

PLANNING COMMISSION AGENDA

**Tuesday, December 10, 2024
6:30 PM**

**Diamond Bar City Hall – Windmill Community Room
21810 Copley Drive, Diamond Bar, CA 91765**

PUBLIC ADVISORY:

Members of the public are encouraged to participate and address the Planning Commission during the public comment portion of the meeting either in person or via teleconference.

CHAIR	RUBEN TORRES
VICE CHAIR	MAHENDRA GARG
COMMISSIONER	NAILA BARLAS
COMMISSIONER	WILLIAM RAWLINGS
COMMISSIONER	RAYMOND WOLFE

How to Observe the Meeting From Home:

Members of the public can observe the meeting by calling +1 (562) 247-8422, [Access Code: 392-962-763](https://attendee.gotowebinar.com/register/4604780429610016607), or visiting <https://attendee.gotowebinar.com/register/4604780429610016607>

How to Submit Public Comment:

Please note, that in the event that comments by teleconferencing become infeasible due to an Internet or power outage or technical problems outside the City's control, the meeting at Diamond Bar City Hall – Windmill Community Room, 21810 Copley Drive, Diamond Bar, CA 91765 will proceed without interruption. If you wish to make certain that your comments are heard, please attend the meeting in person or send an email by 4:00 p.m. on the day of the meeting/hearing

The public may provide public comment by attending the meeting in person, by sending an email, or by logging into the teleconference. Please send email public comments to Planning@DiamondBarCA.gov by 4:00 p.m. on the day of the meeting and indicate in the Subject Line "FOR PUBLIC COMMENT." Written comments will be distributed to the Planning Commission members and read into the record at the meeting, up to a maximum of five minutes.

Members of the public will be called upon one at a time during the Public Comment portion of the agenda. Speakers are limited to five minutes per agenda item, unless the Chairperson determines otherwise.

American Disability Act Accommodations:

Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission Meeting, please contact the Community Development Office (909) 839-7030 within 72 hours of the meeting. Commission recordings will be available upon request the day following the Planning Commission Meeting.

City of Diamond Bar
Planning Commission

MEETING RULES

PUBLIC INPUT

Members of the public may address the Planning Commission on any item of business on the agenda during the time the item is taken up by the Planning Commission. In addition, members of the public may, during the Public Comment period address the Planning Commission on any Consent Calendar item or any matter not on the agenda and within the Planning Commission's subject matter jurisdiction. Any material to be submitted to the Planning Commission at the meeting should be submitted through the Minutes Secretary.

Speakers are limited to five minutes per agenda item, unless the Chairperson determines otherwise. The Chairperson may adjust this time limit depending on the number of people wishing to speak, the complexity of the matter, the length of the agenda, the hour and any other relevant consideration. Speakers may address the Planning Commission only once on an agenda item, except during public hearings, when the applicant/appellant may be afforded a rebuttal.

Public comments must be directed to the Planning Commission. Behavior that disrupts the orderly conduct of the meeting may result in the speaker being removed from the meeting.

INFORMATION RELATING TO AGENDAS AND ACTIONS OF THE PLANNING COMMISSION

Agendas for regular Planning Commission meetings are available 72 hours prior to the meeting and are posted in the City's regular posting locations and on the City's website at www.diamondbarca.gov. The Planning Commission may take action on any item listed on the agenda.

Copies of staff reports or other written documentation relating to agenda items are on file in the Planning Division of the Community Development Department, located at 21810 Copley Drive, and are available for public inspection upon request. If you have questions regarding an agenda item, please call (909) 839-7030 during regular business hours.

