

PLANNING COMMISSION AGENDA

**Tuesday, October 8, 2024
6:30 PM**

**South Coast Air Quality Management District/Government Center Room CC-8
21865 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 [707-751-653](tel:707-751-653), [Access Code \(562\) 247-8321](tel:562-247-8321) or visiting <https://global.gotowebinar.com/ojoin/7091693211287304543/1749281625389811718>

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 the South Coast Air Quality Management District/Government Center Room CC-8 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

The City of Diamond Bar thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

**CITY OF DIAMOND BAR
PLANNING COMMISSION
October 8, 2024**

AGENDA

Next Resolution No. 2024-10

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 – August 13, 2024.**

5. **OLD BUSINESS:** None.
6. **NEW BUSINESS:** None.

7. PUBLIC HEARING:

- 7.1 CONDITIONAL USE PERMIT NO. PL2024-42:** Under the authority of DBCC Section 22.58, the property owner and applicant are requesting a Conditional Use Permit to operate a Pilates fitness studio at a 1,518 square-foot vacant space at Diamond Bar Plaza, a 36,444 square-foot multi-tenant shopping center. The subject property is zoned Regional Commercial (C-3) with an underlying General Plan land use designation of Town Center Mixed Use (MU-TC).

PROJECT ADDRESS: 303 S. Diamond Bar Blvd., Suite A
Diamond Bar, CA 91765

APPLICANT: Emily Herrera for The Pilates Circle
4485 Los Serranos Blvd.
Chino Hills, CA 91709

PROPERTY OWNER: Phoenix Gluck, L.P.
3191-D Airport Loop Drive
Costa Mesa, CA 92626

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 approve Conditional Use Permit No. PL2024-42 based on the findings of fact, and subject to the conditions of approval as listed within the draft resolution.

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, October 15, 2024, 6:30 pm
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

PLANNING COMMISSION
MEETING:

Tuesday, October 22, 2024, 6:30 pm
Windmill Community Room
Diamond Bar City Hall
21801 Copley Drive

CITY COUNCIL MEETING:

Tuesday, November 5, 2024, 6:30 pm
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

PLANNING COMMISSION
MEETING:

Tuesday, November 12, 2024, 6:30 pm
Windmill Community Room
Diamond Bar City Hall
21801 Copley Drive

CITY COUNCIL MEETING:

Tuesday, November 19, 2024, 6:30 pm
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

11. ADJOURNMENT

**MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
August 13, 2024**

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE: VC/Garg led the Pledge of Allegiance.

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

ABSENT: None.

STAFF PRESENT: James H. Eggart, City Attorney, Greg Gubman, Community Development Director, Grace Lee, Planning Manager; May Nakajima, Senior Planner, Arlene Laviera, Administrative Coordinator, Kristina Santa, City Clerk and Alfredo Estevez, Systems Administrator.

2. APPROVAL OF AGENDA: As Submitted.

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 Minutes of the July 23, 2024, Regular Planning Commission Meeting.

C/Wolfe moved, and VC/Garg seconded to approve. Motion carried 5-0 by the following Roll Call vote:

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

5. OLD BUSINESS: None.

6. NEW BUSINESS:

7. CONTINUED PUBLIC HEARING:

7.1 Conditional Use Permit No. PL2024-12 – Under the authority of DBCC Section 22.58, the property owner and applicant are requesting a Conditional Use Permit to add full body massage service at an existing acupuncture business (AA & FR Health Center Inc.) at Towne Centre Village, a 77,984 square-foot

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multi-tenant shopping center. The subject property is zoned Regional Commercial (C-3) with an underlying General Plan land use designation of General Commercial.

