right-of-way, Southern California Edison right-of-way, County flood control channel, or nonresidential zoned property	10 feet	10 feet
Workshops	Interior side yard	5 feet	5 feet
	Street side yard	5 feet	5 feet
	Rear yard	10 feet	10 feet
Balconies	Front setback – above yard area	15 feet	15 feet
	Front setback – front entry garage ^c	23 feet	23 feet
	Interior side yard	10 feet	10 feet
	Street side yard	5 feet	5 feet
	Rear yard	15 feet	15 feet
	Rear yard when backing up to a street, railroad right-of-way, Southern California Edison right-of-way, County flood control	10 feet	10 feet

	<u>channel, or nonresidential zoned property</u>		
<u>Swimming pool</u>	<u>Interior side yard</u>	<u>5 feet</u>	<u>5 feet</u>
	<u>Street side yard</u>	<u>10 feet</u>	<u>10 feet</u>
	<u>Rear yard</u>	<u>5 feet</u>	<u>5 feet</u>
	<u>Front yard</u>	<u>15 feet</u>	<u>15 feet</u>
<u>Notes:</u>			
<p>a. <u>On lots with only one side yard, the minimum required side setback for patio covers shall be three (3) feet.</u></p> <p>b. <u>Condominiums and townhouses shall have a minimum side yard setback of three (3) feet for patio covers.</u></p> <p>c. <u>For side entry garages, setback to be determined by City Council at the time of Site and Architectural Review or amendment to Site and Architectural approval.</u></p> <p>d. <u>Storage sheds requiring building permit per California Building Code Section 105.1 must adhere to zoning setbacks. Storage sheds exempt from building permits per the California Building Code Section 105.2 are exempt from zoning setback requirements.</u></p> <p>e. <u>The total number of exempt storage sheds allowed on a single--family district lot shall not exceed four hundred eighty (480) square feet of total aggregate area.</u></p>			

2. Maximum height for an accessory structure.

<p><u>Table 18.10.050-2</u> <u>Maximum Height For Accessory Structures</u></p>	
<u>Accessory Structure</u>	<u>Maximum Height</u>
<u>Patio covers and gazebos</u>	<u>12 feet</u>
<u>Storage sheds and similar structures</u>	<u>8 feet</u>
<u>Workshops</u>	<u>12 feet</u>
<u>Stationary barbecue, gas fireplaces, and gas fire pits</u>	<u>8 feet</u>
<u>Canopies</u>	<u>10 feet</u>

3. Specific accessory structure development standards.

a. Balconies or decks for single-family structures.

- i. Outside stairway. There shall be no outside stairway in single--family districts.
- ii. Screen or guardrail. A minimum thirty-six (36) -inch high screen or guardrail shall be constructed of materials compatible with the design of the structure.
- iii. Screen wall. A screen wall, a minimum of six (6) feet in height, shall be constructed on both sides (ends) of the balcony or deck for the full depth of the balcony or deck or as required by the conditions of approval. This requirement may be waived by the **Planning and** Community Development Director where it is clear that the balcony will not negatively impact adjacent residential properties.

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- iv. Maximum size. The maximum size of a balcony or deck shall be one hundred twenty (120) feet square feet.
 - v. Doors. There shall be no outside doors above the first story except when allowed with an approved balcony or deck.
 - vi. Enclosure. Balconies or decks shall not be enclosed except by the adjoining residential unit and any required screen walls.
- b. Patio covers. Patio covers shall not cover more than fifty percent (50%) of the required rear yard area.
- c. Storage sheds. Storage sheds shall not exceed one hundred twenty (120) square feet in area. Permanent electrical service shall not be allowed within storage sheds.
- d. Workshops.
- i. Minimum/maximum. Workshops shall have a minimum area of one hundred twenty (120) square feet and not exceed a maximum area of four hundred (400) square feet.
 - ii. Habitable area. Workshops shall not contain any habitable areas and shall not be used for habitation of humans.
 - iii. Enclosure. Workshops shall be fully enclosed and shall contain at least one (1) door not less than thirty-two (32) inches in width and may contain no interior walls. If greater than two hundred (200) square feet, workshops shall contain a window with a minimum dimension of twenty-four (24) inches by thirty-six (36) inches.
 - iv. Permit. Building permits are required for workshops.
 - v. Separation. Workshops shall be located at least ten (10) feet from any portion of a residential structure.
- e. Canopies.
- i. Location. Canopies are not to be permitted in the front yard area or visible from the public-right-of-way.
 - ii. Maintenance. Canopies shall be maintained and remain in good condition at all times.
 - iii. Temporary permitted use. Canopies may be located in a front yard area or be visible from the public right-of-way for up to seventy-two (72) hours, with a temporary use permit.

18.10.060 Mechanical Equipment

A. Mechanical equipment.

1. Location. Mechanical equipment (e.g., HVAC units) may be located in the rear yard, side yard, or on the roof. Such equipment may only be located in an interior side yard if it is not feasible to locate it in the rear yard. All equipment in the side yard shall be located at the farthest possible location away from windows on the adjacent property but in no case shall the equipment be less than ten (10) feet from any window on the adjacent property. Pool equipment is only permitted in the rear yard area.
2. Visibility. All reasonable efforts shall be taken to ensure that mechanical equipment is not visible from public streets and is screened from view of adjacent residential properties in a manner approved by the Planning and Community Development Director.
3. Chimney structures.

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- a. Chimney structures that are incorporated within or affixed to the exterior of a residential structure shall be enclosed within a chassis and finished with brick, rock, stucco, or wood/metal siding. All materials, except for brick and rock, used for the chimney are required to be painted with colors that are compatible with the residence and any other chimney structure on the residence.
 - b. Round metal pipes, clay pipes, guy wires, and straps for chimneys shall be fully enclosed within the chassis and shall not be visible from the property line.
 - c. Gas vent pipes and other mechanical ducts that are less than six (6) inches in diameter when leaving the interior of the structure are exempted from these requirements.

(Ord. No. 352, § 2, 3-26-2024; Ord. No. 260, § 5(Exh. 1), 1-24-2012)

Chapter 18.76 NONCONFORMING USES AND BUILDINGS

Sections:

18.76.010 Purpose.

The purpose of this Chapter is to establish the permitted use, expansion and maintenance of nonconforming uses and buildings located within the City.

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

18.76.020 Nonconforming use of land.

The lawful use of land existing at the time of the adoption of the ordinance codified in this Title, although such use does not conform to the regulations, specified in this Title for the district in which such land is located, may be continued; provided, that no such use shall be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use at the time of the adoption of the ordinance codified in this Title, and when any such use ceases the subsequent use of such land shall be in conformity to the regulations specified by this Title for the district in which such land is located.

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

18.76.030 Nonconforming use of buildings.

- A. The lawful use of a building existing at the time of the adoption of the ordinance codified in this Title may be continued, although such use does not conform to the regulations specified for the district in which the building is located.
- B. The nonconforming use of a portion of a building may be extended throughout the building; provided, that in each case a use permit shall first be obtained.
- C. The nonconforming use of a building may be changed to a use of the same or more restricted nature; provided, that in each case a use permit shall first be obtained.
- D. If the nonconforming use of a building and/or operations within a building ceases for a continuous period of six (6) months, it shall be considered terminated and the building shall thereafter be used only in accordance with the regulations for the district in which it is located. In no case shall a residential use that was lawfully established according to the standards at the time of development in a residential zone be required to be terminated or removed.

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

18.76.031 Termination—Discontinuance of use.

- A. Such discontinuance of the active and continuous operation of such nonconforming use, or part or portion thereof, for such periods, is construed and considered to be an abandonment of such nonconforming uses, regardless of any reservation of an intent not to abandon same or of an intent to resume active operations.
- B. If actual abandonment in fact is evidenced by the removal of buildings, structures, machinery, equipment and other evidences of such nonconforming use of the land and premises, the abandonment shall be construed and considered to be completed within a period of six (6) months and all rights to reestablish or continue such nonconforming use shall thereupon terminate.

