



CITY OF GRAND TERRACE
Planning Commission/Site and Architectural
Review Board
AGENDA • July 16, 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). Written public comments are available at the City Clerk's office.

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 - April 2, 2026.

DEPARTMENT: City Clerk

B. ACTION ITEMS - NONE

C. PUBLIC HEARINGS

- 2) Consideration of a Resolution Approving Conditional Use Permit (CUP) 26-01 to Allow the Establishment and Operation of a State Licensed Vehicle Dealership within an Existing Commercial Tenant Space Located at 12210 Michigan Street, Suite 28, and make the finding that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines.

RECOMMENDATION: ADOPT A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP) 26-01 TO ESTABLISH A STATE LICENSED VEHICLE DEALERSHIP WITHIN AN EXISTING (1,344 SQ FT) COMMERCIAL TENANT SPACE LOCATED AT 12210 MICHIGAN STREET, SUITE 28, AND MAKE A FINDING THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15301 (CLASS 1 – EXISTING FACILITIES) OF THE CEQA GUIDELINES.

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 August 6, 2026, at 6:30 p.m.



CITY OF GRAND TERRACE

Planning Commission/Site and Architectural Review Board MINUTES • April 2, 2026

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, April 2, 2026, at 6:30 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Giroux.

AB 2449 DISCLOSURES

None.

ROLL CALL

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

APPROVAL OF AGENDA

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

PRESENTATIONS

None.

PUBLIC ADDRESS

None.

A. CONSENT CALENDAR

Before the vote, Planning Secretary Jessica Segovia noted a discrepancy in the minutes of March 19, 2026, Planning Commission meeting that were included in the agenda packet. The minutes incorrectly stated that Commissioner Burian voted in favor of Item No. 2. A corrected version of the minutes was provided at the dais, and the Commission's approval applied to the corrected version rather than the version included in the agenda packet.

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

- 1) Approval of Minutes — Regular Meeting — March 19, 2026

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)

Prior to the agenda items, Alyssa R. Daskas, Assistant Attorney, provided a brief explanation of the hearing process for this item.

Dan Wery, Technical Advisor and Hannah Kreitman, Project Manager with Micheal Bakers International, presented the staff report and [PowerPoint](#) presentation for this item.

Chair Giroux opened the public hearing at 7:01 p.m.

Jessica Segovia, Planning Secretary, read into the record a written statement submitted by Grand Terrace resident Patrick Bungard regarding this item. The statement is on file with the City Clerk's Department and available for public review upon request.

The following individuals addressed the Planning Commissioners during public comment:

- Juan Delgado
- Angela Rothschild
- Kenneth Seipp
- Michael Jimenez
- Saul Orteaga
- Nidal Refeedie
- Craig Austin

- Terry Nichols
- Herman Hilke

Norren Krogstad, Craig Austin, Cassady Brown and Angela Rothschild submitted written statements to the Planning Secretary, Jessica Segovia, for distribution to the City Council and inclusion in the official record regarding the rezoning housing element.

Chair Giroux closed the public hearing at 7:35 p.m.

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.

Chair Giroux recused himself from consideration of Item Part A, (ZCA) 26-02-A and (ZC) 26-01-A due to a conflict of interest.

Vice-Chair Ceseña presided over the meeting.

PLANNING COMMISSIONER BURIAN MOVED TO APPROVE THE ITEM, WITH A SECOND BY COMMISSIONER MATHIS, AS AMENDED BY COMMISSIONER MATHIS, TO REVISE TABLE 18.10.030 (RESIDENTIAL LAND USE REGULATIONS) TO CLARIFY RESIDENTIAL LAND USE CLASSIFICATIONS AND TO REVISE SECTION 18.76.040(B) AND (C) TO CLARIFY REGULATIONS APPLICABLE TO LEGAL NONCONFORMING BUILDINGS AND STRUCTURES.

(ZCA) 26-02-A Housing Element Program

RESULT:	APPROVED 3 TO 1
MOVER:	Commissioner Burian
SECONDER:	Commissioner Mathis
AYES:	Vice-Chair Ceseña, Commissioner Burian, Commissioner Mathis
ABSTAIN:	None
NAYS:	Commissioner Alaniz

PLANNING COMMISSIONER MATHIS MOVED TO APPROVE THE ITEM, WITH A SECOND BY COMMISSIONER BURIAN, AS AMENDED BY COMMISSIONER MATHIS, TO REVISE TABLE 18.10.030 (RESIDENTIAL LAND USE REGULATIONS) TO CLARIFY RESIDENTIAL LAND USE CLASSIFICATIONS AND TO REVISE SECTION 18.76.040(B) AND (C) TO CLARIFY REGULATIONS APPLICABLE TO LEGAL NONCONFORMING BUILDINGS AND STRUCTURES, PROGRAM 1.

(ZC) 26-01-A Housing Element Program

RESULT:	APPROVED 3 TO 1
MOVER:	Commissioner Mathis
SECONDER:	Commissioner Burian
AYES:	Vice-Chair Ceseña, Commissioner Burian, Commissioner Mathis
ABSTAIN:	None
NAYS:	Commissioner Alaniz

Commissioner Mathis recused himself from consideration of Item Part B, (ZCA) 26-02-B and (ZC) 26-01-B due to a conflict of interest.

Chair Giroux returned to the meeting following his recusal and resumed presiding over the meeting.

COMMISSIONER BURIAN MOTIONED TO APPROVE THE (ZCA) 26-02-B HOUSING ELEMENT PROGRAM WAS MADE BY CONSENSUS OF THE PLANNING COMMISSION AND APPROVED BY A VOTE AND PASSED. AS AMENDED BY COMMISSIONER MATHIS, TO REVISE TABLE 18.10.030 (RESIDENTIAL LAND USE REGULATIONS) TO CLARIFY RESIDENTIAL LAND USE CLASSIFICATIONS AND TO REVISE SECTION 18.76.040(B) AND (C) TO CLARIFY REGULATIONS APPLICABLE TO LEGAL NONCONFORMING BUILDINGS AND STRUCTURES.

(ZCA) 26-02-B Housing Element Program

RESULT:	APPROVED 3 TO 1
MOVER:	Commissioner Burian
SECONDER:	None
AYES:	Chair Giroux, Vice-Chair Ceseña, Commissioner Burian
ABSTAIN:	None
NAYS:	Commissioner Alaniz

VICE-CHAIR CESEÑA MOVED TO APPROVE THE ITEM, WITH A SECOND BY COMMISSIONER BURIAN, AS AMENDED BY COMMISSIONER MATHIS, TO REVISE TABLE 18.10.030 (RESIDENTIAL LAND USE REGULATIONS) TO CLARIFY RESIDENTIAL LAND USE CLASSIFICATIONS AND TO REVISE SECTION 18.76.040(B) AND (C) TO CLARIFY REGULATIONS APPLICABLE TO LEGAL NONCONFORMING BUILDINGS AND STRUCTURES, PROGRAM 1.

(ZC) 26-01-B Housing Element Program

RESULT:	APPROVED 3 TO 1
MOVER:	Vice-Chair Ceseña
SECONDER:	Commissioner Burian
AYES:	Chair Giroux, Vice-Chair Ceseña, Commissioner Burian
ABSTAIN:	None
NAYS:	Commissioner Alaniz

Commissioner Mathis returned to the meeting following his recusal and resumed the meeting.