PROJECT ADDRESS: 1125 Grand Avenue, Diamond Bar, CA 91765

APPLICANT: Ling Ling Ho & Jefferson Jin, AA & FR Health Center Inc.
1125 Grand Avenue
Diamond Bar, CA 91765

PROPERTY OWNER: Scott Oatman, Diamond Bar/Grand LLC
2717 West Coast Highway
Newport Beach, CA 92663

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 approve Conditional Use Permit No. PL2024-12 based on the findings of fact, and subject to the conditions of approval as listed within the draft resolution.

SP/Nakajima presented the staff report.

Discussion ensued between the Planning Commission and staff related to expanded services and parking.

C/Torres opened the public hearing.

No public comments were offered.

C/Torres closed the public hearing.

C/Wolfe moved, Rawlings seconded, to approve Conditional Use Permit No. PL2024-12, subject to conditions of approval. Motion carried by the following Roll Call vote:

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

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8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

None offered.

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman reported there will not be a Planning Commission meeting on August 27. He also informed the Planning Commission of an upcoming Joint CC/PC meeting scheduled for either October 8 or October 22.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

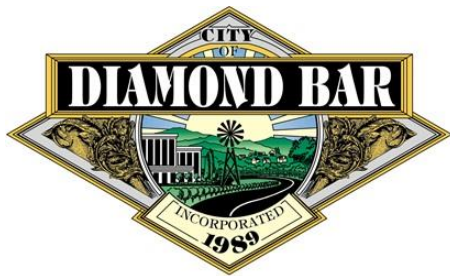
ADJOURNMENT: With no further business before the Planning Commission, C/Torres adjourned the Regular Planning Commission meeting at 6:54 p.m. to the next regularly scheduled meeting on Tuesday, October 8, 2024.

The foregoing minutes are hereby approved this 8TH day of October, 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: **7.1**

MEETING DATE: October 8, 2024

CASE/FILE NUMBER: Conditional Use Permit No. PL2024-42

PROJECT LOCATION: 303 S. Diamond Bar Blvd. Suite A
Diamond Bar, CA 91765
(APN 8717-008-029)

GENERAL PLAN DESIGNATION: Town Center Mixed Use

ZONING DISTRICT: Regional Commercial (C-3)

PROPERTY OWNER: Phoenix Gluck, L.P.
3191-D Airport Loop Drive
Costa Mesa, CA 92626

APPLICANT: Emily Herrera for The Pilates Circle
4485 Los Serranos Boulevard
Chino Hills, CA 91709

This report was prepared by Planning Intern, Rudy Lopez.

SUMMARY:

The applicant, Emily Herrera for the Pilates Circle, is requesting approval for a Conditional Use Permit (CUP) to operate a Pilates fitness studio within a 1,518 square-foot vacant lease space at Diamond Bar Plaza, a 36,444 square-foot multi-tenant shopping center.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Conditional Use Permit No. PL2024-42, based on the findings of Diamond Bar City Code (DBCC) Section 22.58, subject to conditions.

BACKGROUND:

