



**CITY OF GRAND TERRACE**  
**Planning Commission/Site and**  
**Architectural Review Board**  
**MINUTES • December 18, 2025**

**Council Chambers**

**Regular Meeting**

**6:30 PM**

Grand Terrace Civic Center • 22795 Barton Road

**CALL TO ORDER**

Chair Edward Giroux convened the Regular Meeting of the Planning Commission/Site & Architectural Review Board for Thursday, December 18, 2025, at 6:35 PM.

**Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Scot Mathis.

**AB 2449 Disclosures**

None.

**Roll Call**

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

**APPROVAL OF AGENDA**

<b>RESULT:</b>	<b>APPROVED 5 TO 0</b>
<b>MOVER:</b>	Vice-Chair Ceseña
<b>SECONDER:</b>	Commissioner Mathis
<b>AYES:</b>	Chair Giroux, Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Burian, Commissioner Mathis
<b>ABSTAIN:</b>	None
<b>NAYS:</b>	None

**PRESENTATIONS**

None.

**PUBLIC ADDRESS**

None.

## A. CONSENT CALENDAR

<b>RESULT:</b>	<b>APPROVED - UNANIMOUS</b>
<b>MOVER:</b>	Commissioner Alaniz
<b>SECONDER:</b>	Chair Giroux
<b>AYES:</b>	Chair Giroux, Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Burian, Commissioner Mathis
<b>ABSTAIN:</b>	None
<b>NAYS:</b>	None

- 1) Approval of Minutes - Regular Meeting - October 16, 2025

## B. ACTION ITEMS

None.

## C. PUBLIC HEARINGS

- 2) A Resolution recommending that the City Council Adopt Zoning Code Amendment 25-03 Amending Title 17 (Subdivisions) and Title 18 (Zoning) of the Municipal Code to Implement State Small-Lot Subdivision Requirements Under Senate Bill 684 (2023) and Senate Bill 1123 (2024), to Update Ministerial Land Use Permit Procedures for Code-Compliant Single-Family Residences, and Determining that Zoning Code Amendment 25-03 Is Not a Project Under the California Environmental Quality Act (CEQA)

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

Chair Giroux opened the public hearing at 7:56pm.

### PUBLIC COMMENT

None.

Chair Giroux closed the public hearing at 7:56pm.

**RECOMMENDATION: ADOPT A RESOLUTION OF THE PLANNING COMMISSION / SITE AND ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING CODE AMENDMENT 25-03 AMENDING TITLE 17 (SUBDIVISIONS) AND TITLE 18 (ZONING) OF THE MUNICIPAL CODE TO IMPLEMENT STATE SMALL-LOT SUBDIVISION REQUIREMENTS UNDER SENATE BILL 684 (2023) AND SENATE BILL 1123 (2024), TO UPDATE MINISTERIAL LAND USE PERMIT PROCEDURES FOR CODE-COMPLIANT SINGLE-FAMILY RESIDENCES, AND DETERMINING THAT ZONING CODE AMENDMENT 25-03 IS NOT A PROJECT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**COMMISSIONER ALANIZ MOVED, SECONDED BY COMMISSIONER MATHIS, TO APPROVE THE STAFF RECOMMENDATIONS WITH THE FOLLOWING AMENDMENTS: REMOVAL OF SUBSECTIONS (G) AND (H) OF SECTION 18.10.100 DUE TO DUPLICATION, AND ADDITION OF LANGUAGE TO SECTION 17.29.030(N) TO REQUIRE SEPTIC SYSTEM APPROVAL FROM THE REGIONAL WATER BOARD.**

<b>RESULT:</b>	<b>APPROVED 4 To 1</b>
<b>MOVER:</b>	Commissioner Alaniz
<b>SECONDER:</b>	Commissioner Mathis
<b>AYES:</b>	Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Burian, Commissioner Mathis
<b>NAYS:</b>	Chair Giroux

- 3) Resolution recommending that the City Council adopt an Ordinance approving Zoning Code Amendment (ZCA) 25-04 to amend Title 18 (Zoning) of the Grand Terrace Municipal Code to establish development standards for logistical uses consistent with Assembly Bill 98 (2024) as refined by Senate Bill 415 (2024), and to Recommend City Council Determine that the Ordinance is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3), and therefore is not subject to further environmental review under CEQA.

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

Chair Giroux opened the public hearing at 8:08pm.

**PUBLIC COMMENT**

None.

Chair Giroux closed the public hearing at 8:08pm.

**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) 25-04 TO AMEND TITLE 18 (ZONING) OF THE GRAND TERRACE MUNICIPAL CODE TO ESTABLISH DEVELOPMENT STANDARDS FOR LOGISTICAL USES CONSISTENT WITH ASSEMBLY BILL 98 (2024) AS REFINED BY SENATE BILL 415 (2024), AND TO RECOMMEND CITY COUNCIL DETERMINE THAT THE ORDINANCE IS NOT A PROJECT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15060(C)(2) AND 15061(B)(3), AND THEREFORE IS NOT SUBJECT TO FURTHER ENVIRONMENTAL REVIEW UNDER CEQA.**

**COMMISSIONER ALANIZ MOVED, WITH A SECOND BY VICE-CHAIR CESEÑA TO APPROVE THE STAFF RECOMMENDATIONS.**

<b>RESULT:</b>	<b>APPROVED - UNANIMOUS</b>
<b>MOVER:</b>	Commissioner Alaniz
<b>SECONDER:</b>	Vice-Chair Ceseña
<b>AYES:</b>	Chair Giroux, Vice-Chair Ceseña, Commissioner Alaniz, Commissioner Burian, Commissioner Mathis
<b>NAYS:</b>	None

**D. INFORMATION TO COMMISSIONERS**

Gabriel Arguelles, Assistant Planner, thanked the commissioners and expressed enthusiasm for the upcoming year, during which major code updates are planned to obtain state certification of the adopted Housing Element to benefit the city overall.

**E. INFORMATION FROM COMMISSIONERS**

Chair Giroux, submitted a written [proposal](#) for the record recommending joint training with the City Council related to fire safety and building code considerations on agenda items to support recommendations and updates.

Alyssa R. Daskas, Associate, advised that any approval of the training would need to be agendized for City Council consideration rather than acted upon by the Commission. The Commission reached consensus to forward the recommendation to City Council, with suggested participation from the Fire Marshal, fire industry insurance representatives, and the Community Emergency Response Team.

**ADJOURN**

Chair Giroux adjourned the regular Meeting of the Planning Commission/Site and Architectural Review Board at 8:08p.m. The next scheduled meeting of the Planning Commission/Site and Architectural Review Board is to be held on Thursday, January 15, 2026, at 6:30 p.m.

  
Edward Giroux, Chairman

  
Daysi Alcocer, City Clerk