(Ord. 151 § 1(part), 1994)

18.76.032 Termination—Violation of laws.

Any of the following violations of the municipal code shall immediately terminate the right to operate a nonconforming use except as otherwise provided:

- A. Changing a nonconforming use to a use not permitted in the zone;
- B. Increasing or enlarging the area, space or volume occupied by or devoted to such nonconforming use;
- C. Addition to a nonconforming use of another use not permitted in the zone.

(Ord. 151 § 1(part), 1994)

18.76.033 Termination—Operation of use.

The following nonconforming uses and structures shall be discontinued and structures removed from their sites within the time periods specified in this section, commencing with January 27, 1994, except when extended or revoked as otherwise provided:

- A. Where the property is unimproved, one (1) year;
- B. Where the property is unimproved except for structures of a type for which the City building code does not require a building permit, three (3) years;
- C. Where the property is unimproved except for structures which contain less than one hundred (100) square feet of gross floor area, three (3) years;
- D. Signs, three (3) years;
- E. A nonconforming use conducted in a structure designed to serve a use permitted in the zone, five (5) years;
- F. In other cases twenty (20) years from January 27, 1994, or amendment thereto establishing nonconforming status, and for such longer time so that the total life of the structure from the date of construction, based on the type of construction as defined by the building code, will be as follows:
 - 1. Type IV and Type V buildings (light incombustible frame and wood frame) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses and other buildings used for residential occupancy, twenty-five (25) years,
 - b. Stores and factories, twenty-five (25) years,
 - c. Any other building not herein enumerated, twenty-five (25) years;

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2. Type III buildings (heavy timber construction and ordinary masonry) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses, offices and hotels, thirty (30) years,
 - b. Structures with stores below and residences, offices or a hotel above, thirty (30) years,
 - c. Warehouses, stores and garages, thirty (30) years,
 - d. Factories and industrial buildings, thirty (30) years;
 3. Type I and Type II buildings (fire-resistive) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses, offices and hotels, thirty (30) years,
 - b. Theaters, warehouses, stores and garages, thirty (30) years,
 - c. Factories and industrial buildings, thirty (30) years.

(Ord. 151 § 1(part), 1994)

18.76.034 Termination—Abatement as a public nuisance.

Whenever a nonconforming use or structure becomes obsolete, dilapidated, substandard, unsafe, or exists in a state of general disrepair, the Planning Commission may hold a public hearing to evaluate and make declaration of nuisance.

(Ord. 151 § 1(part), 1994)

18.76.040 Nonconforming buildings.

- A. No use permit is required for the following:
 1. Ordinary maintenance and repairs may be made to any nonconforming building; provided, that no structural alterations and/or additions are made; provided further, that such maintenance and repairs do not exceed twenty-five percent (25%) of the assessed value of the building in any one (1)-year period;
 2. Any repairs necessary to bring a nonconforming building into compliance with City codes regardless of whether such repairs exceed twenty-five percent (25%) of the assessed value of the building in any one (1)-year period; provided, that the total floor area in the building shall not be increased.
 3. Accessory dwelling units (ADU) and junior accessory dwelling units (JADU) shall be allowed subject to the standards in Chapter 18.69 without further restriction by this section.
- B. A conditional use permit is required for the following:
 1. Ordinary maintenance and repairs to any nonconforming building which exceed twenty-five percent (25%) of the assessed value of the building in any one (1)-year period;
 2. Any structural alterations and/or additions; provided, that the total floor area of the building shall not be increased by more than twenty percent (20%) or one hundred twenty (120) square feet, whichever is greater;
 - a. In no case shall an ADU or JADU be counted as a structural alteration or addition as part of the limited increase in floor area of a nonconforming building.

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3. Exception is in the case of damaged buildings/structures due to fire, earthquake, or natural disasters, refer to subsection D of this section.
- C. As a condition to any conditional use permit granted pursuant to subsection B of this section, the portions altered or repaired shall be brought into conformity with applicable City codes including the zoning code.
- D. Repair of Damaged or Partially Damaged Structures Due to Fire, Explosion, Earthquake, or Other Natural Disasters. Any nonconforming structure or conforming structure containing a nonconforming use which is damaged or destroyed by fire, explosion, act of God, collapse or any other casualty or calamity may be reconstructed to the condition in which it existed immediately prior to the occurrence of such damage or destruction; provided, that:
1. ~~The total cost of the reconstruction of the structure shall not exceed seventy-five percent of the value of the structure prior to the damage or destruction. The value of the structure may be computed by any of the following methods:~~
 - a. ~~The current assessed valuation of the structure as shown on the latest county of San Bernardino equalized assessment role;~~
 - b. ~~An appraisal of the damage or destroyed structure made by a state of California licensed appraiser to determine predamage or destruction value of the structure;~~
 - c. ~~The value to construct the original structure as shown on the building department's official records, based upon the current building construction costs upon which building permit valuations are computed.~~
- ~~In determining the reconstruction cost of any nonconforming structure, there shall not be included therein the cost of the land or any factors other than those concerning the nonconforming structure itself.~~
- a. ~~All such construction or repairs shall be started within one (1) year from the date of damage or destruction and shall be pursued diligently to completion within one (1) year of the start of construction. Otherwise, the right to rebuild pursuant to this section is terminated, ~~which means within one more year. Each of these one (1) year periods may be extended in intervals of six (6) months upon demonstration of practical difficulty or hardship.~~~~
 - 2b. In the case of the buildings/structures being reconstructed in a different condition than what originally existed prior to the damages (fire, earthquake or natural disaster), then the project shall be evaluated in accordance to site and architectural review criteria, Chapter 18.63.

(Ord. 157 (part), 1995: Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

18.76.050 Buildings under construction.

Nothing contained in this Title shall be deemed to require any change in plans, construction or designated use of any building for which a building permit has properly been issued, in accordance with the provisions of ordinances then effective and upon which actual construction has been started prior to the effective date of the ordinance codified in this Title; provided, that in all such cases actual construction shall be diligently carried on until completion of the building.

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

Title 18

ZONING

Chapters:

Chapter 18.03 GENERAL PROVISIONS

18.03.010 Adoption of zoning plan.

There is an adopted zoning plan for the City. The zoning plan is a districting plan, as provided by State law.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.020 Purpose.

The purpose of this Title is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, comfort and general welfare.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.030 Scope.

The zoning or districting plan effectuated by this Title is a part of the master plan and consists of the establishment of various districts, including all the territory within the boundaries of the City, within which the use of land and buildings, the space of buildings, and the height and bulk of buildings are regulated.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.040 Conformance.

No buildings or structures shall be erected, reconstructed or structurally altered in any manner, nor shall any building or land be used for any purpose other than as permitted and in conformance with this Title and all other ordinances, laws and maps referred to in this Title.
(Ord. 126 § 2, Exh. A(part), 1990)

18.03.050 Interpretation.

When interpreting and applying the provisions of this Title, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Except as specifically provided in this Title, it is not intended by the adoption of the ordinance codified in this Title to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions of laws or ordinances, or any rules, regulations or permits previously adopted or issued, or which are adopted or issued pursuant to laws relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement. It is not intended by this Title to interfere with or abrogate or annul any easement, covenant or other agreement between

parties. However, in cases in which this Title imposes a greater restriction upon the erection, construction, establishing, moving, alteration or enlargement of buildings, or the use of any building or premises in any district or districts that is imposed or required by such existing provisions of law or ordinance, or by such rules, regulations or permits, or by such easements, covenants or agreements, then in such case the provisions of this Title shall control.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.060 State law applicability.

Except as otherwise provided in this Title or other Chapters of the Municipal Code, the provisions of the Government Code pertaining to zoning and planning shall be applicable to all matters as if set forth in full in this Title.