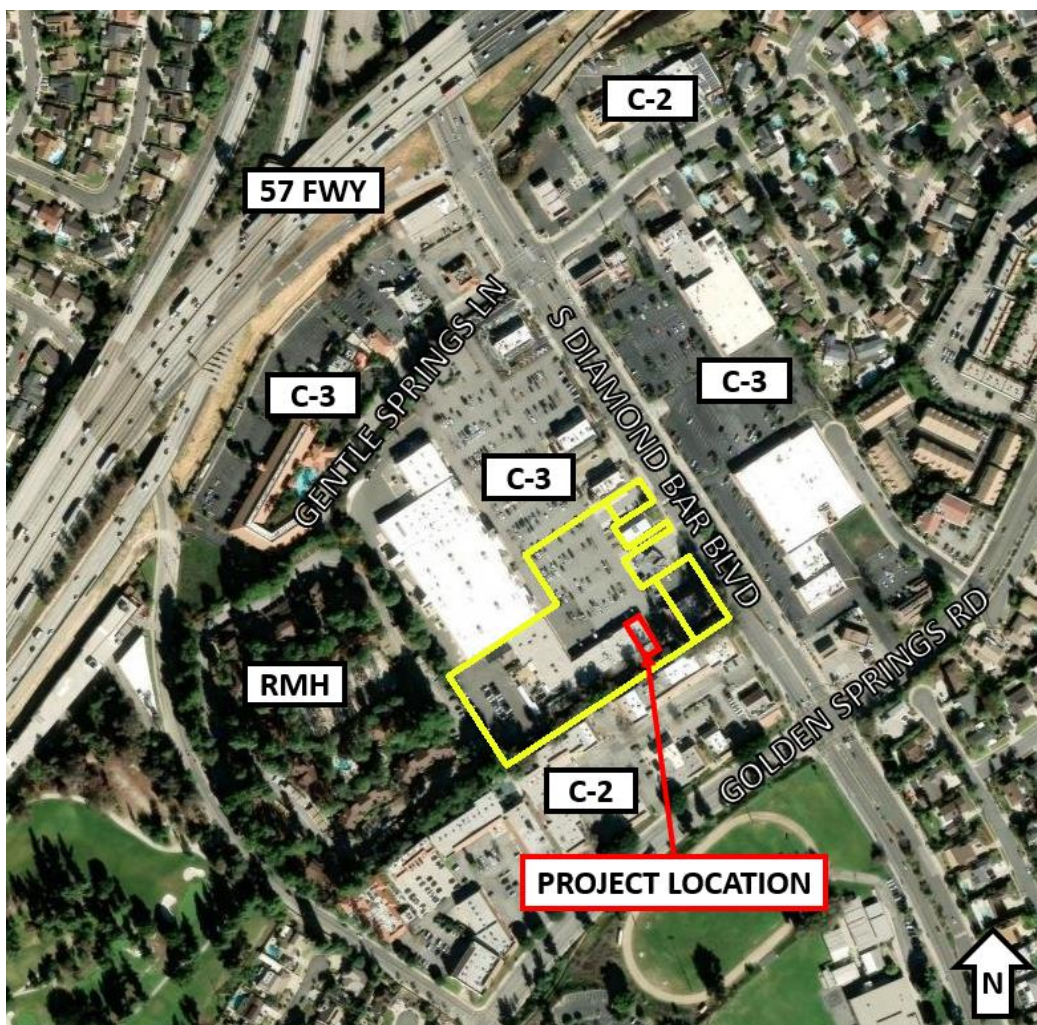
Diamond Bar Plaza is located on the west side of South Diamond Bar Boulevard, between Gentle Springs Lane and Golden Springs Drive. The shopping center consists of a variety of tenants such as retail, restaurants, personal services, an insurance broker, a dental office, a pharmacy, a dance studio, and a dry cleaner. The subject property is comprised of two parcels totaling approximately 4.56 acres and two commercial buildings totaling approximately 36,444 square feet. Diamond Bar Plaza provides 225 off-street parking spaces.

The site shares reciprocal parking and access with the Diamond Bar Ranch shopping center to the north, anchored by Sprouts and Ross Dress For Less; and the McDonald's restaurant at the corner of Diamond Bar Boulevard and Gentle Springs Lane. Although the 76 gas station and Walnut Valley Water District pump station share reciprocal access, they have their own dedicated parking spaces. There are 588 off-street parking spaces provided on site, inclusive of Diamond Bar Plaza's 225 off-street parking spaces.