D. INFORMATION TO COMMISSIONERS

E. INFORMATION FROM COMMISSIONERS

Chair Giroux reported the following;

- Attended the 2026 Planning Commissioner Academy in March 11-13, 2026

ADJOURN

Chair Giroux adjourned the regular meeting of the Planning Commission/Site and Architectural Review Board at 9:03 p.m. The next scheduled meeting of the Planning Commission/Site and Architectural Review Board is to be held on Thursday, April 16, 2026, at 6:30 p.m.

Edward Giroux, Chairman

Daysi Alcocer, City Clerk



AGENDA REPORT

MEETING DATE: July 16, 2026

TITLE: Consideration of a Resolution Approving Conditional Use Permit (CUP) 26-01 to Allow the Establishment and Operation of a State Licensed Vehicle Dealership within an Existing Commercial Tenant Space Located at 12210 Michigan Street, Suite 28, and make the finding that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines.

PRESENTED BY: Gabriel Arguelles, Associate Planner

RECOMMENDATION: Adopt a Resolution approving Conditional Use Permit (CUP) 26-01 to establish a state licensed vehicle dealership within an existing (1,344 sq ft) commercial tenant space located at 12210 Michigan Street, Suite 28, and make a finding that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines.

2030 VISION STATEMENT:

This staff report supports the City Council's 2030 Vision, including Goal #3, "Promote Economic Development," by facilitating the establishment of a new business within an existing commercial tenant space, and Goal #5, "Engage in Proactive Communication," through the public noticing and public hearing process before the Planning Commission.

BACKGROUND:

The applicant, Mohammed Amine Selouani, on behalf of Velocity, submitted an application for Conditional Use Permit (CUP) 26-01 to establish a state licensed vehicle dealership within an existing commercial tenant space located at 12210 Michigan Street, Suite 28. The subject property is located within the Commercial Manufacturing (CM) District, where Vehicle Related Services – Sales (New and Used Vehicles) are permitted subject to approval of a Conditional Use Permit by the Planning Commission.

As part of the City's review, the application was referred to San Bernardino County Fire for review. County Fire identified concerns regarding the blockage of the secondary emergency access along Rene Lane and indicated that the required secondary access must remain available. Conditions of Approval have been included requiring compliance with all applicable Fire Department requirements, including resolution of the emergency access issue, prior to issuance of a City business license. Conditions 27-30 are included to address the San Bernardino County Fire's comments.

The project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines because the project consists of the establishment of a new business within an existing commercial

tenant space involving no expansion of the existing building.

DISCUSSION:

GENERAL OPERATIONS

The state licensed vehicle dealership will operate as an office for the sale of used vehicles. Business activities will include meeting with customers, completing vehicle sales transactions, and processing DMV registration and title paperwork. All vehicle inventory will be stored off-site at 17760 Valley Boulevard, Bloomington, California 92316.

No more than two vehicles from the inventory may be parked in the assigned on-site parking spaces at any given time for customer pickup or delivery. Customer vehicle pickups will be by appointment only. Vehicle repair, body work, detailing, car washing, and other automotive service activities will not occur on the property. Vehicles associated with the business will not be parked on-site overnight.

The project consists solely of the occupancy of an existing 1,344-square-foot commercial tenant space and does not include tenant improvements, expansion of the existing building, or exterior site modifications. The business will be operated by the two owners with no additional employees. Business hours are Monday through Friday, 9:00 a.m. to 5:00 p.m. as described in the conditions of approval.

PARKING

The business will occupy an existing 1,344-square-foot tenant space. Pursuant to Section 18.60.030(B)(3)(o) of the Grand Terrace Municipal Code, motor vehicle sales facilities are required to provide one off-street parking space for every 400 square feet of gross floor area. Based on the size of the tenant space, the use requires four (4) off-street parking spaces.

Staff reviewed the parking available within the Park Center commercial complex. The tenant directory provided by the property owner identifies 124 shared parking spaces serving the center. The business will be operated by the two owners with no additional employees, customer visits will be by appointment only, and no more than two vehicles associated with the business will be parked in the assigned parking spaces at any given time. All vehicle inventory will be stored off-site, and no vehicles associated with the business will be parked on-site overnight.

Based on the operation and the parking available within the commercial center, staff concluded that the existing parking supply is adequate to serve the use and that the project complies with the off-street parking requirements of Chapter 18.60 of the Grand Terrace Municipal Code. However, because the project is located within a multi-tenant commercial center with shared parking, a condition has been included requiring the property owner to prepare a parking study and parking management plan if parking issues arise after the business begins operating. This will allow the City to evaluate the parking impacts and determine whether additional measures are needed.

FIRE ACCESS

San Bernardino County Fire generally requires two points of access for commercial properties. During its review, County Fire confirmed that the original 1980 approval for the commercial center required Rene Lane to be improved to provide secondary emergency access to the site. Today, an existing

fenced area along Rene Lane appears to restrict that secondary access and the required turnaround area. A copy of the original approval letter is included as *Attachment 2*.

County Fire indicated that the secondary access along Rene Lane must remain accessible and offered to conduct a field inspection to verify compliance with current fire access requirements. Based on these comments, staff has included Conditions of Approval requiring the applicant and property owner to obtain written clearance from the San Bernardino County Fire Protection District and comply with all applicable Fire Department requirements prior to issuance of a City business license.

CONDITIONS OF APPROVAL

The recommended Conditions of Approval are included as **Exhibit A** of *Attachment 1*. In addition to the City's standard conditions, project-specific conditions have been included to ensure the business operates as described by the applicant and remains compatible with the surrounding area. These conditions limit the business to office-related vehicle sales and DMV registration activities, require all vehicle inventory to be stored off-site, prohibit vehicle repair, body work, detailing, car washing, outdoor vehicle storage, and overnight parking, and limit customer vehicle pickups to appointments during approved business hours.

The Conditions of Approval also address comments received from the San Bernardino County Fire Protection District. Before a City business license may be issued, the applicant and property owner must obtain Fire Department clearance and comply with all applicable fire access requirements, including maintaining the required emergency access and turnaround area. Additional conditions ensure adequate parking remains available for tenants and customers and require the business to maintain all required City and State licenses.

FINDINGS FOR CUP

Section 18.83.050 of the Grand Terrace Municipal Code requires the Planning Commission to make specific findings before approving a Conditional Use Permit. Based on the analysis contained in this staff report and the recommended Conditions of Approval, staff finds that the proposed project satisfies the required findings. The findings in support of approval are provided in **Exhibit B** of *Attachment 1* and are summarized as follows:

Finding: The proposed use will not be detrimental to the health, safety, morals, comfort, or general welfare of persons residing or working within the neighborhood or within the City.

Facts in Support of Finding: The licensed used vehicle dealership will occupy an existing commercial tenant space within an established Commercial Manufacturing (CM) District and will primarily operate as an office use. Customer activity is limited to vehicle pickups by appointment. No vehicle repair, body work, detailing, car washing, outdoor vehicle inventory storage, or overnight vehicle storage is permitted as part of this approval. The project does not include expansion of the existing building or site improvements. In addition, San Bernardino County Fire reviewed the use and Conditions of Approval require compliance with all applicable Fire Department requirements, including maintaining required emergency access prior to issuance of a business license. The use is compatible with the surrounding commercial and industrial uses within the Commercial Manufacturing (CM) District and will operate in accordance with the Conditions of Approval. As conditioned, the use will not be detrimental to the health, safety, morals, comfort, or general welfare of persons residing or working within the neighborhood or within the City.