HELPFUL CONTACT INFORMATION

Copies of Agenda, Rules of the Planning Commission, Recordings of Meetings (909) 839-7030

Email: info@diamondbarca.gov
Website: www.diamondbarca.gov

**CITY OF DIAMOND BAR
PLANNING COMMISSION
December 10, 2024**

AGENDA

Next Resolution No. 2024-13

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

1. **ROLL CALL:** COMMISSIONERS: Barlas, Rawlings, Wolfe, Vice Chair Garg, Chair Torres
2. **APPROVAL OF AGENDA:** Chair
3. **PUBLIC COMMENTS:**

"Public Comments" is the time reserved on each regular meeting agenda to provide an opportunity for members of the public to directly address the Planning Commission on consent calendar items or other matters of interest not on the agenda that are within the subject matter jurisdiction of the Planning Commission. Although the Planning Commission values your comments, pursuant to the Brown Act, members of the Planning Commission or staff may briefly respond to public comments, if necessary, but no extended discussion and no action on such matters may take place. There is a five-minute maximum time limit when addressing the Planning Commission. Please complete a speaker card and hand it to the Minutes Secretary (completion of this form is voluntary). The Planning Commission will call on in-person speakers first and then teleconference callers, one at a time to give their name and if there is an agenda item number they wish to speak on before providing their comment. If you wish to speak on a public hearing item or Planning Commission consideration item, you will then be called upon to speak at that point in the agenda.

4. **CONSENT CALENDAR:**

The following items listed on the consent calendar are considered routine and are approved by a single motion. Consent calendar items may be removed from the agenda by request of the Planning Commission only:

- 4.1 **MINUTES OF THE PLANNING COMMISSION REGULAR MEETING –**
November 26, 2024.

5. **OLD BUSINESS:**
6. **NEW BUSINESS:**

- 6.1 **GENERAL PLAN CONFORMITY FINDING:** Proposed acquisition of the Little League/PONY property for future City park and recreation use to be in conformance with the Diamond Bar General Plan 2040.

RECOMMENDATION: Staff recommends that the Planning Commission adopt the attached Resolution (Attachment 1) finding that the proposed acquisition of the Little League/PONY property conforms with the Diamond Bar General Plan 2040.

7. **PUBLIC HEARING:**

8. **PLANNING COMMISSION COMMENTS / INFORMATIONAL ITEMS:**

9. **STAFF COMMENTS / INFORMATIONAL ITEMS:**

9.1 **Project Status Report**

10. **SCHEDULE OF FUTURE EVENTS:**

CITY COUNCIL MEETING: Tuesday, December 17, 2024, 6:30 p.m.
South Coast Air Quality Management District
21865 Copley Drive

PLANNING COMMISSION MEETING: CANCELLED
Tuesday, December 24, 2024, 6:30 p.m.
Diamond Bar City Hall
The Windmill Room

CHRISTMAS HOLIDAY: City offices will be closed Tuesday, December 24, 2024 and Wednesday, December 25, 2024 in observance of the Christmas holiday.

NEW YEARS HOLIDAY: City offices will reopen on Thursday, December 26, 2024.
Wednesday, January 1, 2025 – City offices will be closed.

CITY COUNCIL MEETING: CANCELLED
Tuesday, January 7, 2025, 6:30 p.m.
South Coast Air Quality Management District
21865 Copley Drive

11. **ADJOURNMENT**

**MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
November 26, 2024**

CALL TO ORDER:

C/Torres called the meeting to order at 6:30 p.m. in the Windmill Community Room, 21810 Copley Drive, Diamond Bar, CA 91765.

PLEDGE OF ALLEGIANCE: Rawlings led the Pledge of Allegiance.

1. ROLL CALL: Commissioners Barlas, Rawlings,
Vice Chair Garg, Chair Torres

ABSENT: Wolfe

STAFF PRESENT: Greg Gubman, Community Development Director, Grace Lee, Planning Manager via Goto Webinar; May Nakajima, Senior Planner, Arlene Laviera, Administrative Coordinator and James H. Eggart, City Attorney via Goto Webinar

2. APPROVAL OF AGENDA: As Submitted.

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 Minutes of the Planning Commission Regular Meeting – November 26, 2024

C/Barlas moved, and C/Rawlings seconded to approve consent calendar. Motion carried 4-0-0-1 by the following Roll Call vote:

AYES:	COMMISSIONERS:	Barlas, Rawlings, VC/Garg, C/Torres
NOES:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Wolfe

5. OLD BUSINESS:

6. NEW BUSINESS:

7. PUBLIC HEARING:

7.1 Conditional Use Permit Planning Case No. PL2024-15): Under the authority of DBCC Section 22.58, the property owner and applicant are requesting a Conditional Use Permit to operate a 13,830 square-foot child day care center

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for Kingdom Seed Academy, within an existing building previously occupied by office uses on a 3.37-acre site. The remaining 22,740 square feet of the building is currently occupied by an elementary school. The subject property is zoned Professional Office (OP) with an underlying General Plan land use designation of Office (O).