Site and Surrounding General Plan, Zoning and Land Uses

The following table describes the surrounding land uses located adjacent to the subject property:

	General Plan Designation	Zoning District	Land Use
Site	Town Center Mixed Use	C-3	Retail, Service, and Restaurant Uses
North	Town Center Mixed Use	C-3	Retail, Service, and Restaurant Uses
South	Town Center Mixed Use	C-2	Retail, Service, and Restaurant Uses
East	Town Center Mixed Use	C-3	Retail, Service, and Restaurant Uses
West	High Density Residential	RMH	Residential Condominiums



Site (Plan View) Aerial

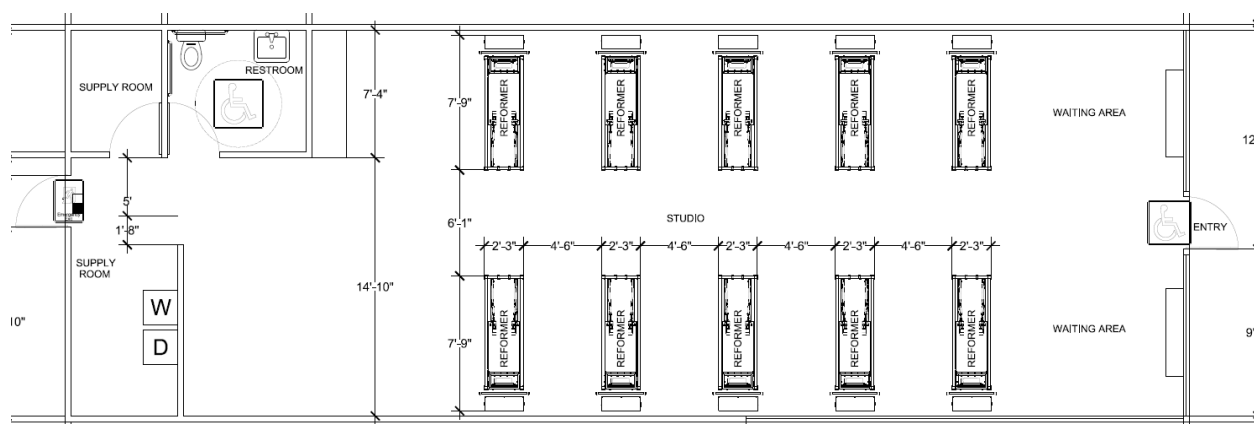


Storefront of Proposed Lease Space

Project Description

“The Pilates Circle Diamond Bar” is proposing to occupy a 1,518 square-foot vacant lease space located in the eastern portion of the shopping center, formerly occupied by Fantastic Sams. The Pilates Circle is an operator of boutique Pilates fitness studios with existing locations in the cities of Chino Hills, Corona, and Norco. Pilates is a system of low-impact exercises that focuses on the body’s core, abdomen, back, thighs, glutes and pelvic floor through the use of special equipment such as the Reformer, Pilates ball, and ExoChair. The proposed facility would include the following areas:

- Waiting area for members to check in;
- Exercise area with 10 reformers to accommodate up to 10 members per class; and
- Supply room and 1 restroom



Proposed Floor Plan

The Pilates Circle Studio specializes in Reformer Pilates small group classes, designed to accommodate up to ten clients per class session with one certified Pilates instructor per class. There will be no front desk or receptionist during business hours other than the instructor. Throughout the entire week, 50-minute classes will start on either the hour or half-hour. The applicant is proposing to be open seven days a week: Monday through Friday from 7 a.m. to 12 p.m. and 4 p.m. to 9 p.m., and 7 a.m. to 1 p.m. on Saturdays and Sundays.

The following table lists the proposed class schedule, which are subject to change based on demand and private classes, which are scheduled upon client request and instructor availability. Class duration is 50 minutes with 10-minute-transitions in between classes.