Finding: The proposed use will not be injurious to property or improvements in the neighborhood or within the City.

Facts in Support of Finding: The project consists solely of the occupancy of an existing commercial

tenant space and does not involve exterior building modifications or expansion of the site. The licensed used vehicle dealership will be operated entirely within the existing tenant space and is subject to Conditions of Approval that prohibit vehicle repair, outdoor vehicle inventory storage, overnight vehicle storage, and other activities that could adversely affect surrounding properties. Staff reviewed the operation and determined that adequate on-site parking is available to serve the use. The Conditions of Approval ensure the continued compatibility of the use with surrounding commercial and industrial properties.

Finding: The proposed use will be consistent with the latest adopted General Plan.

Facts in Support of Finding: The subject property has a General Plan Land Use designation and zoning designation that support commercial and employment-generating uses. The licensed used vehicle dealership will occupy an existing commercial tenant space within the Commercial Manufacturing (CM) District where Vehicle Related Services – Sales (New and Used Vehicles) are conditionally permitted with approval of a Conditional Use Permit. The project places an existing commercial tenant space into productive use, supports local employment opportunities, and contributes to the City's economic vitality while remaining compatible with surrounding commercial and industrial development. Accordingly, the project is consistent with the goals and policies of the General Plan related to economic development and appropriate commercial land uses.

Finding: Conditions necessary to secure the purposes of Chapter 18.83 of the Grand Terrace Municipal Code have been incorporated into the approval.

Facts in Support of Finding: Conditions of Approval have been incorporated into this approval ensure the project remains compatible with surrounding land uses and operates in compliance with the Grand Terrace Municipal Code. The Conditions of Approval address, permitted business operations, prohibited activities, parking, emergency access, compliance with San Bernardino County Fire requirements, maintenance of required state and local permits and licenses, and continued compliance with applicable federal, state, and local regulations. These conditions are specifically tailored to the use and are necessary to protect the public health, safety, and welfare.

NOTIFICATIONS

In accordance with California Government Code Section 65091, 65090 and Section 18.03.070 of the Grand Terrace Municipal Code, notice of the public hearing was mailed to property owners and occupants within the required notice of a 500 ft. radius on July 2, 2026. A public hearing notice was also published in the Grand Terrace City News on July 2, 2026, satisfying the City's public noticing requirements for the Planning Commission hearing.

GENERAL PLAN CONSISTENCY

The subject property has a General Commercial General Plan land use designation and is zoned Commercial Manufacturing (CM). The General Commercial designation is intended to accommodate a range of commercial uses that serve the community, while the CM District provides for a mix of commercial and light manufacturing uses that operate without creating objectionable impacts.

The project site is surrounded by a variety of commercial uses. To the north are commercial businesses, including an ARCO service station and Winn-Nelson Riverside. To the northeast are the Stater Bros. shopping center and the Animal Emergency Clinic. Immediately west of the site is vacant land within The Gateway at Grand Terrace Specific Plan, which is planned for future development. Single-family residential properties are located south of the site. Those properties are included in the City's Housing Element implementation program and are proposed to be rezoned to allow higher-

density residential development.

The business will operate as an office for vehicle sales and DMV paperwork, with customer vehicle pickups by appointment. Vehicle inventory will be stored off-site, and no vehicle repair, detailing, car washing, or overnight vehicle storage will occur on the property. Because the business will operate entirely within an existing tenant space with limited customer activity, staff finds the use is consistent with the General Commercial land use designation and compatible with the surrounding area.

CONFLICTS OF INTERESTS

None

CONCLUSION

Staff recommends that the Planning Commission adopt a Resolution (*Attachment 1*) approving Conditional Use Permit (CUP) 26-01 to establish a licensed used vehicle dealership within an existing commercial tenant space located at 12210 Michigan Street, Suite 28.

ENVIRONMENTAL IMPACT:

The project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines because it involves the occupancy of an existing commercial tenant space with no expansion of the building or the existing use.

FISCAL IMPACT:

The business is expected to generate sales tax revenue for the City. The applicant has also reimbursed the City for the costs associated with processing the application, including staff time and public hearing noticing, in accordance with the City's adopted fee schedule.

RESOLUTION NO. PC 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GRAND TERRACE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 26-01 TO ESTABLISH A LICENSED VEHICLE DEALER WITHIN AN EXISTING COMMERCIAL TENANT SPACE LOCATED AT 12210 MICHIGAN STREET, SUITE 28 (APN 1167-161-06), AND MAKE A FINDING THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15301 (CLASS 1 – EXISTING FACILITIES) OF THE CEQA GUIDELINES.

WHEREAS, The applicant, Mohammed Amine Selouani, on behalf of Velocity (hereinafter the “Applicant”), submitted an application for Conditional Use Permit (CUP) 26-01 requesting approval to establish a state licensed vehicle dealer within an existing commercial tenant space located at 12210 Michigan Street, Suite 28, Assessor's Parcel Number 1167-161-06; and

WHEREAS, Pursuant to Table 18.27.010, "Nonresidential Use Regulations," of the Grand Terrace Municipal Code, Vehicle Related Services – Sales (New and Used Vehicles) require approval of a Conditional Use Permit within the Commercial Manufacturing (CM) District; and

WHEREAS, The City of Grand Terrace wishes to protect and preserve the quality of the Commercial Manufacturing District and surrounding areas of the City, as well as the quality of life throughout the City, through effective land use and planning; and

WHEREAS, The request consists of establishing a licensed used vehicle dealer within an existing commercial tenant space and does not include expansion of the existing building, exterior modifications, or site improvements; and

WHEREAS, The licensed used vehicle dealer will operate primarily as an office use with limited customer vehicle pickups by appointment. Vehicle repair, body work, detailing, car washing, outdoor vehicle inventory storage, and overnight vehicle storage are not permitted as part of this approval; and

WHEREAS, Conditions of Approval have been prepared attached hereto as **Exhibit "A"** and incorporated herein by this reference, to be applied to CUP 26-01 to ensure the project is operated in a manner consistent with the Grand Terrace Municipal Code and to protect the public health, safety, and welfare; and

WHEREAS, The project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities), of the CEQA Guidelines, given that the project consists of the establishment of a licensed used vehicle dealer within an existing commercial tenant space involving no expansion of the existing building; and

WHEREAS, Municipal Code Section 18.03.020 identifies the Planning Commission / Site and Architectural Review Board as the approval authority for all Conditional Use Permit and Conditional Use Permit Amendment applications; and

WHEREAS, Notice of the public hearing was provided in accordance with the requirements

of the Grand Terrace Municipal Code and California Government Code, including publication in the Grand Terrace City News and the mailing of public hearing notices to properties within the required notification area on July 2, 2026; and

WHEREAS, On July 16, 2026, the Planning Commission/Site and Architectural Review Board conducted a duly noticed public hearing on CUP 26-01, received the staff report, considered all oral and written testimony, and reviewed all evidence presented prior to making its decision.

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

NOW THEREFORE, THE PLANNING COMMISSION/SITE ARCHITECTURAL REVIEW BOARD OF THE CITY OF GRAND TERRACE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals set forth above are true and correct and incorporated herein by this reference and made a part hereof.