PROJECT ADDRESS: 3333 S. Diamond Canyon Road
Diamond Bar, CA 91765 (8269-011-015)

APPLICANT: Jason Chen for Kingdom Seed Academy
3333 S. Diamond Canyon Road
Diamond Bar, Ca 91765

PROPERTY OWNER: Omeda Investment, LLC
2259 Celano Ct.
Chino Hills, CA 91709

ENVIRONMENTAL DETERMINATION: The project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorically Exempt from the provisions of CEQA pursuant to Article 19 under Section 15301(a) (interior alterations involving such things as interior partitions, plumbing, and electrical conveyances) of the CEQA Guidelines. No further environmental review is required

RECOMMENDATION: Staff recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving Conditional Use Permit Planning Case No. PL2024-15, based on the findings of Diamond Bar City Code (DBCC) Section 22.58, subject to conditions.

SP/Nakajima presented the staff report.

C/Torres opened the public hearing.

No public comments were offered.

C/Torres closed public hearing.

Barlas moved, Garg seconded, to adopt Resolution No. 2024-12 approving Conditional Use Permit No. PL2024-15, subject to conditions of approval. Motion carried (4-0-0-1) by the following Roll Call vote:

AYES:	COMMISSIONERS: Barlas, Rawlings, VC/Garg, C/Torres
NOES:	COMMISSIONERS: None
ABSTAIN:	COMMISSIONERS: None

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ABSENT: COMMISSIONERS: Wolfe

8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

None.

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman reported there will be a Planning Commission meeting on December 10, 2024 to determine if the City's potential acquisition of the PONY League Property acquisition would be consistent with the General Plan.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

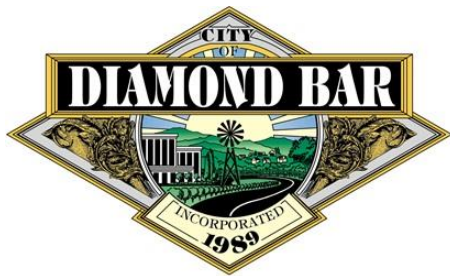
ADJOURNMENT: With no further business before the Planning Commission, C/Torres adjourned the Regular Planning Commission meeting at 6:48 p.m. to the next regularly scheduled meeting on Tuesday, December 10, 2024.

The foregoing minutes are hereby approved this 10TH day of December, 2024.

Attest:
Respectfully Submitted,

Greg Gubman, Community Development Director

Ruben Torres, Chair



PLANNING COMMISSION AGENDA REPORT

CITY OF DIAMOND BAR ~ 21810 COPLEY DRIVE ~ DIAMOND BAR, CA 91765 ~ TEL. (909) 839-7030 ~ FAX (909) 861-3117

AGENDA ITEM NUMBER: **6.1**

MEETING DATE: December 10, 2024

CASE/FILE NUMBER: General Plan Conformity Analysis of a Proposed Acquisition of the Little League/PONY Property for Future City Park and Recreation Use

BACKGROUND:

Since the early 1960s, Diamond Bar PONY/Little League (“PONY”) has operated a volunteer-driven non-profit youth baseball league for local participants. PONY has hosted games and practices at the league-owned Stevens Field facility, located at 22601 Sunset Crossing Road (APNs 8718-005-005 and 8718-005-006) in Diamond Bar (“PONY property”) since 1969. The PONY property is approximately 10.23 acres and features four unlighted baseball fields (two of which are currently unmaintained), batting cages, seating areas, and a number of outbuildings. The site is located directly across the street from the Diamond Bar/Walnut YMCA facility and immediately adjacent to a City-owned undeveloped park site (APNs 8718-005-900 and 8718-005-901). The deed of the property restricts the property to be used for the recreational benefit of the people of the community of Diamond Bar, consistent with its more than 50-year history of local use.