Proposed Class Schedule

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
6:00 AM							
6:30 AM							
7:00 AM		REFORMER 1.5			REFORMER 1		
7:30 AM	REFORMER 1		REFORMER 2			REFORMER 1	
8:00 AM		MIXED EQUIPMENT		REFORMER 1	MIXED EQUIPMENT		REFORMER 1
8:30 AM	REFORMER 1.5		REFORMER /BARRE			REFORMER 1.5	
9:00 AM		CARDIO JUMPBOARD		REFORMER 2	REFORMER 1		REFORMER 2
9:30 AM	REFORMER 1		REFORMER 1			REFORMER 2	
10:00 AM		REFORMER 1		REFORMER 1	CARDIO JUMPBOARD		REFORMER 1
10:30 AM	REFORMER 2		REFORMER 1.5			REFORMER 1	
11:00 AM				STRETCH AND RESTORE	PRIVATE		REFORMER 1.5
11:30 AM					PRIVATE		
12:00 PM		PRIVATE					REFORMER 1
12:30 PM			PRIVATE				
1:00 PM		PRIVATE		PRIVATE			
1:30 PM	PRIVATE						
2:00 PM				PRIVATE			
2:30 PM	PRIVATE						
3:00 PM							
3:30 PM		REFORMER 1					
4:00 PM			REFORMER 1.5				
4:30 PM		REFORMER 1.5		CARDIO JUMPBOARD			
5:00 PM	REFORMER 2		REFORMER 1		REFORMER 1		
5:30 PM		REFORMER 2		REFORMER 1			
6:00 PM	REFORMER 1		REFORMER MIXED EQUIPMENT		STRETCH AND RESTORE		
6:30 PM		REFORMER 1.5		REFORMER 1.5			
7:00 PM	REFORMER LEGS & ABS		REFORMER 1				
7:30 PM				REFORMER 1			
8:00 PM	REFORMER ARMS & ABS						
8:30 PM							
9:00 PM							

ANALYSIS:

Review Authority (DBCC Section 22.58)

A CUP is required for uses where the effect on the surrounding area cannot be determined before being analyzed for suitability at a particular location.

When reviewing a CUP, consideration is given to the location, design, configuration, operational characteristics and potential impacts to determine whether or not the proposed use will pose a detriment to the public health, safety and welfare. If it can be found that the proposed use is likely to be compatible with its surroundings, the Commission may approve the proposed use subject to conditions stipulating the manner in which the use must be conducted. If the Commission finds that the proposed use is likely to be detrimental to the general peace, health and general welfare, then it must deny the request.

When a CUP is approved, it runs with the land and all conditions placed on the CUP are binding on all successors in interest. In other words, if the owner were to close the business, a new tenant could locate in the space and operate the same type of business. The new tenant would be required to comply with the same conditions as the previous tenant and would not be permitted to expand the business without full review and approval by the Planning Commission.

Required Parking

The required number of parking spaces for Pilates fitness studio is one space per 150 square feet of gross floor area and one (1) space for each employee. Shopping centers between 20,000 and 50,000 square feet in size are required to provide one parking space for every 250 square feet of gross floor area. The parking requirements for businesses approved under a CUP (e.g., schools, tutoring, health/fitness studios, etc.) are calculated separately.

As previously mentioned, the project site shares reciprocal parking and access with the neighboring parcel that includes the Diamond Bar Ranch shopping center. There are 588 total off-street parking spaces on site, inclusive of Diamond Bar Plaza's 225 off-street parking spaces. The parking required for the current mix of uses within the Diamond Bar Plaza shopping center and the Diamond Bar Ranch shopping center, minus the proposed Pilates fitness studio, is 510 spaces. The parking requirement for the proposed Pilates fitness studio is 11 spaces. The total off-street parking requirement for the Diamond Bar Plaza center and the Diamond Bar Ranch center would thus be 522 spaces, leaving a surplus of 66 spaces based on current Development Code parking requirements.