SECTION 2. The Planning Commission/Site and Architectural Review Board finds that CUP 26-01 is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities), of the CEQA Guidelines because the project consists of the establishment of a licensed used vehicle dealer within an existing commercial tenant space involving no expansion of the existing building.

SECTION 3. Pursuant to Section 18.83.050 of the Grand Terrace Municipal Code, the Planning Commission/Site and Architectural Review Board has conducted a duly noticed public hearing, considered the use, and finds that:

- A. The proposed use will not be:
 - 1. Detrimental to the health, safety, morals, comfort, or general welfare of the persons residing or working within the neighborhood or within the City; or
 - 2. Injurious to property or improvements in the neighborhood or within the City;
- B. The proposed use will be consistent with the latest adopted General Plan; and
- C. Conditions necessary to secure the purposes of Chapter 18.83 have been made a part of CUP 26-01.

The findings and supporting facts for each of the foregoing determinations are attached hereto as **Exhibit "B"** and incorporated herein by this reference.

SECTION 4. Based upon the forgoing, and all oral and written communications from members of the public and City staff (including, but not limited to, all oral and written staff reports and attachments) presented at the July 16, 2026 public hearing, the Planning Commission/Site and Architectural Review Board approves CUP 26-01, subject to the Conditions of Approval, which are attached hereto as **"Exhibit A"** to this resolution and incorporated herein by this reference.

SECTION 5. This approval shall become effective following the expiration of the ten (10) calendar day appeal period without filing of an appeal application. The appeal period shall expire July 26, 2026, at 5:00 p.m. The expiration of this approval is subject to Grand Terrace Municipal Code Section 18.83.090.

SECTION 6. City staff are hereby authorized and directed to file a Notice of Exemption (NOE) per Environmental Review with respect to the approval of Conditional Use Permit 26-01.

APPROVED AND ADOPTED by the Planning Commission / Site and Architectural Review Board of the City of Grand Terrace, California, at a regular Public Hearing held on the 16th day of July 2026.

ATTEST:

Daysi Alcocer
City Clerk

Edward A. Giroux
Chairman

EXHIBIT A

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT 26-01

Mohammed Amine Selouani, on behalf of Velocity
12210 Michigan Street, Suite 28
Grand Terrace, California 92313
(APN: 1167-161-06)

GENERAL:

1. This Conditional Use Permit shall be for the benefit of the Applicant, Mohammed Amine Selouani, on behalf of Velocity, to establish and operate a licensed used vehicle dealership within the existing commercial tenant space located at 12210 Michigan Street, Suite 28 (APN 1167-161-06).
2. A revision or modification to this conditional use permit may be requested by the Applicant. The requested revision or modification shall be processed in the same manner as the original conditional use permit which is a duly noticed Public Hearing before the City of Grand Terrace Planning Commission/Site and Architectural Review Board.
3. The Planning Commission/Site and Architectural Review Board may periodically review this conditional use permit(s) to ensure that it is being operated in a manner consistent with conditions of approval or in a manner which is not detrimental to the public health, safety or welfare, or materially injurious to properties in the vicinity. If, after review, the Planning Commission deems that there is sufficient evidence to warrant a full examination, then a public hearing date shall be set. At such public hearing, the Planning Commission may modify or revoke the permit(s) pursuant to Municipal Code Section 18.83.080.
4. The Applicant shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the Project and the approvals granted herein. Furthermore, the Applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which the Applicant's Project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity.
5. In the event that this approval is legally challenged, the City will promptly notify the Applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the Applicant agrees to defend, indemnify, and hold harmless the city, their affiliate's officers, agents and employees from any claim, action or proceeding against the City of Grand Terrace. The Applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve Applicant of his or her obligation under this condition.

6. Upon approval of these conditions by the Planning Commission and prior to becoming final and binding, the Applicant must sign and return an Acceptance and Agreement to “Conditions of Approval” form. The form and content shall be prepared by the Planning and Development Services Department.
7. In the event that exhibits, and written conditions are inconsistent, the written conditions shall prevail.

APPEAL PERIOD:

8. The decision of the Planning Commission/Site and Architectural Review Board shall be final unless it is appealed to the City Council within ten (10) calendar days. Such an appeal may be made by the applicant, any member of the City Council or any other interested person. If not appealed, this approval shall become effective on the eleventh (11th) calendar day after the date of the Planning Commission’s approval; or the next city business day following such eleventh (11th) calendar day when the eleventh (11th) calendar day is not a City business day.

EXPIRATION AND EXTENSION:

9. Approval of this permanent conditional use permit runs with the land, no expiration time is set.
10. The compliance period after approval of this permanent conditional use permit is one (1) year. This conditional use permit shall automatically expire twelve (12) months from the date of adoption of this Resolution unless:
 - a. All conditions of approval are met; or
 - b. Sufficient investment has been completed and building permits are issued; or
 - c. Business license is issued in accordance with the Grand Terrace Municipal Code.

In case the Applicant is not able to comply with subsections a, b or c, then the Applicant shall apply for an extension of the one-year compliance period prior to the end of that year period. The Planning Director may, upon application from the applicant, extend the compliance period for a specific length of time up to two (2) years. Two extensions are the maximum allowed on a date, no more than three (3) years from the date of the initial Planning Commission approval. Time extensions shall be filed at least sixty (60) days prior to the expiration date.

VIOLATIONS AND REVOCATION:

11. This conditional use permit may be revoked if any of the following actions occur:
 - a. Any violation of a conditional use permit(s)’ required condition of approval; or
 - b. Any Federal, State or local law or ordinance is violated in connection with a conditionally permitted use(s).

The Planning Commission shall hold a Public Hearing to consider the revocation. Said hearing shall be noticed in accordance with Section 65091 of the California Government Code and with Section 18.03.070 (Public Hearing Notice) of Chapter 18.03 (General provisions). After conducting the Public Hearing, the Planning Commission shall make a recommendation to the City Council regarding revocation of the conditionally permitted use(s). After receiving the Planning Commission's recommendation, the City Council shall conduct its own Public Hearing and make a final determination to revoke, amend or leave unchanged the subject conditional use permit.

BUILDING PERMIT AND BUSINESS LICENSE:

12. Following expiration of the appeal period, the Applicant may apply for a City Business License and any required building permits.
13. No business operations shall commence until all required City, County, State, and Federal permits and licenses have been obtained.
14. Any tenant improvements, remodeling, electrical work, plumbing, mechanical work, or structural alterations shall require applicable building permits.
15. The property and business operations shall comply with all applicable provisions of the California Building Code, California Fire Code, Grand Terrace Municipal Code, and all other applicable Federal, State, and local regulations.
16. Any new or modified permanent signage shall require approval in accordance with Chapter 18.80 of the Grand Terrace Municipal Code.

ENVIRONMENTAL:

17. Within 72 hours of this approval of the subject Project, the Applicant shall deliver a payment of \$50.00 and (check should be made out to the "Clerk of the Board of Supervisors" to enable the City to file the Notice of Exemption). If within such 48-hour period the payment has not been delivered to the Community Development Department by the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.

BUSINESS OPERATIONS

18. The approved use is limited to the operation of a California Department of Motor Vehicles (DMV) Licensed Used Vehicle Dealer. Any change in the type of dealership operation that requires on-site vehicle inventory, a vehicle display lot, or other activities not authorized by this Conditional Use Permit shall require review and approval by the Planning Commission.
19. The Applicant shall obtain and maintain a valid California Department of Motor Vehicles (DMV) Used Vehicle Dealer Occupational License for the approved business location at all times.

