



**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.

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 – 3 TO 0
MOVER:	Commissioner Mathis
SECONDER:	Commissioner Alaniz
AYES:	Vice-Chair Ceseña, Commissioner Alaniz, 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.

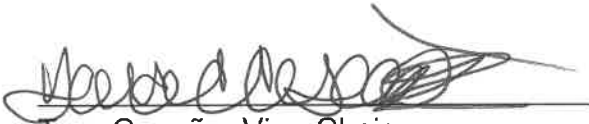
E. INFORMATION FROM COMMISSIONERS

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