Development Code Parking Requirements

Use	Sq. Ft.	Parking Ratio	Parking Required	Parking Provided
Diamond Bar Ranch Shopping Center (including McDonald's)	96,063	1/300 sq. ft.	321	363
Massage Establishments at Phenix	330	1/250 sq. ft.	2	
Chipotle & Coffee Bean	4,200	1/300 sq. ft. + 1/100 sq. ft. for outdoor seating area	21	
The Habit	2,790	1/300 sq. ft. + 1/100 sq. ft. for outdoor seating area	12	
Diamond Bar Plaza Shopping Center	29,946	1/250 sq. ft.	120	225
Existing CrossFit Fitness Facility	3,000	1/150 sq. ft.	20	
Existing Dance School	1,980	1/150 sq. ft. + 1 space per employee	15	
Proposed Pilates Fitness Studio	1,518	1/150 sq. ft. + 1 space per employee	11	
Total	139,827		522	588

Parking Demand

When reviewing parking impacts on commercial centers, the various uses and peak business hours for those uses are taken into consideration. Diamond Bar Plaza has uses ranging from restaurants, dry cleaners, a fitness center, and other retail and personal service uses. Diamond Bar Ranch has uses ranging from restaurants, a drive-thru café, a massage establishment within Phenix Salon Suites, a grocery store, and other retail uses. The varying uses result in a range of peak business hours and parking demands. The peak parking demand typically occurs on weekdays from 9:00 a.m. to 6:00 p.m. The proposed Pilates fitness studio will have classes throughout the day, on weekdays and weekends. In addition, by breaking up the start times of each class into 10-minute intervals, the overlap of members driving to classes and leaving from classes at the same time is avoided.

Assuming that each instructor and member arrives in a separate vehicle, the proposed use could potentially generate a demand for 11 parking spaces to accommodate the one instructor and the arrival of 10 members at the start of each class. Because class times are spaced between 10-minute gaps, the overlap between trips is not anticipated. However, under a worst-case scenario, the proposed use could conceivably generate a peak demand of 22 parking spaces during the brief period of transition between outgoing and incoming members.

Assuming the existing massage establishment could generate a peak demand of 6 parking spaces, the existing Chipotle & Coffee Bean could generate a peak demand of 21 parking spaces, the existing Habit burger grill could generate a peak demand of 12 parking spaces, the existing CrossFit fitness facility could generate a peak demand of 28 parking spaces, and the existing dance school could generate a peak demand of 42 parking spaces, and all other businesses are experiencing peak operations (a highly unlikely scenario), the shopping center's peak parking demand could reach 572 spaces. Since 588 parking spaces are available, there would still be a surplus of 16 spaces under this scenario.

Taking into account the proposed 10-minute gaps between classes and only private one-on-one lessons are available from 1:00 p.m. to 3:00 p.m., staff does not foresee any parking issues resulting from the proposed use. The existing parking supply is adequate and can accommodate the proposed Pilates fitness studio, together with the center's other tenants and patrons. In addition, the proposed Pilates fitness studio will not add square footage to the existing building.

Worst-Case Parking Demand

Use	Sq. Ft.	Parking Demand	Parking Required (Worst-Case)	Parking Provided
Diamond Bar Ranch Shopping Center (including McDonald's)	96,063	Per Development Code Requirements	321	363
Massage Establishments at Phenix	330	1 owner and 1 customer per suite	6	
Chipotle & Coffee Bean	4,200	Per Development Code Requirements	21	
The Habit	2,790	Per Development Code Requirements	12	
Diamond Bar Plaza Shopping Center	29,946	Per Development Code Requirements	120	225
Existing CrossFit Fitness Facility	3,000	13 Students & 2 Instructors (no intervals between classes)	28	
Existing Dance School	1,980	20 Students & 2 Instructors (with 15-minute intervals between classes)	42	
Proposed Pilates Fitness Studio	1,518	10 Members & 1 Instructor (with 10-minute intervals between classes)	22	
Total	139,827		572	588

Compatibility with Neighborhood

The Diamond Bar Plaza shopping center is surrounded by commercial uses to the north, south, and west and residential uses to the east. The shopping center has numerous diverse uses, including service and retail uses, restaurants, medical and professional offices, banks, pharmacies, fitness facility and dance studio.

Given the proposed hours of operation, the availability of parking, and the diversity of uses, the proposed Pilates fitness studio is expected to be a compatible use at this location. The proposed use is consistent with the current zoning designation of Regional Commercial.