20. Customer visits and vehicle pickups shall be by appointment only during approved hours of operation which are Monday through Friday 9 a.m. to 5 p.m.
21. No vehicle repair, body work, painting, detailing, servicing, dismantling, tire installation, oil changes, or car washing shall occur on the premises.
22. No outdoor display or storage of vehicle inventory shall be permitted.
23. No overnight storage of vehicles associated with the licensed used vehicle dealership shall be permitted.
24. Vehicles shall not be parked within required fire lanes, drive aisles, landscaped areas, or designated loading areas.
25. Adequate parking shall be maintained for all tenants and customers. No more than two (2) parking spaces may be used for customer vehicle pickup or delivery associated with the approved business. These parking spaces shall not be used for vehicle inventory storage.
26. Should If the approved use is found to be in violation of the off-street parking requirements of Chapter 18.60 of the Grand Terrace Municipal Code, the property owner shall submit a parking study and parking management plan within sixty (60) days of written notice from the City. The parking study and parking management plan shall be subject to review and approval by the Planning Commission. The property owner shall be responsible for all applicable processing and review fees.
27. Vehicle deliveries by tractor-trailer or semi-truck are prohibited. All vehicle deliveries shall be made using transport vehicles of a size that can safely access and maneuver within the site without disrupting on-site circulation or adjacent public streets.
28. Any expansion of the approved business operation, including but not limited to the establishment of an on-site vehicle inventory lot, display lot, vehicle storage area, vehicle repair operation, or any change in the nature of the dealership operation, shall require review and approval by the Planning Commission and may require an amendment to this Conditional Use Permit.
29. The approved use shall not create excessive noise, vibration, odors, dust, glare, or other nuisance conditions that adversely affect surrounding properties.

FIRE

30. Prior to issuance of a City Business License, the Applicant and Property Owner shall obtain written clearance from the San Bernardino County Fire Protection District demonstrating compliance with all applicable Fire Department requirements.
31. Required emergency access, including the secondary access and turnaround area along Rene Lane, shall remain accessible and maintained in accordance with San Bernardino County Fire requirements at all times.

32. Any fire protection improvements required by the San Bernardino County Fire Protection District shall be installed prior to commencement of business operations.
33. Any Knox Box, emergency access devices, gates, or other fire access improvements required by the San Bernardino County Fire Protection District shall be installed prior to issuance of a City Business License.

PROPERTY MAINTENANCE

34. The property owner shall maintain all buildings, parking areas, landscaping, lighting, screening, and site improvements in good condition.
35. Outdoor storage of materials, equipment, tires, vehicle parts, or automotive fluids associated with the approved use is prohibited.

TAX

36. The City of Grand Terrace shall be designated as the point of sale for sales and use tax purposes for transactions occurring at the approved business location, in accordance with applicable State law.

EXHIBIT B

FINDINGS OF APPROVAL FOR CONDITIONAL USE PERMIT 26-01

12210 Michigan Street, Suite 28 APN 1167-161-06

As required by Section 18.83.050 of the Grand Terrace Municipal Code, approval of Conditional Use Permit (CUP) 26-01 to establish a licensed used vehicle dealer within an existing commercial tenant space located at 12210 Michigan Street, Suite 28 (APN: 1167-11-06), is based upon the following findings:

1. **Finding:** The use will not be detrimental to the health, safety, morals, comfort or general welfare of the persons residing or working within the neighborhood of the project site or within the City.

Facts in Support of Finding: The licensed used vehicle dealership will occupy an existing commercial tenant space within an established Commercial Manufacturing (CM) District and will primarily operate as an office use. Customer activity is limited to vehicle pickups by appointment. No vehicle repair, body work, detailing, car washing, outdoor vehicle inventory storage, or overnight vehicle storage is permitted as part of this approval. The project does not include expansion of the existing building or site improvements. In addition, San Bernardino County Fire reviewed the use and Conditions of Approval require compliance with all applicable Fire Department requirements, including maintaining required emergency access prior to issuance of a business license. The use is compatible with the surrounding commercial and industrial uses within the Commercial Manufacturing (CM) District and will operate in accordance with the Conditions of Approval. As conditioned, the use will not be detrimental to the health, safety, morals, comfort, or general welfare of persons residing or working within the neighborhood or within the City.

2. **Finding:** The use will not be injurious to property or improvements in the neighborhood or within the City.

Facts in Support of Finding: The project consists solely of the occupancy of an existing commercial tenant space and does not involve exterior building modifications or expansion of the site. The licensed used vehicle dealership will be operated entirely within the existing tenant space and is subject to Conditions of Approval that prohibit vehicle repair, outdoor vehicle inventory storage, overnight vehicle storage, and other activities that could adversely affect surrounding properties. Staff reviewed the operation and determined that adequate on-site parking is available to serve the use. The Conditions of Approval ensure the continued compatibility of the use with surrounding commercial and industrial properties.

3. **Finding:** The use will be consistent with the latest adopted General Plan.

Facts in Support of Finding: The subject property has a General Plan Land Use designation and zoning designation that support commercial and employment-generating uses. The licensed used vehicle dealership will occupy an existing commercial tenant space within the Commercial Manufacturing (CM) District where

Vehicle Related Services – Sales (New and Used Vehicles) are conditionally permitted with approval of a Conditional Use Permit. The project places an existing commercial tenant space into productive use, supports local employment opportunities, and contributes to the City's economic vitality while remaining compatible with surrounding commercial and industrial development. Accordingly, the project is consistent with the goals and policies of the General Plan related to economic development and appropriate commercial land uses.

4. **Finding:** Conditions necessary to secure the purposes of this Chapter are made a part of the conditional use permit.

Facts in Support of Finding: Conditions of Approval have been incorporated into this approval ensure the project remains compatible with surrounding land uses and operates in compliance with the Grand Terrace Municipal Code. The Conditions of Approval address, permitted business operations, prohibited activities, parking, emergency access, compliance with San Bernardino County Fire requirements, maintenance of required state and local permits and licenses, and continued compliance with applicable federal, state, and local regulations. These conditions are specifically tailored to the use and are necessary to protect the public health, safety, and welfare.

ENVIRONMENTAL PUBLIC WORKS AGENCY
~~ENVIRONMENTAL IMPROVEMENT AGENCY~~

PLANNING DEPARTMENT

1111 East Mill Street, Bldg. 1 • San Bernardino, CA 92415 • (714) 383-1417

June 24, 1980

Morgan Development Company
136 South Imperial Highway
Anaheim Hills, CA 92807

RE: Non-Hearing Site Approval - "T" Standard Review, to establish commercial/industrial warehouses and offices on 3 acres, on the west side of Michigan Street, approximately 200' south of Industry Street (SA/80-0104/E220-122/Grand Terrace).

Dear Mr. Morgan:

This is to advise you that your Non-Hearing Site Approval application has been conditionally approved, subject to your compliance with the requirements as specified on the attached sheet(s).

In accordance with the Zoning Ordinance, Section 61.0219(f)(2), all requirements shown on the attached sheet(s) shall be met before the approval is finalized, or where permissible, they are bonded. The entitlements of this Conditional Approval do not become effective until both of the following are met.