(Ord. 126 § 2, Exh. A(part), 1990)

18.03.070 Public hearing notice.

Whenever a public hearing is held pursuant to this Title, notice of hearing shall be in accordance with California Government Code Section 65090 and Section 65091. The notice of hearing shall also comply with the following requirements:

Lot Size of the Project Site	Mailing Notification Radius	Publications in Local Newspaper
Less than 5 acres	500 feet	Legal advertisement
5 to 9.99 acres	1,000 feet	1/8 page box advertisement
10 acres or more	1,500 feet	1/8 page box advertisement

(Ord. No. 327, § 4(Exh. 2), 10-22-2019)

18.03.080 Conditions requiring ministerial review.

Notwithstanding any other provision of this Title, the following shall not require a permit, conditional use permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 (commencing with Section 21000) of the California Public Resources Code:

- A. Multiple family housing developments in which at least twenty percent (20%) of the total number of units, exclusive of density bonus units, are affordable to lower-income households where identified as a lower-income site to meet the Regional Housing Needs Allocation in the current Housing Element in compliance with Government Code Section 65583.2(c), and that were either:
 - 1. Rezoned to meet the lower-income household Regional Housing Needs Allocation;
 - 2. Non-vacant sites identified in one Housing Element prior to the current Housing Element planning period (e.g., identified in the 5th cycle before the 6th cycle); or
 - 3. Vacant sites identified in two or more consecutive Housing Elements prior to the current Housing Element planning period (e.g., the 4th and 5th cycles before the 6th cycle).
- B. Supportive housing developments in zones where multiple family and mixed-use developments are permitted, including nonresidential zones permitting multiple family use, in conformance with California Government Code Section 65651 and all objective standards applicable to multiple family residential uses.
- C. Any other use or project for which State law requires the City to utilize a ministerial review process.

Chapter 18.06 DEFINITIONS

18.06.172 Common open space.

"Common open space" means a court, landscape, recreation building/facility or other outdoor area which is used for landscape and/or recreation and that has common access from more than one dwelling unit. Common open space may also include the water area of a pool and common recreation facilities or gardens located on top of a building or parking structure. Open space does not include off-street parking and loading areas or driveways.

18.06.607 Private open space.

"Private open space" means any private balcony, porch, deck, patio, court, ground level yard or roof deck that is accessible from only one unit. Open space does not include off-street parking and loading areas or driveways.

Chapter 18.09 RESIDENTIAL DISTRICTS AND ZONING MAP

18.09.010 Purpose.

The purpose of this Chapter is to establish the various residential zoning districts within the City.
(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.020 Districts established.

The following residential zoning districts are established:

RH	Hillside Single Family Residential District
R1-20	Very Low Density Single Family Residential District
R1-10	Low Density Single Family Residential District
R1-7.2	Single Family Residential District
R2-10	Low Density Multiple Family Residential District
R3-12	Medium Density Multiple Family Residential District
R3-20	Medium High Density Multiple Family Residential District
R3-40	High Density Multiple Family Residential District
BRSP	Barton Road Specific Plan District
AP	Administrative Professional Office District
C2	General Business District
CM	Commercial Manufacturing District
MR	Restricted Manufacturing District
M2	Industrial District
PUB	Public Facilities District

(Ord. No. 357, § 4, 8-13-2024; Ord. No. 298, § 7, 10-11-2016; Ord. No. 264, § 10, 6-12-2012; Ord. 126 § 2, Exh. A(part), 1990)

18.09.021 Overlays established.

AG-1	Agricultural Overlay No. 1
AG-2	Agricultural Overlay No. 2
FP	Floodplain Overlay
O-40	High Density Multiple Family Residential Overlay

18.09.022 Specific Plans established.

BMSP	The Blue Mountain Specific Plan
BMSVSP	The Blue Mountain Senior Villas Specific Plan
BRSP	The Barton Road Specific Plan
GBSP	The Greenbriar Specific Plan
GSP	The Gateway at Grand Terrace Specific Plan

18.09.030 Designation on map and adoption of map.

The designations, locations and boundaries of the districts established are delineated upon the official zoning map on file with the Planning Department. This map and all notations and information thereon, which may be amended from time to time, are made a part of this Title by reference.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.040 Applicability of regulations.

The uses described in this Title will be allowed and the regulations set out in this Title shall apply in the districts established in this Chapter.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

18.09.050 Boundary uncertainties.

Where uncertainty exists as to the boundaries of any districts shown on the zoning map, the following rules shall apply:

- A. Where such boundaries are indicated as approximately following street and alley lines, such lines shall be construed to be such boundaries.
- B. Where an uncertainty exists, the Planning Commission shall determine the location of boundaries.
- C. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the parcel to which it reverts shall apply to such vacated or abandoned street or alley.

(Ord. No. 357, § 4, 8-13-2024; Ord. 126 § 2, Exh. A(part), 1990)

Chapter 18.10 RESIDENTIAL DISTRICTS¹

18.10.010 Purpose.

The residential zones contained in this Chapter are intended to carry out the goals and objectives of the community's General Plan, Housing Element, and State Housing Law with respect to residential land uses and residential development. These goals and objectives are to be achieved through the following purposes established for the residential zones:

- A. To provide for development in accordance with the General Plan;
- B. To promote the most appropriate and efficient use of the land while providing a variety of housing opportunities to the community;
- C. To promote a compatible relationship between residential, commercial and other types of land uses located in the community;
- D. To promote the public health, safety and welfare through encouraging the appropriate type and size of development for the community;
- E. To manage development with respect to its type, size and location in order to prevent harmful encroachment of disruptive development into the community's residential neighborhoods.

(Ord. 146 § 1(part), 1993; Ord. 126 § 2, Exh. A(part), 1990)

¹Ord. No. 264, § 11, adopted June 12, 2012, changed the title of Chapter 18.10 from "RH, R1, R2, R3 and R3-S Residential districts" to "Residential districts."

The provisions of Section 18.03.080 shall apply in determining projects that shall not require a permit, conditional use permit, or other discretionary review or approval.

18.10.020 Residential districts.

The following districts are designed to implement the goals and objectives of the General Plan. Each district contains specific land use regulations and density ranges for development.

- A. RH, Hillside Single Family Residential District. This district is intended for very low density single-family residential development with a maximum retention of open space. It is located in the portions of the City identified in the General Plan's master environmental analysis as having severe development limitations related to topography and soil conditions. The maximum density allowed in this district is one (1) dwelling unit per gross acre.
- B. R1-20, Very Low Single Family Residential District. This district is intended for very low density single-family residential use. The minimum lot size is 20,000 square feet with a maximum density of two (2) dwelling units per gross acre.
- C. R1-10, Low Density Single Family Residential District. This district is intended for low density single-family residential use. The minimum lot size is 10,000 square feet with a maximum density of four (4) dwelling units per gross acre.
- D. R1-7.2, Single Family Residential District. This district is intended for single-family residential use. The minimum lot size is 7,200 square feet with a maximum density of five (5) dwelling units per gross acre.
- E. R2-10, Low Density Multiple Family Residential District. This district is intended for single-family residential use and low density multiple family development. The minimum lot size is 10,000 square feet with a maximum density of nine (9) dwelling units per gross acre.
- F. R3-12, Medium Density Multiple Family Residential District. This district is intended for medium density multiple family development. The minimum lot size is 12,000 square feet with a maximum density of twelve (12) dwelling units per gross acre.
- G. R3-20, Medium High Density Multiple Family Residential District. This district is intended for medium high density multiple family development, which may include affordable housing. The minimum lot size is 12,000 square feet with a maximum density of twenty (20) units per acre.
- H. R3-40, High Density Multiple Family Residential District. This district is intended for high density multiple family development, which may include affordable housing. The minimum lot size is 5,500 square feet with a minimum density of twenty (20) units per acre and a maximum density of forty (40) units per acre. Example project types may include garden-style apartments, courtyard buildings, townhomes, multiplexes, and other multiple family housing types. Single-family residential development or any residential development at a density less than twenty (20) dwelling units per acre is prohibited.