Declining enrollment over a number of years has made it fiscally unsustainable for PONY to maintain services, the Stevens Field property, and the volunteers necessary to ensure the league can remain effective and operational. In early 2024, the PONY Board of Directors and City staff began negotiations to facilitate a transfer of ownership of the PONY property to the City for long-term use as a City park/recreational facility. Acquisition provides the City with a large parcel of land in a parkless neighborhood with the opportunity to maintain and expand public park and recreational use for youth and adult sports programs in a manner consistent with the Parks Master Plan. Further, the location offers a unique opportunity to leverage the City’s adjacent undeveloped park site with the 10.23-acre PONY property to create what could ultimately be the City’s second-largest public park.



Site Aerial

Pursuant to California Government Code Section 65402(a) (Attachment 2), before real property may be acquired for a public purpose, the Planning Commission must review the proposed acquisition for conformity with the City's General Plan and adopt a resolution to record its findings (Attachment 1).

ANALYSIS:

Staff finds that the proposed acquisition of the Little League/PONY property for future City park and recreation use is consistent with the following General Plan 2040's Goals and Policies:

Land Use & Economic Development Element

- Policy LU-P-52: When opportunities arise, collaborate with public service providers and agencies including, but not limited to, the Los Angeles County Department of Parks and Recreation, Walnut Valley and Pomona school districts, Los Angeles County Sheriff's Department, Los Angeles County Fire Department, and Walnut Valley Water District to designate and pursue acquisition of land for public facilities as necessary to serve unmet facility needs of Diamond Bar residents.

- Policy LU-P-53: Ensure adequate parkland to serve the recreational needs of Diamond Bar residents by providing for a range of park sizes and amenities, equitably distributed throughout the city. Where necessary to adequately expand the park system and/or provide specialized recreational facilities and programming as identified in the Parks and Recreation Master Plan, actively pursue the acquisition of additional parkland.

Public Facilities & Services Element

- Goal PF-G-1: Maintain and expand the system of parks, recreation facilities, open spaces, and trails that meet the active and passive recreational needs of residents of all ages and abilities.
- Policy PF-P-7: Endeavor to distribute new parks equitably throughout Diamond Bar, striving to ensure that residents are within a $\frac{3}{4}$ mile radius of a neighborhood park or community park.

Community Health & Sustainability Element

- Policy CHS-P-1: Strive to ensure that all areas of the community have an equal distribution of public parks and public recreational facilities to maximize access.

ENVIRONMENTAL REVIEW:

The proposed acquisition of the Little League/PONY property for future City park and recreation use is found to be exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) because “the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” Therefore, no further environmental review is required.

PREPARED BY:

Grace Lee

Grace Lee, Planning Manager

12/10/2024

REVIEWED BY:


Grace Lee, Planning Manager

11/21/2024


Greg Gubman, Community Development Director

11/21/2024

Attachments:

- A. Draft Resolution No. 2024-XX
- B. CA Govt Code Section 65402

**PLANNING COMMISSION
RESOLUTION NO. 2024-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, FINDING THAT THE PROPOSED ACQUISITION OF THE LITTLE LEAGUE/PONY PROPERTY FOR FUTURE CITY PARK AND RECREATION USE IS IN CONFORMANCE WITH THE GENERAL PLAN OF THE CITY OF DIAMOND BAR PURSUANT TO GOVERNMENT CODE SECTION 65402(A).