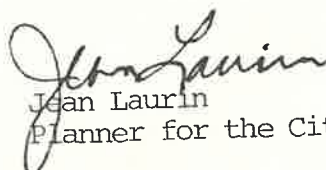
1. Copy of the attached conditions are signed by you (signifying agreement) and returned to the Planning Department.
2. Compliance with all attached conditions that are required prior to the establishment of the use or issuance of building permits.

The Planning Department action can be appealed within fifteen (15) calendar days following your receipt of this notice. If an appeal is filed in this manner, by you or another party, the action taken by the Planning Department will be suspended until such appeal is resolved.

In the event that street dedications or improvements are required, the County of San Bernardino Transportation Department will prepare the documents and convey them to you for the necessary signature(s).

If you have any questions concerning procedures on your application, please feel free to contact this office at (714) 383-3944 or write to the above address.

ENVIRONMENTAL PUBLIC WORKS AGENCY
PLANNING DEPARTMENT


Jean Laurin
Planner for the City of Grand Terrace

JL/ak



County of San Bernardino

Kenneth C. Topping
Planning Director

**PLEASE SIGN AND
RETURN THIS COPY**

cc: L. A. Wainscott & Associates
Attn: Elliot Shaw

Joe Kicak, City Engineer
Attn: Brian Esgate
City of Grand Terrace

1. This site approval is not effective until a signed copy of these conditions are returned to the Planning Department.
2. As noted in the previous "T" Standard Review, only those industrial uses which are clearly incidental and essential to a retail store or business are permitted.
3. The proposed monument sign is to be located entirely on the subject property and is to be limited to a maximum height of eight (8) feet and a maximum area of twenty-four (24) square feet.
4. The proposed landscaping of the site, the parkway and the front setback area is subject to the following requirements of the "T" Standard of the C-2-T zone district:
 - a) Landscaping shall be maintained at all times by proper pruning, mowing, weeding, plant replacement when necessary, removal of litter and regular watering.
 - b) A plan for a permanent irrigation system shall be submitted for Department of Building and Safety review and approval prior to the issuance of building permits. The permanent irrigation system shall be installed per submitted plan.
5. Trees to be planted within the public right-of-way of Michigan Avenue are subject to the requirements of City Ordinance No. 29 - Comprehensive Plan for Tree Planting. Groundcover not exceeding 12" in height may be planted within the public right-of-way.
6. All applicable building, capital improvement, and sewer connection fees shall be paid prior to release of building permits.
7. Surface runoff draining to the southwest corner shall be handled in a manner as not to cause problems for property owners downstream. Drainage acceptance letters for the increased runoff shall be required from the owners downstream and copies of them filed with the Building and Safety Department.
8. Relocation of the 14 inch water line shall be coordinated by the City of Riverside and the Developer.
9. Additional right-of-way dedication, street improvement, grading, sewer, and building plans shall be submitted to the Building and Safety Department for their review and approval.
10. A 30-foot, paved access shall be provided along the northern boundary of the project, adjacent to the existing residential development.

11. The pump site belonging to the Gage Canal Company shall be improved, as coordinated with that Company. Entire area to be finished and access gate provided.
12. The interior parking area is to be paved and striped. Each parking space shall be not less than nine feet wide and nineteen feet long.
13. Two-way drives shall be a minimum of twenty-four (24) feet wide.
14. Nine (9) permanently maintained loading spaces of not less than ten (10) feet in width and twenty (20) feet in length shall be provided, located throughout the parking area.
15. Two (2) permanently maintained and marked handicapped parking spaces shall be provided.
16. Curb access from parking area to buildings shall be ramped at convenient locations along interior walk for access by handicapped persons.
17. Light industrial businesses are confined to daylight hours only, and in no case shall cause a nuisance to adjacent residences.
18. The paved driveway access areas shall be posted "No Parking" the front of buildings.
19. The trash containers shall be screened and separated on three sides by a six (6) foot high block or concrete wall.
20. All conditions designated in County Fire Warden letter dated May 15, 1980 attached shall be complied with.
21. Construction and use is conditional upon the receipt of all necessary Federal, State and local building, construction and sales laws and ordinances.

**PLEASE SIGN AND
RETURN THIS COPY**

THIS APPROVAL IS NOT EFFECTIVE UNTIL THIS FORM IS SIGNED AND RETURNED TO THE COUNTY PLANNING DEPARTMENT.

ACCEPTANCE OF CONDITIONS

I am the owner of the property described above. I am aware of and accept all of the conditions set forth herein. It is further understood that all of the aforementioned conditions which require the installation of improvements shall be completed in a manner satisfactory to the Planning Dept. of the County of San Bernardino and shall not be deemed complete until approved and accepted as completed by said Department.

[Signature]
Signature of Applicant or Agent

6-25-80
Date

cc: Enforcement
PWA - Land Development Div.
Dept. Bldg. & Safety

Santa Ana Water Quality Control Board
Environmental Health Services
Page 28 of 40



State and County Integrated
Fire Protection

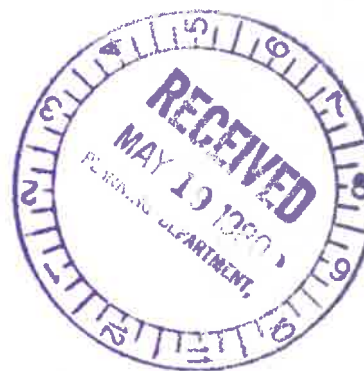
CALIFORNIA DEPARTMENT OF FORESTRY
and
SAN BERNARDINO COUNTY FORESTRY
AND FIRE WARDEN DEPARTMENT

3800 Sierra Way
San Bernardino, CA 92405
(714) 882-1227

May 15, 1980



DON C. BANGHART
Chief



TO: Tom Stephens, Senior Planner
East Valley Planning Team
S. B. County Planning Department

FROM: DON C. BANGHART, County Fire Warden

SUBJECT: FIRE PROTECTION DESIGN REQUIREMENTS
(Site & Dev.-E220-122-Morgan.)

The above referenced project has been reviewed by the San Bernardino County Forestry and Fire Warden Department. The following design requirements which are circled shall apply:

1. Development shall provide for safe and ready access for fire and other emergency equipment and for routes of escape which will safely handle evacuations.
2. Provide at least two different ingress-egress routes to be remote from each other.
3. Cul-de-sacs, dead end streets, or driveways, shall not exceed six hundred (600) feet in length and shall terminate with a turnaround as specified in the adopted County Road Standards, or as approved for driveways.
4. The subdivision and each phase thereof shall have two points of vehicular ingress and egress from existing and surrounding streets, one of which may be emergency only, if approved by the San Bernardino County Surveyor's Office, Design Review Section.
5. Road grades shall not exceed twelve percent (12%) with a minimum turn radius of fifty (50) feet. Driveways in excess of 150 feet in length shall meet minimum design standards for emergency access roadways.
6. Emergency Access Standards:
 - (a) Provide fire department access by way of roadways with all-weather driving surface of not less than 20 feet of unobstructed width with adequate roadway turning radius capable of supporting the imposed loads of fire apparatus and having a minimum of 13-feet, 6-inches of vertical clearance. A turnaround capable of accommodating fire apparatus shall be provided at the terminus of access roadway (minimum 35-feet radius).
 - (b) The required width of access roadways shall not be obstructed in any manner including parking of vehicles; "NO PARKING" signs or other appropriate notice prohibiting obstructions may be required and shall be maintained.

6. Emergency Access Standards . . . Continued

(c) The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.