(Ord. No. 298, § 8, 10-11-2016; Ord. No. 264, §§ 12, 13, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 126 § 2, Exh. A(part), 1990)

18.10.021 Small lot subdivisions.

Deviations from the noted minimum lot size in all residential districts may occur in compliance with the following:

- A. Small lot subdivisions established by the Starter Home Revitalization Act of 2021, which is codified in State law under Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and the City Municipal Code Title 17 and Title 18.

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- B. Urban lot splits established by the Housing Opportunity and More Efficiency “HOME” Act of 2021, which is codified in State law under Government Code Section 66452.6, Section 65852.21, and Section 66411.7, and the City Municipal Code Title 17 and Title 18.

Deviations from the minimum density standards may also occur pursuant to Chapter 17.29 of the zoning ordinance, Small Lot Subdivisions "Starter Home Revitalization Act." This includes a requirement that small lot subdivisions on parcels identified in the Housing Element for the current planning period must result in at least as many units as projected for the parcel in the Housing Element. For small lot subdivisions on parcels not identified in the Housing Element for the current planning period, the development must result in sixty-six percent (66%) of the maximum allowable residential density specified in the zoning district in which the parcel is located, or sixty-six percent (66%) of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B), whichever is greater. If the zoning district in which the parcel is located does not specify a maximum allowable density, then the development must result in sixty-six percent (66%) of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B).

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. A dash ("-") indicates the use is not permitted in the specified zone.

**TABLE 18.10.030
RESIDENTIAL LAND USE REGULATIONS**

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-20	R3-40
A. Residential Uses								
Single-Family (Detached), Full Sized	P	P	P	P	P ^a	P ^b	-	-
Second Units (Subject to Chapter 17.30 and 18.65)	P ^g	P ^g	P ^g	P ^g	-	-	-	-
Two-Unit Developments (Subject to Chapter 17.30 and 18.65)	P ^g	P ^g	P ^g	P ^g	-	-	-	-
Single-Family (Attached) (Duplexes, Triplexes, and Fourplexes)	-	-	-	-	P	P	P	-
Multiple Family Units	-	-	-	-	P	P	P	P
Manufactured Housing (As Permitted Per Chapter 18.66)	P	P	P	P	P	P	P	P
Mobile Home Park	-	-	-	-	C	C	C	C
Senior Citizen Housing	-	-	-	-	-	-	P	P
Small Lot Subdivision "Starter Home Revitalization Act" (Subject to Chapters 17.29 and 18.10)	P	P	P	P	P	P	P	P
Urban Lot Splits "Housing Opportunity and More Efficiency" (HOME) Act of 2021 (Subject to Chapters 17.29 and 18.65)	-	P	P	P	-	-	-	-
Planned Residential Development (As Permitted Per Section 18.10.090)	-	-	-	-	P	P	P	P
B. Residential Accessory Structures								
Accessory Structure	P	P	P	P	P	P	P	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	P	P
Guest House	C	C	C	C	C	C	-	-
Private Garage	P	P	P	P	P	P	P	P
Private Swimming Pool	P	P	P	P	P	P	P	P
Home Occupation (As Permitted Per Chapter 5.06)	P	P	P	P	P	P	P	P
Keeping of Cats and Dogs (Maximum of Two Each)	P	P	P	P	P	P	P	P
Other Accessory Uses (As Approved by the Planning and Community Development Director)	P	P	P	P	P	P	P	P
C. Other Uses								
Churches (Minimum Three-Acre Parcel) ^e	C	C	C	C	C	C	C	C ^d
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	C	C ^d
Public Park and Playground ^e	P	P	P	P	P	P	P	P ^d
Public Facilities (and Quasi- Public) ^e	C	C	C	C	C	C	-	-
Family Day Care Small (Eight or Less Children) ^e	P	P	P	P	P	P	P	P

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(Supp. No. 15)

Permitted Uses	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-20	R3-40
Family Day Care Large (Nine or More Children) ^e	P	P	P	P	P	-	P	P
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	P	P
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 and Community Development Director)	P	P	P	P	P	P	P	P
Temporary Trailers (As Approved by Planning and Community Development Director)	P	P	P	P	P	P	P	P

Footnotes:

- a. A second single-family detached unit (full-sized single-family detached dwelling) shall be permitted in the R2-10 zone provided that the lot or parcel in question meets the minimum area requirement for the R2-10 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A Land Use Permit review application for the second-family detached unit in accordance with Chapter 18.63 of the Zoning Code shall be ministerially approved prior to the issuance of building permits. In addition, all development standards of the underlying R2-10 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 R3-12 zone provided that the lot or parcel in question meets the minimum area requirements for the R3-12 zone and that said lot or parcel is developed with no more than one single-family detached dwelling. A Land Use Permit 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. All development standards of the underlying R3-12 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. Churches, schools (private and parochial), public parks, and playgrounds shall be permitted in the R3-40 zone for projects where at least fifty percent (50%) of the gross floor area is multiple family residential use.
- 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. CLHFs 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 people who are mentally alert, people with physical disabilities, who may be ventilator dependent.
 - (B) Services for people 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
- k. State Law SB 234 known as the "California Child Day Care Facilities Act" of 2021 designates small and large family daycare homes as a residential use of property. SB234 prohibits a local jurisdiction from imposing a business license, fee, or tax for the privilege of operating a small family daycare home and large family daycare home.

(Ord. No. 359, § 6, 8-13-2024; Ord. No. 338, § 13, 5-24-2022; Ord. No. 336-U, § 16, 1-25-2022; Ord. No. 298, § 9, 10-11-2016; Ord. No. 264, §§ 14, 15, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 199 §§ 4, 5, 2002; Ord. 126 § 2, Exh. A(part), 1990)

18.10.040 Site development standards.

The site development standards established for each residential district are as shown in Table 18.10.040.

**TABLE 18.10.040
RESIDENTIAL BUILDING SITE DEVELOPMENT STANDARDS**

Development Feature	RH	R1-20	R1-10	R1-7.2	R2-10	R3-12	R3-20	R3-40 ^h
Lot Area ¹	<u>-</u> ^a	20,000	10,000	7,200	10,000	12,000	12,000	5,500
Lot Area (Small Lot Subdivision) ¹	<u>-</u> ^a	1,200	1,200	1,200	600	600	600	600
Lot Width ²	<u>-</u> ^a	100	60	60	60	60	60	50
Lot Depth ²	<u>-</u> ^a	150	100	100	100	100	100	90
Front Yard Setback ²	<u>-</u> ^a	25 ^b	25 ^b	25 ^b	25 ^b	25 ^b	25 ^b	15 ^b
Rear Yard Setback ²	<u>-</u> ^a	35 ^b	35 ^b	20 ^b	20 ^b	20 ^b	20 ^b	15 ^b
Side Yard Setback ²	<u>-</u> ^a	<u>-</u> ^b	<u>-</u> ^b	<u>-</u> ^b	<u>-</u> ^b	<u>-</u> ^b	<u>-</u> ^b	<u>-</u> ^b
Setback from Single Family Zone for Portion of Multiple Family Building over 25 Feet in Height ²	<u>-</u> ^a	-	-	-	-	-	-	20 ^k
Density ³	<u>-</u> ^a	1-2	1-4	1-5	1-9	1-12 ^c	13-20 ^c	20-40 ^c
Density ³ (Small Lot Subdivision)	<u>-</u> ^a	-	-	-	-	-	-	-
Living Area (Minimum square feet)								
Single Family	<u>-</u> ^a	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	1,350 ^d	-	-
Duplex, Triplex, Four-plex and Multiple Family	<u>-</u> ^a	-	-	-	-	-	<u>-</u> ^g	-
Height ⁴	<u>-</u> ^a	35	35	35	35	35	35	45
Lot Coverage (Maximum percent)	<u>-</u> ^a	40	50	50	60	60	60	75
Distance Between Buildings ²	<u>-</u> ^a	5	5	5	10	10	10	10
Private Open Space ¹	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	50 sf/du for not less than twenty-five percent (25%) of total units ⁱ
Common Open Space	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	<u>-</u> ⁱ	50 sf/du ⁱ