Noise: The Pilates Circle will have low background music playing throughout their classes, kept at a volume that allows the instructor to be heard by their clients. The maximum sound level of the music will not exceed 55 decibels to stay in compliance with the City's Noise Ordinance. Noise generated by the proposed Pilates fitness studio would likely be negligible, and would not be a nuisance to the adjacent businesses or immediate surroundings.

However, once the Pilates fitness studio is in operation, and should noise, traffic and/or parking issues arise, the Community Development Director, after providing the applicant a reasonable opportunity to mitigate the impact(s) to an acceptable level, may refer the matter back to the Planning Commission to consider amending or revoking the Conditional Use Permit to address such impacts (Condition of Approval #4).

Additional Review

The Building and Safety Division reviewed this project, and provided conditions of approval for inclusion in the attached resolution.

NOTICE OF PUBLIC HEARING:

On September 27, 2024, public hearing notices were mailed to property owners within a 700-foot radius of the project site. On September 27, 2024, the notice was published in the *San Gabriel Valley Tribune* newspaper; the project site was posted with a notice display board; and a copy of the public notice was posted at the City's designated community posting sites.

Public Comments Received

No comments have been received as of the publication date of this report.

ENVIRONMENTAL ASSESSMENT:

This 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 the provisions of Article 19 Section 15301(a) (Interior alterations involving partitions and electrical conveyances) of the CEQA Guidelines. No further environmental review is required.

PREPARED BY:


Mayuko Nakajima, Senior Planner

10/8/2024

REVIEWED BY:

Grace Lee
Grace Lee, Planning Manager

9/30/2024

Greg Gubman
Greg Gubman, Community Development Director

10/2/2024

Attachments:

- A. Draft Resolution No. 2024-XX, Standard Conditions of Approval
- B. Site Plan and Floor Plan

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT NO. PL2024-42 TO OPERATE A PILATES FITNESS STUDIO WITHIN A 1,518 SQUARE-FOOT VACANT LEASE SPACE LOCATED AT 303 SOUTH DIAMOND BAR BOULEVARD, SUITE A, DIAMOND BAR, CA (APN 8717-008-029).

A. RECITALS

1. Property owner, Phoenix Gluck, L.P., and applicant, Emily Herrera for The Pilates Circle, have filed an application for Conditional Use Permit No. PL2024-42 to operate a Pilates fitness studio for The Pilates Circle Studio in a 1,518 square-foot tenant space within an existing shopping center. The project site is more specifically described as 303 South Diamond Bar Boulevard, Suite A, Diamond Bar, Los Angeles County, California. Hereinafter in this resolution, the subject Conditional Use Permit shall collectively be referred to as the “Project” or “Proposed Use.”
2. The subject property is comprised of a 4.56 gross acre parcel. It is located in the Regional Commercial (C-3) zone with a General Plan land use designation of Town Center Mixed Use.
3. The legal description of the subject property is Lot 2 of Parcel Map No. 5606 and the Assessor’s Parcel Number is 8717-008-029.
4. On September 27, 2024, notification of the public hearing for this project was published in the *San Gabriel Valley Tribune* newspaper. On September 27, 2024, public hearing notices were mailed to property owners within a 700-foot radius of the Project site and posted at the City’s designated community posting sites.
5. On October 8, 2024, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded said hearing on that date.

B. RESOLUTION

NOW, THEREFORE, it is found, determined and resolved by the Planning Commission of the City of Diamond Bar 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 determines the Project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the provisions of Article 19, Section 15301(a) (Interior alterations involving partitions and electrical conveyances) of the CEQA Guidelines.

Therefore, no further environmental review is required.

C. **FINDINGS OF FACT**

Based on the findings and conclusions set forth herein and as prescribed under Diamond Bar City Code (DBCC) Section 22.58, the Planning Commission hereby finds and approves as follows:

Conditional Use Permit Review Findings (DBCC Section 22.58)

1. The Proposed Use is allowed within the subject zoning district with the approval of a conditional use permit and complies with all other applicable provisions of this Development Code and the Municipal Code.