7. Access roads to the development shall meet minimum San Bernardino County Road Department standards.

8. There shall be a locked gate (20 feet in width) installed on the _____ end of _____ street to provide immediate fire access to the exterior of the subdivision. The gate should be posted with a sign to read "FIRE LANE - KEEP CLEAR" in 6-inch high letters and "Section 13.205B, Uniform Fire Code" in 1-inch high letters on a contrasting background.

9. Fire Zone II building regulations specified in San Bernardino County Ordinance 2159 shall be strictly enforced.

10. Furnish the following information to any prospective purchasers of these parcels:

"This area is located within a hazardous fire area and is subject to infrequent wildland fires of unpredictable magnitude and severity."

11. Building densities (as determined by minimum buildable lot area and spacing between structures) shall be no more than four dwellings per acre for slopes up to 15 percent, and two dwellings per acre of slopes from 15 to 30 percent. For slopes greater than 30 percent, densities shall be limited to one unit for every three to five acres, or structural development prohibited.

12. Buildings shall be spaced at least 30 feet apart in order to minimize the exposure and risk from an adjacent structural fire and the conflagration potential of the spread of fire from structure to structure.

13. All flammable vegetation shall be removed from each building site for a minimum of 30 feet from any proposed construction prior to commencing.

14. All flammable vegetation shall be removed for a distance of 100 feet around each building site prior to construction to minimize property loss during the construction phase and to provide a cleared area for the construction of a greenbelt. Large fuels such as native oaks can be retained if dead limbs are pruned and no limbs allowed to come within 10 feet of any chimney.

15. The rear building setback line on perimeter lots shall be _____ feet to accommodate the construction of a greenbelt to protect improvements. In reference to this condition, the following definitions will apply:

A. GREENBELT - a greenbelt is defined as a landscaped, irrigated zone between structures and the brush-covered wildlands that is designed to halt or slow the spread of fire and to control erosion and water run-off. The three basic requirements in developing such a greenbelt are:

(1) Removal of highly flammable native brush from around the house for a specified distance.

15A. GREENBELT . . . Continued

- (2) Landscaping cleared areas, i.e., low growing/low fuel volume plants that have a potentially high moisture content. Many plants of this kind have been observed and tested and are considered to be fire resistant. In order to assure irrigation at regular intervals, especially during the dry fire season, a permanent (manual or automatic) method of irrigation is required.

B. FIRE RESISTIVE PLANTS are low growing, succulent plants (refer to booklet Fire Retardant Plants for Hillside Areas). Maintenance of the planting areas to include weed control and removal of plant litter.

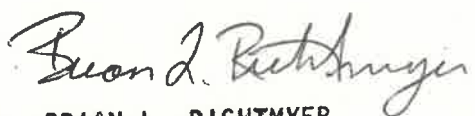
16. Water supply requirements are attached. All fire flow requirements are over and above the average daily consumption of water.

17. In areas without water serving utilities, the fire protection water system shall be based on NFPA Pamphlet No. 1231, "Water Supplies for Suburban and Rural Fire Fighting".

18. Fire protection facilities, including mains and hydrants and all other conditions, shall be completed by the developer and made serviceable prior to and during the time of constructions (San Bernardino County Ordinance 2196, Section 13.301d, Uniform Fire Code). Evidence of such installation shall be submitted to the fire department of jurisdiction.

19. The developer or his engineer shall furnish the County Fire Warden with two copies of water system improvement plans where fire protection water systems are required.

DON C. BANGHART
Chief


By: BRIAN L. RICHTMYER
Fire Protection Planning Officer

BLR:jb

cc: Morgan Development Inc.
L. A. Wainscott & assoc - Elliot Shaw



State and County Integrated
Fire Protection

CALIFORNIA DEPARTMENT OF FORESTRY
and
SAN BERNARDINO COUNTY FORESTRY
AND FIRE WARDEN DEPARTMENT

3800 Sierra Way
San Bernardino, CA 92405
(714) 882-1227

May 15, 1980



DON C. BANGHART
Chief

Tom Stephens, Senior Planner
East Valley Planning Team
S. B. County Planning Department

Reference: E220-122 W/side Michigan St.
Approx 200' S/of Industry St. Grand
Terrace.

Gentlemen:

All fire-protection water systems that fall within the jurisdiction of the San Bernardino County Fire Warden shall be approved by this office prior to the installation of said systems. The following are minimum standards for your proposed development.

A. System Standards

Fire flow	<u>1500</u>	G.P.M.
Duration	<u>5</u>	hour(s)
Hydrant spacing	<u>330</u>	feet

B. Distribution System

Mains	<u>6</u>	inch minimum
Laterals	<u>6</u>	inch minimum
Riser	<u>6</u>	inch minimum

C. Fire Hydrants

Hydrant	<u>6</u>	inch with <u>2 - 2 1/2</u> inch outlet(s) with National Standard threads and with <u>1 - 4</u> inch pumper connection.
Street valve	<u>6</u>	inch gate

If you have any questions concerning the above, please contact the undersigned.

SAN BERNARDINO COUNTY FIRE WARDEN

cc: Morgan Development Inc.
L.A. Wainscott & Assoc. -Elliot Shaw
Riverside-Highland Water Co.

By:


BRIAN L. RICHTMYER
Fire Protection Planning Officer

SBP-31-638-1-72

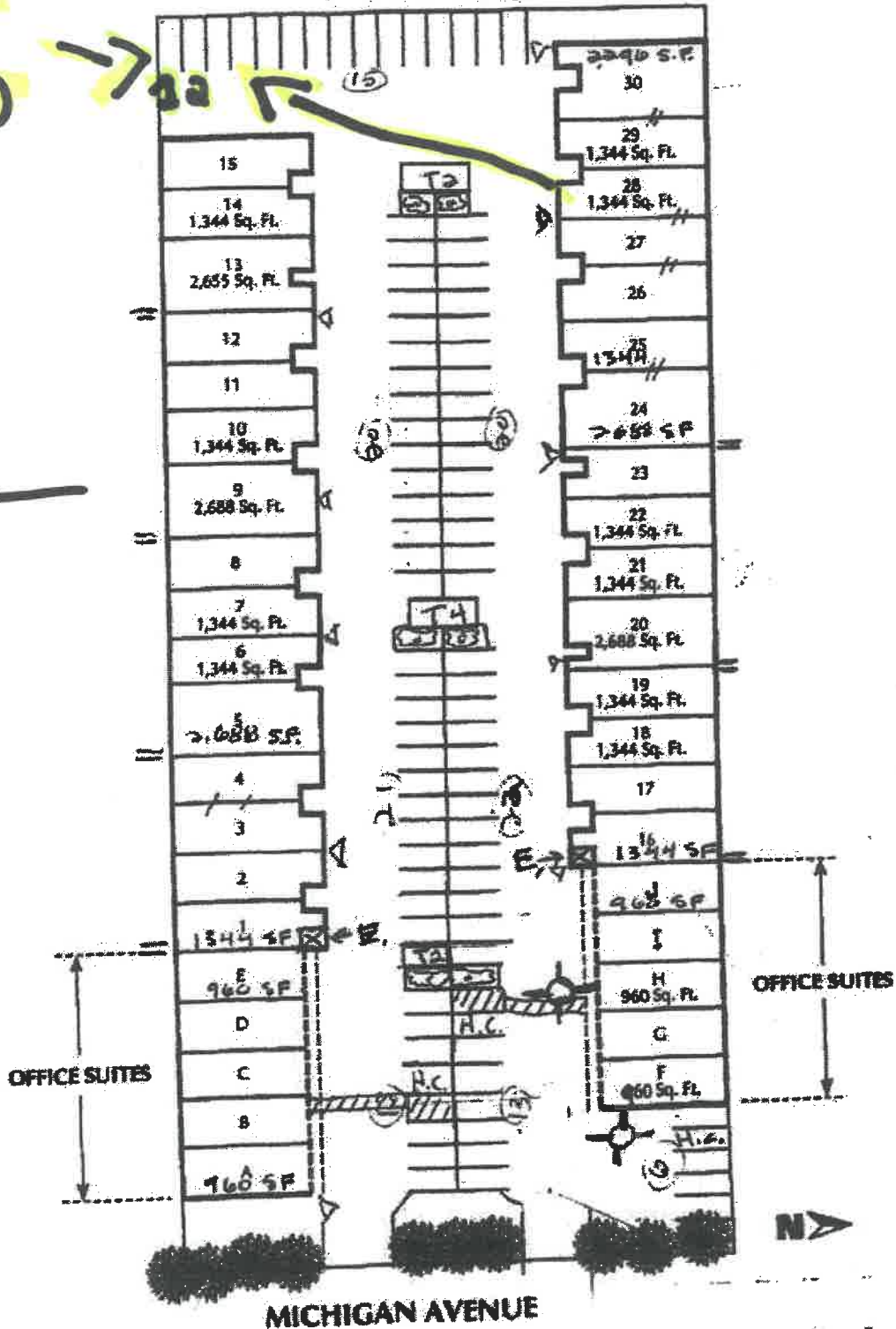
SITE PLAN PARK CENTER

12210 Michigan Avenue • Grand Terrace

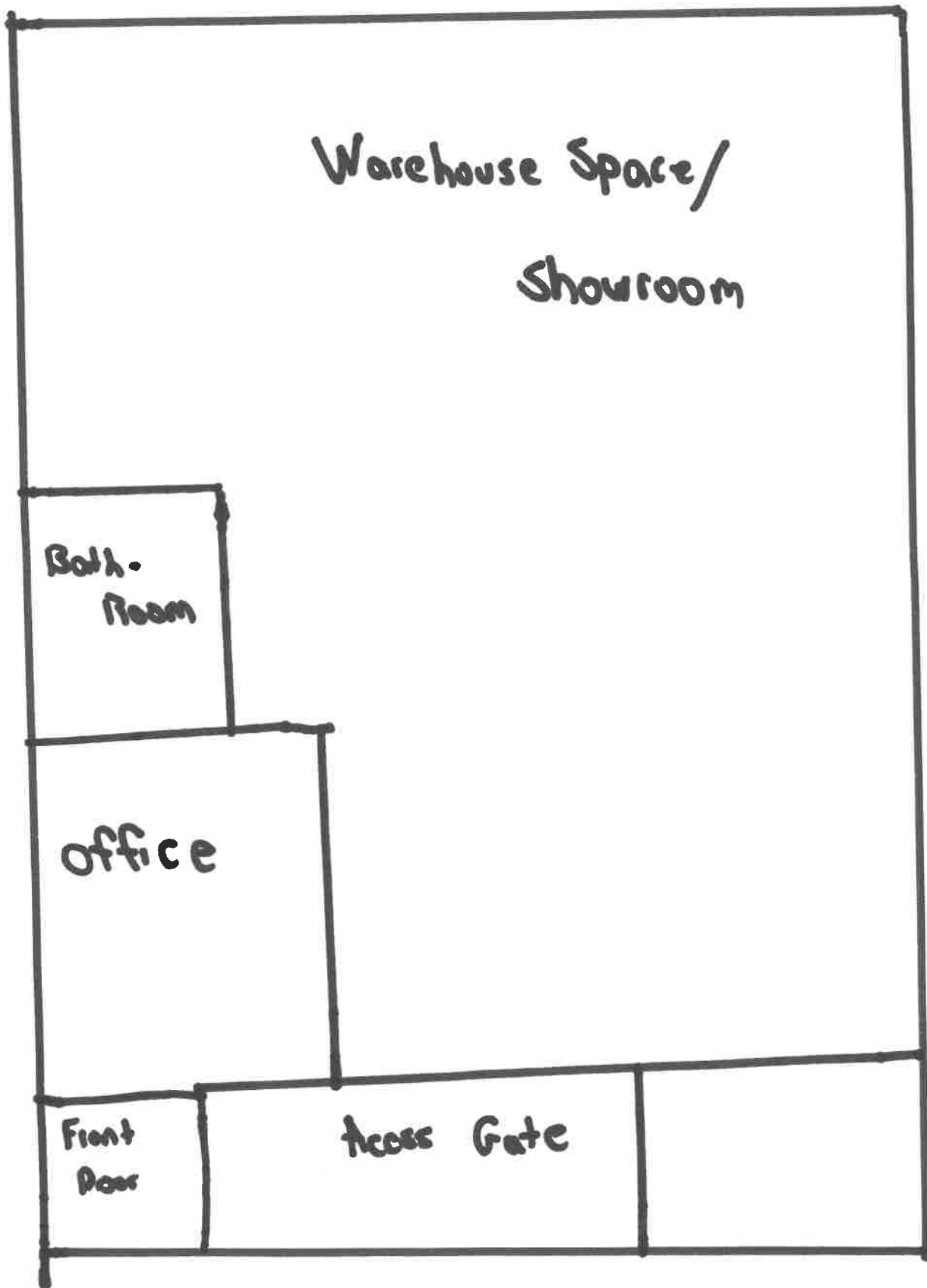
57,592 S. FT.

130 PARKING

These 2 Parking
Spots only
for showing
Parking
usage
Plan



Floor Plan



Park Center, Grand Terrace

12210 Michigan St. #28 Grand Terrace, CA 92313

Notice of intent to amend lease

April 1, 2025

AMENDMENT: Lease dated April 1, 2025 between park center, grand terrace, by assignment as lessor and Mohammed amine selouani, as an individual, as lessee, is amended as follows:

TERM: The lease agreement is hereby amended as to include unit #28 to the lease.

SCHEDULE: the term shall be on a month to month to basis.

RENT:

Unit #28: \$900.00

Total Rent: \$900.00

Lessor

Lessee


Brent Helmuth

Property Manager

4/1/25
Date



Mohammed amine Selouani

04/01/25
Date

Brent Helmuth, Property Manager
P.O. Box 6523 Huntington Beach, CA 92615

Cell: 714.425.5739

Letter of Intent

To whom it may concern:

I am submitting this letter with the intent to do business as a Licensed Used Vehicle Dealer at 12210 Michigan st #28 Grand Terrace, CA 92313.

I will use this location to complete DMV paperwork and registration for customers who will be arriving to pick up their vehicles.

No more than two vehicles will be parked in their assigned parking spaces at any given time.

Vehicles will not be parked in said parking spaces overnight.

There will be no tenet improvements.

There will be no employees. - 2 owners - Quick Quack for Car Washes

The business hours will be Mon-Fri from 9am to 5pm.

Thank you for your consideration of this matter.

- No Service, No Car Wash,

Vehicles stored Here

Off site storage location

@ 17760 Valler Blvd

Bloomington CA 92316

Vehicles will be transported

to Grand Terrace for Paperwork only