Footnotes:

¹ Minimum Square Feet

-
- 2 Minimum Linear Feet
- 3 Residential Dwelling Units per Gross Acre not counting any density bonus
- 4 Maximum Linear Feet
- a. A specific plan shall be required for all proposed projects (including tentative parcel or tract maps) which include any property located within this district, except that a specific plan shall not be required for existing parcels that are one acre or less in size, are readily served by existing infrastructure, have public access, and fire services can be readily provided. Such specific plan shall establish site development standards on a project by project basis in consideration of the existing topography and other physical constraints. The specific plan shall not create a density greater than one (1) dwelling unit per gross acre and shall be consistent with the City's General Plan. The specific plan may consider a clustered development concept in order to preserve large areas of open space and minimize the project's impact on the physical environment.
- b. The following apply to front, rear and side yard requirements as noted:
1. Slopes exceeding five percent (5%) shall be permitted no closer to a residential structure than a distance equal to the required side and rear yard setbacks. In the R1-10 district and the R1-20 district, the thirty-five (35) foot rear yard setback may include ten (10) feet of slope that is greater than five percent (5%).
 2. In the case of a parcel or tract map, the twenty-five (25) foot front yard setback requirement may range from twenty-two (22) feet to twenty-eight (28) feet, with an average of twenty-five (25) feet for all proposed lots.
 3. In the case where an existing legal nonconforming structure is located within a required setback area, the legal nonconforming structure may be enlarged within the required setback area subject to the following conditions:
 - a. The proposed addition does not further reduce the depth of the existing setback area; and
 - b. The proposed addition is located no closer than five (5) feet from any property line.
 4. For the R1-20, R1-10, and R1-7.2 zones, the minimum total side yard setback of all side yards combined shall be no less than fifteen (15) feet, with a minimum side yard setback of five (5) feet on any one side, or ten (10) feet on the driveway or garage side.
 5. For all R2 and R3 zones, the minimum total side yard setback of all side yards combined shall be no less than twenty (20) feet, with a minimum side yard setback of five (5) feet on any one side.
 6. No portion of any multiple family building over 25 feet in height shall be closer than 20 feet to a property line abutting a single family zone.
- c. A density bonus shall be permitted in accordance with the California Government Code and this Title.
- d. For the purposes of this Chapter, the following terms shall be defined as follows:
"Living area" means the enclosed area of a residential dwelling unit, excluding porches, patios, carports, garages, storage areas or auxiliary rooms.
"Multiple-family" means one- or two-bedroom units only.
- f. Not more than the permitted percent of the total parcel may be devoted to main and accessory structures, parking areas, driveways and covered patios. The remaining percent of the total parcel shall be devoted to open areas such as landscaping, lawn, outdoor recreational facilities, incidental to residential development, including swimming pools, tennis courts, putting greens, uncovered patios and walkways. Said open areas shall consist of not less than two hundred (200) square feet of open space per dwelling unit.
- g. Senior citizen housing's development standards will be established through the specific plan process.
- h. Development is prohibited within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within the State responsibility area, as defined in Section 4102. This does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or State fire mitigation measures applicable to the development, including but not limited to standards established under all of the following provisions or their successor:
 - (1) Section 4291 of Section 51182 of the Government Code, as applicable.
 - (2) Section 4290.

(3) Chapter 7A (commencing with Section 701A.1) of Part 2 of Title 24 of the California Code of Regulations.

- i Refer to the Objective Design Standards for multiple family residential development and mixed-use development for regulation of open space requirements.

(Ord. No. 325, § 4(Exh. 1), 5-28-2019; Ord. No. 298, § 10, 10-11-2016; Ord. No. 264, §§ 16, 17, 6-12-2012; Ord. No. 231, § 1(Exh. D), 9-11-2007; Ord. 146 § 1(part), 1993; Ord. 126 § 2, Exh. A(part), 1990)

18.10.041 Residential supplemental development standards.

A. Accessory uses and structures.

- 1. Required setbacks.

Table 18.10.041 Required Setbacks For Accessory Structures			
Accessory Structure	Type of Setback	Minimum Required Setback (Single Family)	Minimum Required Setback (Multiple Family)
Patio covers, gazebos, storage sheds ^{d, e} , stationary barbecues, gas fireplaces, gas fire pits, canopies and similar structures	Interior side yard ^{d, b}	5 feet	-
	Street side yard	5 feet	-
	Rear yard	5 feet	-
	Between structures over 120 square feet of area	6 feet	-
Enclosed patios	Interior side yard	5 feet	5 feet
	Street side yard	5 feet	5 feet
	Rear yard	15 feet	15 feet
	Rear yard when backing up to an arterial roadway, railroad right-of-way, Southern California Edison right-of-way, County flood control channel, or nonresidential zoned property	10 feet	10 feet
Workshops	Interior side yard	5 feet	5 feet
	Street side yard	5 feet	5 feet
	Rear yard	10 feet	10 feet
Balconies	Front setback – above yard area	15 feet	15 feet
	Front setback – front entry garage ^c	23 feet	23 feet

	Interior side yard	10 feet	10 feet
	Street side yard	5 feet	5 feet
	Rear yard	15 feet	15 feet
	Rear yard when backing up to a street, railroad right-of-way, Southern California Edison right-of-way, County flood control channel, or nonresidential zoned property	10 feet	10 feet
Swimming pool	Interior side yard	5 feet	5 feet
	Street side yard	10 feet	10 feet
	Rear yard	5 feet	5 feet
	Front yard	15 feet	15 feet

Notes:

- a. On lots with only one side yard, the minimum required side setback for patio covers shall be three (3) feet.
- b. Condominiums and townhouses shall have a minimum side yard setback of three (3) feet for patio covers.
- c. For side entry garages, setback to be determined by City Council at the time of Site and Architectural Review or amendment to Site and Architectural approval.
- d. Storage sheds requiring building permit per California Building Code Section 105.1 must adhere to zoning setbacks. Storage sheds exempt from building permits per the California Building Code Section 105.2 are exempt from zoning setback requirements.
- e. The total number of exempt storage sheds allowed on a single-family district lot shall not exceed four hundred eighty (480) square feet of total aggregate area.

2. Maximum height for an accessory structure.

Table 18.10.050-2 Maximum Height For Accessory Structures	
Accessory Structure	Maximum Height
Patio covers and gazebos	12 feet
Storage sheds and similar structures	8 feet
Workshops	12 feet
Stationary barbecue, gas fireplaces, and gas fire pits	8 feet
Canopies	10 feet

3. Specific accessory structure development standards.

- a. Balconies or decks for single-family structures.
 - i. Outside stairway. There shall be no outside stairway in single-family districts.