A. RECITALS

- (i) **WHEREAS**, on April 18, 1989, the City of Diamond Bar was established as a duly organized municipal corporation of the State of California;
- (ii) **WHEREAS**, on July 25, 1995, the City of Diamond Bar adopted its General Plan incorporating all State mandated elements;
- (iii) **WHEREAS**, on December 17, 2019, the City of Diamond Bar adopted its Comprehensive General Plan Update incorporating all State mandated elements;
- (iv) **WHEREAS**, the PONY Board of Directors and City staff began negotiations to facilitate a transfer of ownership of the PONY property to the City for long-term use as a City park and recreation use due to declining enrollment over a number of years at the Diamond Bar PONY/Little League, which made it fiscally unsustainable for PONY to maintain services, the Stevens Field property, and the volunteers necessary to ensure the league can remain effective and operational;
- (v) **WHEREAS**, the area to be acquired by the City is approximately 10.23 acres, and would become a public park and recreational use for youth and adult sports programs in a manner consistent with the City's Parks Master Plan. Furthermore, the location offers a unique opportunity to leverage the City's adjacent undeveloped park site with the 10.23-acre PONY property to create what could ultimately be the City's second-largest public park.
- (vi) **WHEREAS**, Section 65402(a) of the Government Code of the State of California requires that no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes until the location, purpose and extent has been submitted to and reported upon by the planning agency of the City as to conformity with adopted General Plan or part thereof; and
- (vii) **WHEREAS**, on February 25, 2020, at a regularly scheduled meeting, the Planning Commission, considered the matter of the proposed acquisition of the Little League/PONY property for future City park and recreation use to be in conformance with the Diamond Bar General Plan 2040, and concluded said review prior to the adoption of this Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR DOES HEREBY RESOLVE AS FOLLOWS:

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. The Planning Commission hereby finds that the proposed acquisition of property is in conformance with the adopted General Plan 2040 of the City of Diamond Bar as follows:

Land Use & Economic Development Element

- (a) Goal LU-P-52 states: When opportunities arise, collaborate with public service providers and agencies including, but not limited to, the Los Angeles County Department of Parks and Recreation, Walnut Valley and Pomona school districts, Los Angeles County Sherriff's Department, Los Angeles County Fire Department, and Walnut Valley Water District to designate and pursue acquisition of land for public facilities as necessary to serve unmet facility needs of Diamond Bar residents.

The proposed acquisition of the Little League/PONY property would provide the opportunity to maintain and expand public park and recreational use for youth and adult sports programs in a neighborhood without a public park.

- (b) Policy LU-P-53 states: Ensure adequate parkland to serve the recreational needs of Diamond Bar residents by providing for a range of park sizes and amenities, equitably distributed throughout the city. Where necessary to adequately expand the park system and/or provide specialized recreational facilities and programming as identified in the Parks and Recreation Master Plan, actively pursue the acquisition of additional parkland.

The proposed acquisition of the Little League/PONY property would provide the opportunity to maintain and expand public park and recreational use for youth and adult sports programs in a neighborhood without a public park. Furthermore, the location offers a unique opportunity to leverage the City's adjacent undeveloped park site with the proposed 10.23-acre PONY property to create what could ultimately be the City's second-largest public park.

Public Facilities & Services Element

- a) Goal PF-G-1 states: Maintain and expand the system of parks, recreation facilities, open spaces, and trails that meet the active and passive recreational needs of residents of all ages and abilities.

See Responses Above.

- b) Policy PF-P-7 states: Endeavor to distribute new parks equitably throughout Diamond Bar, striving to ensure that residents are within a ¾ mile radius of a neighborhood park or community park.

See Responses Above.

Community Health & Sustainability Element

- a) Policy CHS-P-1 states: Strive to ensure that all areas of the community have an equal distribution of public parks and public recreational facilities to maximize access.

See Responses Above.

3. The Planning Commission hereby finds that the proposed acquisition of property is found to be exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) because “the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”
4. Based on the findings and conclusions set forth above, this Resolution shall serve as the Planning Commission’s finding regarding the General Plan conformity of the proposed acquisition of the Little League/PONY property for future City park and recreation use, as required by California Government Code Section 65402(a).

The Planning Commission shall:

- (a) Certify as to the adoption of this Resolution; and
- (b) Forthwith transmit a certified copy of this Resolution to the City Council of the City of Diamond Bar for use in its deliberations regarding the acquisition of the Little League/PONY property for future City park and recreation use.