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- ii. Screen or guardrail. A minimum thirty-six (36) inch high screen or guardrail shall be constructed of materials compatible with the design of the structure.
 - iii. Screen wall. A screen wall, a minimum of six (6) feet in height, shall be constructed on both sides (ends) of the balcony or deck for the full depth of the balcony or deck or as required by the conditions of approval. This requirement may be waived by the Planning and Community Development Director where it is clear that the balcony will not negatively impact adjacent residential properties.
 - iv. Maximum size. The maximum size of a balcony or deck shall be one hundred twenty (120) feet square feet.
 - v. Doors. There shall be no outside doors above the first story except when allowed with an approved balcony or deck.
 - vi. Enclosure. Balconies or decks shall not be enclosed except by the adjoining residential unit and any required screen walls.
- b. Patio covers. Patio covers shall not cover more than fifty percent (50%) of the required rear yard area.
 - c. Storage sheds. Storage sheds shall not exceed one hundred twenty (120) square feet in area. Permanent electrical service shall not be allowed within storage sheds.
 - d. Workshops.
 - i. Minimum/maximum. Workshops shall have a minimum area of one hundred twenty (120) square feet and not exceed a maximum area of four hundred (400) square feet.
 - ii. Habitable area. Workshops shall not contain any habitable areas and shall not be used for habitation of humans.
 - iii. Enclosure. Workshops shall be fully enclosed and shall contain at least one (1) door not less than thirty-two (32) inches in width and may contain no interior walls. If greater than two hundred (200) square feet, workshops shall contain a window with a minimum dimension of twenty-four (24) inches by thirty-six (36) inches.
 - iv. Permit. Building permits are required for workshops.
 - v. Separation. Workshops shall be located at least ten (10) feet from any portion of a residential structure.
 - e. Canopies.
 - i. Location. Canopies are not to be permitted in the front yard area or visible from the public-right-of-way.
 - ii. Maintenance. Canopies shall be maintained and remain in good condition at all times.
 - iii. Temporary permitted use. Canopies may be located in a front yard area or be visible from the public right-of-way for up to seventy-two (72) hours, with a temporary use permit.

18.10.060 Mechanical Equipment

A. Mechanical equipment.

- 1. Location. Mechanical equipment (e.g., HVAC units) may be located in the rear yard, side yard, or on the roof. Such equipment may only be located in an interior side yard if it is not feasible to locate it in the rear yard. All equipment in the side yard shall be located at the farthest possible location away from

windows on the adjacent property but in no case shall the equipment be less than ten (10) feet from any window on the adjacent property. Pool equipment is only permitted in the rear yard area.

2. Visibility. All reasonable efforts shall be taken to ensure that mechanical equipment is not visible from public streets and is screened from view of adjacent residential properties in a manner approved by the Planning and Community Development Director.
3. Chimney structures.
 - a. Chimney structures that are incorporated within or affixed to the exterior of a residential structure shall be enclosed within a chassis and finished with brick, rock, stucco, or wood/metal siding. All materials, except for brick and rock, used for the chimney are required to be painted with colors that are compatible with the residence and any other chimney structure on the residence.
 - b. Round metal pipes, clay pipes, guy wires, and straps for chimneys shall be fully enclosed within the chassis and shall not be visible from the property line.
 - c. Gas vent pipes and other mechanical ducts that are less than six (6) inches in diameter when leaving the interior of the structure are exempted from these requirements.

(Ord. No. 352, § 2, 3-26-2024; Ord. No. 260, § 5(Exh. 1), 1-24-2012)

Chapter 18.76 NONCONFORMING USES AND BUILDINGS

Sections:

18.76.010 Purpose.

The purpose of this Chapter is to establish the permitted use, expansion and maintenance of nonconforming uses and buildings located within the City.

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

18.76.020 Nonconforming use of land.

The lawful use of land existing at the time of the adoption of the ordinance codified in this Title, although such use does not conform to the regulations, specified in this Title for the district in which such land is located, may be continued; provided, that no such use shall be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use at the time of the adoption of the ordinance codified in this Title, and when any such use ceases the subsequent use of such land shall be in conformity to the regulations specified by this Title for the district in which such land is located.

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

18.76.030 Nonconforming use of buildings.

- A. The lawful use of a building existing at the time of the adoption of the ordinance codified in this Title may be continued, although such use does not conform to the regulations specified for the district in which the building is located.
- B. The nonconforming use of a portion of a building may be extended throughout the building; provided, that in each case a use permit shall first be obtained.
- C. The nonconforming use of a building may be changed to a use of the same or more restricted nature; provided, that in each case a use permit shall first be obtained.
- D. If the nonconforming use of a building and/or operations within a building ceases for a continuous period of six (6) months, it shall be considered terminated and the building shall thereafter be used only in accordance with the regulations for the district in which it is located. In no case shall a residential use that was lawfully established according to the standards at the time of development in a residential zone be required to be terminated or removed.

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

18.76.031 Termination—Discontinuance of use.

- A. Such discontinuance of the active and continuous operation of such nonconforming use, or part or portion thereof, for such periods, is construed and considered to be an abandonment of such nonconforming uses, regardless of any reservation of an intent not to abandon same or of an intent to resume active operations.
- B. If actual abandonment in fact is evidenced by the removal of buildings, structures, machinery, equipment and other evidences of such nonconforming use of the land and premises, the abandonment shall be construed and considered to be completed within a period of six (6) months and all rights to reestablish or continue such nonconforming use shall thereupon terminate.

(Ord. 151 § 1(part), 1994)

18.76.032 Termination—Violation of laws.

Any of the following violations of the municipal code shall immediately terminate the right to operate a nonconforming use except as otherwise provided:

- A. Changing a nonconforming use to a use not permitted in the zone;
- B. Increasing or enlarging the area, space or volume occupied by or devoted to such nonconforming use;
- C. Addition to a nonconforming use of another use not permitted in the zone.

(Ord. 151 § 1(part), 1994)

18.76.033 Termination—Operation of use.

The following nonconforming uses and structures shall be discontinued and structures removed from their sites within the time periods specified in this section, commencing with January 27, 1994, except when extended or revoked as otherwise provided:

- A. Where the property is unimproved, one (1) year;
- B. Where the property is unimproved except for structures of a type for which the City building code does not require a building permit, three (3) years;
- C. Where the property is unimproved except for structures which contain less than one hundred (100) square feet of gross floor area, three (3) years;
- D. Signs, three (3) years;
- E. A nonconforming use conducted in a structure designed to serve a use permitted in the zone, five (5) years;
- F. In other cases twenty (20) years from January 27, 1994, or amendment thereto establishing nonconforming status, and for such longer time so that the total life of the structure from the date of construction, based on the type of construction as defined by the building code, will be as follows:
 - 1. Type IV and Type V buildings (light incombustible frame and wood frame) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses and other buildings used for residential occupancy, twenty-five (25) years,
 - b. Stores and factories, twenty-five (25) years,
 - c. Any other building not herein enumerated, twenty-five (25) years;

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2. Type III buildings (heavy timber construction and ordinary masonry) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses, offices and hotels, thirty (30) years,
 - b. Structures with stores below and residences, offices or a hotel above, thirty (30) years,
 - c. Warehouses, stores and garages, thirty (30) years,
 - d. Factories and industrial buildings, thirty (30) years;
 3. Type I and Type II buildings (fire-resistive) used as:
 - a. One-family dwellings, two-family dwellings, three-family dwellings, apartment houses, offices and hotels, thirty (30) years,
 - b. Theaters, warehouses, stores and garages, thirty (30) years,
 - c. Factories and industrial buildings, thirty (30) years.

(Ord. 151 § 1(part), 1994)

18.76.034 Termination—Abatement as a public nuisance.

Whenever a nonconforming use or structure becomes obsolete, dilapidated, substandard, unsafe, or exists in a state of general disrepair, the Planning Commission may hold a public hearing to evaluate and make declaration of nuisance.

(Ord. 151 § 1(part), 1994)

18.76.040 Nonconforming buildings.

- A. No use permit is required for the following:
 1. Ordinary maintenance and repairs may be made to any nonconforming building; provided, that no structural alterations and/or additions are made; provided further, that such maintenance and repairs do not exceed twenty-five percent (25%) of the assessed value of the building in any one (1) year period;
 2. Any repairs necessary to bring a nonconforming building into compliance with City codes regardless of whether such repairs exceed twenty-five percent (25%) of the assessed value of the building in any one (1) year period; provided, that the total floor area in the building shall not be increased.
 3. Accessory dwelling units (ADU) and junior accessory dwelling units (JADU) shall be allowed subject to the standards in Chapter 18.69 without further restriction by this section.
- B. A conditional use permit is required for the following:
 1. Ordinary maintenance and repairs to any nonconforming building which exceed twenty-five percent (25%) of the assessed value of the building in any one (1) year period;
 2. Any structural alterations and/or additions; provided, that the total floor area of the building shall not be increased by more than twenty percent (20%) or one hundred twenty (120) square feet, whichever is greater;
 - a. In no case shall an ADU or JADU be counted as a structural alteration or addition as part of the limited increase in floor area of a nonconforming building.

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3. Exception is in the case of damaged buildings/structures due to fire, earthquake, or natural disasters, refer to subsection D of this section.
 - C. As a condition to any conditional use permit granted pursuant to subsection B of this section, the portions altered or repaired shall be brought into conformity with applicable City codes including the zoning code.
 - D. Repair of Damaged or Partially Damaged Structures Due to Fire, Explosion, Earthquake, or Other Natural Disasters. Any nonconforming structure or conforming structure containing a nonconforming use which is damaged or destroyed by fire, explosion, act of God, collapse or any other casualty or calamity may be reconstructed to the condition in which it existed immediately prior to the occurrence of such damage or destruction; provided, that:
 1. All such construction or repairs shall be started within one (1) year from the date of damage or destruction and shall be pursued diligently to completion within one (1) year of the start of construction. Otherwise, the right to rebuild pursuant to this section is terminated. Each of these one (1) year periods may be extended in intervals of six (6) months upon demonstration of practical difficulty or hardship.
 2. In the case of the buildings/structures being reconstructed in a different condition than what originally existed prior to the damages (fire, earthquake or natural disaster), then the project shall be evaluated in accordance to site and architectural review criteria, Chapter 18.63.

(Ord. 157 (part), 1995: Ord. 151 § 1(part), 1994: Ord. 126 § 2, Exh. A(part), 1990)

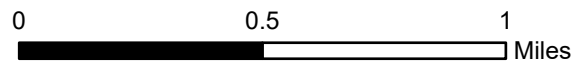
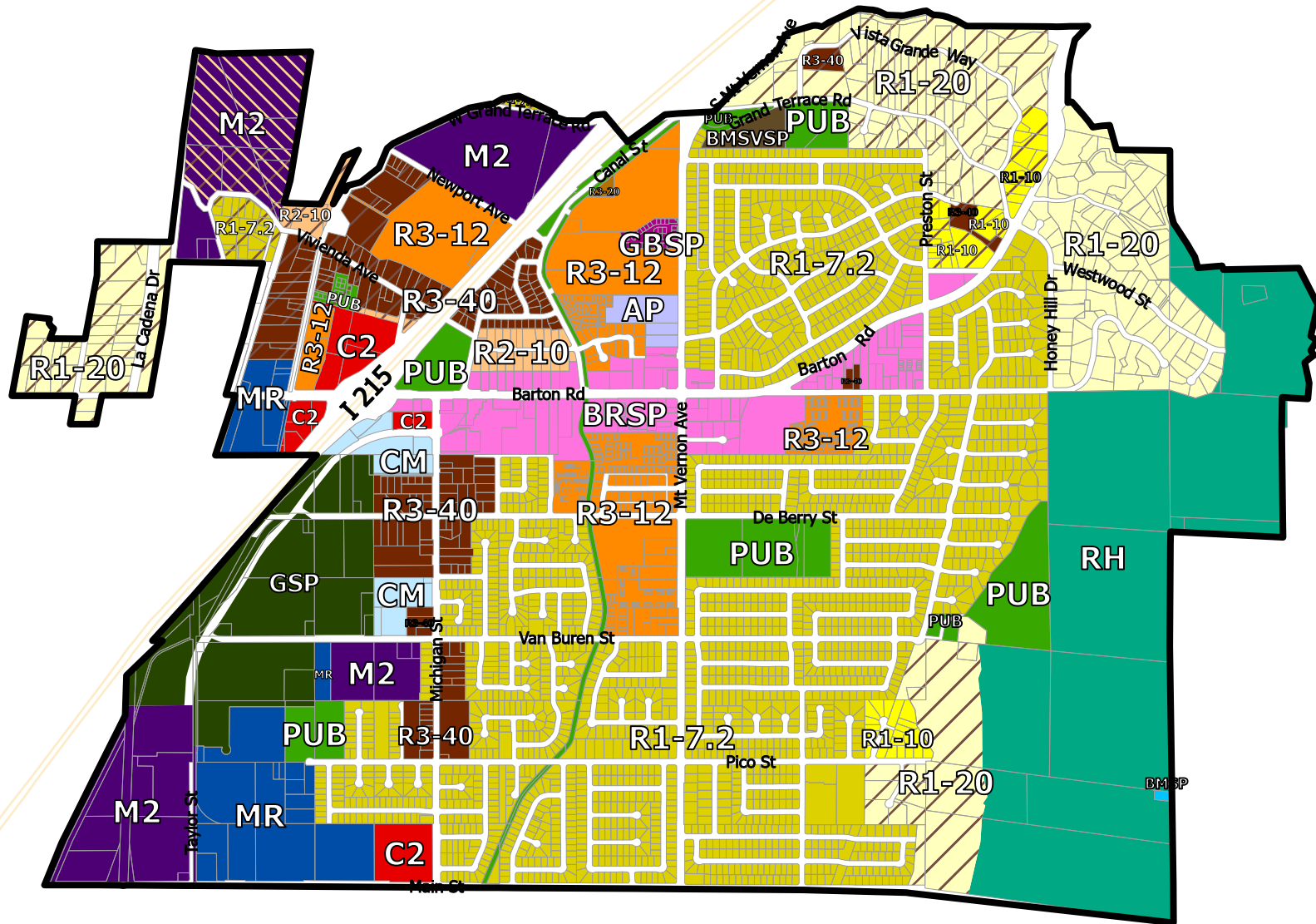
18.76.050 Buildings under construction.

Nothing contained in this Title shall be deemed to require any change in plans, construction or designated use of any building for which a building permit has properly been issued, in accordance with the provisions of ordinances then effective and upon which actual construction has been started prior to the effective date of the ordinance codified in this Title; provided, that in all such cases actual construction shall be diligently carried on until completion of the building.