APPROVED AND ADOPTED THIS 10TH DAY OF DECEMBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

BY: _____
Ruben Torres, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted by the Planning Commission of the City of Diamond Bar, at a regular meeting of the Planning Commission held on the 10th day of December, 2024, by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

ATTEST: _____
Greg Gubman, Secretary

CALIFORNIA GOVERNMENT CODE SECTION 65402

Conformity with the General Plan

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as

to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 12/10/24	CC 12/17/24	PC 12/24/24	CC 01/07/25	PC 01/14/25	CC 01/21/25
PONY League Property Acquisition General Plan Conformity Finding				D					
ADMINISTRATIVE REVIEW									
Property Location		AP	Applicant						
None									
PENDING ITEMS									
Property Location	File #	AP	Applicant	Status					
1024 Brea Canyon Road (Modify existing convenience store's Alcoholic Beverage Control license to permit sale of beer, wine and distilled spirits (ABC type 21 license))	CUP/PCN PL2024-64	DT	Michael Zavaro	Under Review					
2725 Clear Creek (New Single-Family Residence)	DR PL2022-74	DT	Diane Shi	Under Review					
2000 Chestnut Creek (New Single-Family Residence)	DR MCUP PL2024-7	DT	Claire Lee	First incomplete letter sent 2/22/24 – waiting for additional information					
2001 Derringer Lane (2-lot subdivision)	TPM 83036 PL2021-46	MN	Gurbachan S. Juneja	Fifth incomplete letter sent 7/30/24 - waiting for additional information					
334 S. Diamond Bar Blvd (Banquet)	CUP PL2024-76	MN	Jason Lee for Black Canvas South	First incomplete letter sent 11/27/24 – waiting for additional information					
1155 S. Diamond Bar Blvd Unit U (Pilates)	CUP PL2024-85	RL/MN	ASA Yoga Pilates	Under Review					
Gentle Springs Ln. and S. Prospectors Rd.	GPA, ZC, VTTM, DR PL2021-23	GL/DT	Tranquil Garden LLC	First incomplete letter sent 4/16/21 – waiting for additional information					
1134 Hedgewood (Addition and remodel to single-family residence)	MCUP PP PL2024-78	RL/MN	Dennis Pagoulatos	First incomplete letter sent 12/2/24 – waiting for additional information					

LEGEND

PH = PUBLIC HEARING
AP = ASSIGNED PLANNER
PC = PLANNING COMMISSION
CC = CITY COUNCIL
D = DISCUSSION ITEM

PENDING ITEMS (continued)				
Property Location	File #	AP	Applicant	Status
2234 Indian Creek (New single-family residence)	DR PL2024-82	DT	Matthew Ewing	Under Review
2521 Indian Creek (New single-family residence)	DR & TP PL2024-65	RL/MN	Philip K. Chan	First incomplete letter sent 10/28/24 – waiting for additional information
22909 Lazy Trail Rd. (Addition and remodel to single family residence)	DR, MCUP PL2021-05	DT	Walt Patroske	Under Review
1829 Los Cerros Drive (Addition and remodel to single-family residence)	DR PL2023-46	DT	Raz Grinbaum	Third incomplete letter sent 11/26/24 – waiting for additional information
2235 Morning Canyon Rd. (44-unit apartments)	DR, DB, TP PL2022-89	MN	Max Yang	Under Review
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT	Pete Volbeda	Second incomplete letter sent 12/5/23 – waiting for additional information
2631 Rocky Trail (Addition and remodel to single-family residence)	DR PL2024-43	DT	Katy Liu	Second incomplete letter sent 9/12/24 - waiting for additional information
Citywide Objective Design Standards	DCA PL2024-51	MN/GL	City of Diamond Bar	Under Review
SB9 Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review
Walnut Valley Unified School District (Billboard Ordinance)	DCA PL2024-40	DT/GL	WVUSD	First incomplete letter sent 7/1/24 - waiting for additional information