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

Legend

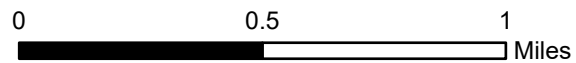
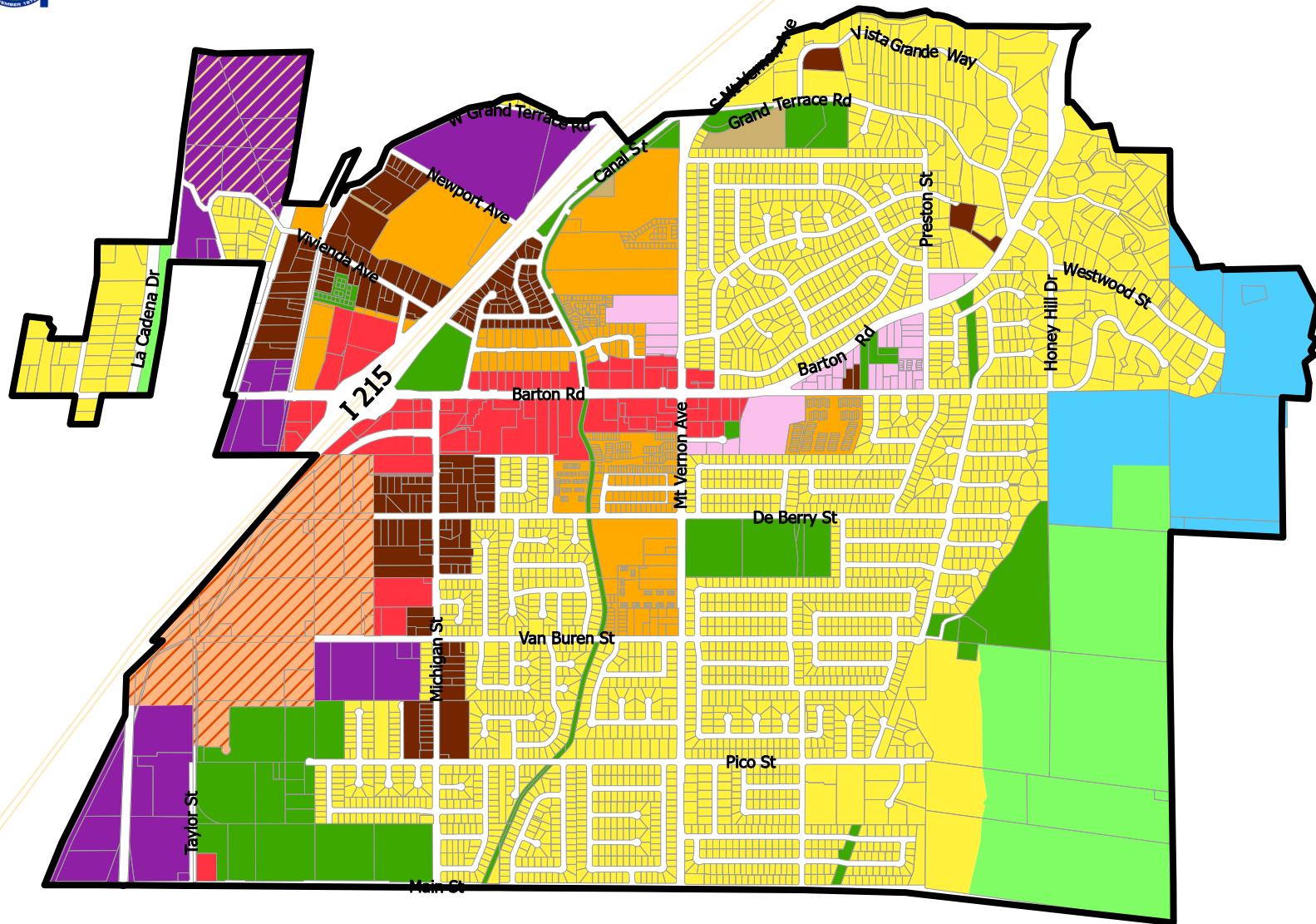
- RH - Hillside Single Family Residential
- R1-20 - Very Low Density Single Family Residential District
- R1-10 - Low Density Single Family Residential District
- R1-7.2 - Single Family Residential District
- R2-10 - Low Density Multiple Family Residential District
- R3-12 - Medium Density Multiple Family Residential District
- R3-20 - Medium High Density Multiple Family Residential District
- R3-40 - High Density Multiple Family Residential District
- AP - Administrative Professional Office District
- C2 - General Business District
- CM - Commercial Manufacturing District
- MR - Restricted Manufacturing District
- M2 - Industrial District
- PUB - Public Facilities District
- BMSP - Blue Mountain Specific Plan
- BMSVSP - Blue Mountain Senior Villas Specific Plan
- BRSP - Barton Road Specific Plan
- GBSP - Greenbriar Specific Plan
- GSP - Gateway at Grand Terrace Specific Plan
- AG: Agricultural Overlay District
- FP: Floodplain Overlay District





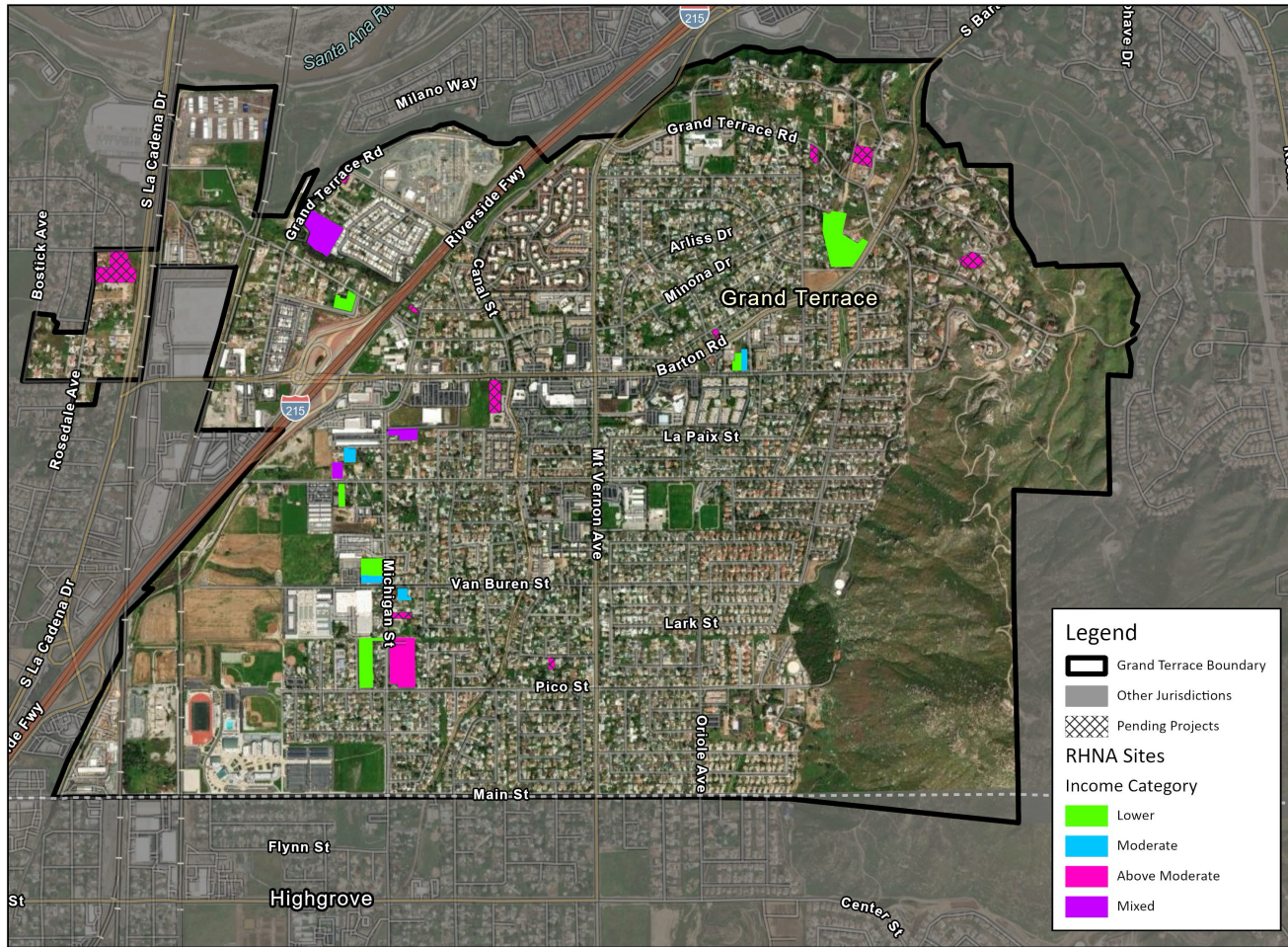
Legend

- Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Hillside Low Density Residential
- Office Commercial
- General Commercial
- Industrial
- Floodplain Industrial
- Public
- Hillside Open Space
- The Gateway at Grand Terrace Specific Plan (GSP)





APPENDIX A: RHNA SITES INVENTORY MAP



Grand Terrace RHNA Sites and Pending Projects

VIII-202