Pursuant to DBCC Section 22.10.030 Table 2-6, health and fitness facilities, as defined by DBCC Section 22.80.020, are permitted in the C-3 zoning district with approval of a conditional use permit. The proposed fitness studio will be located in a tenant space within Diamond Bar Plaza, an existing shopping center. Through compliance with the conditions of approval stipulating the manner in which the use must be conducted, the proposed fitness studio will be compatible with neighboring uses in the commercial center and surrounding neighborhood.

2. The Proposed Use is consistent with the general plan and any applicable specific plan.

The Proposed Use is consistent with General Plan Goal LU-G-11: ("Support existing commercial centers by encouraging ongoing investment and, where appropriate, reuse and redevelopment") in that the Proposed Use will occupy an existing tenant space.

The Proposed Use is consistent with General Plan Goal ED-G-3: ("Support the retention, rehabilitation, and/or expansion of existing businesses, and the attraction of new businesses") in that the Proposed Use is a new business locating within an existing shopping center.

The Project site is not subject to the provisions of any specific plan.

3. The design, location, size and operating characteristics of the Proposed Use are compatible with the existing and future land uses in the vicinity.

The Proposed Use will be located within an existing tenant space within a 36,444 square-foot, multi-tenant commercial shopping center occupied by various retail, restaurants, office, and service uses. The Proposed Use complies with the City's Development Code parking requirements, and the parking demand generated by the Proposed Use is not likely to exceed the number of on-premise parking spaces available to serve the Proposed Use at any given time. The Proposed Use will operate from Monday through Friday from 7 a.m. to 1 p.m. and again from 4 p.m. to 9 p.m., and 7 a.m. to 1 p.m. on Saturdays and Sundays.

Low background music will be played throughout each class, kept at a volume

that allows the instructor to be heard by their clients. The applicant proposes to keep the sound level of the music at a volume not to exceed 55 decibels, a level that is in compliance with the City's Noise Ordinance. Therefore, noise generated by the Proposed Use would likely be negligible, and not be a nuisance to the adjacent businesses or immediate surroundings.

Through compliance with the conditions of approval stipulating the manner in which the use must be conducted, the Proposed Use will be compatible with the other uses within the commercial building and surrounding neighborhood.

4. The subject site is physically suitable for the type and density/intensity of use being proposed, including access, provision of utilities, compatibility with adjoining land uses, and the absence of physical constraints.

The Proposed Use is located within a multi-tenant shopping center occupied by retail stores, a fitness center, a dance studio, restaurants, a dry cleaner, and personal service uses. The project site shares reciprocal parking and access with the Diamond Bar Ranch shopping center to the north and the McDonald's restaurant at the corner of Diamond Bar Boulevard and Gentle Springs Lane. Diamond Bar Ranch has uses ranging from restaurants, a drive-thru café, a massage establishment, a grocery store, and other retail uses. The existing gross floor area of the Diamond Bar Ranch shopping center (including McDonald's) requires 321 parking spaces, the existing gross floor area of the Diamond Bar Plaza shopping center requires 120 parking spaces, the existing massage establishment requires 1 parking space, the existing Chipotle & Coffee Bean requires 21 parking spaces, the existing Habit burger grill requires 12 parking spaces, the existing fitness center requires 20 parking spaces, the existing dance studio requires 15 parking spaces, and the proposed Pilates fitness studio requires 11 parking spaces based on Development Code requirements. The Diamond Bar Plaza shopping center provides 225 off-street parking spaces and the Diamond Bar Ranch shopping center provides 363 off-street parking spaces for a combined total of 588 off-street parking spaces on site. The varying uses result in a range of peak business hours and parking demands. Assuming that each instructor and member arrives in a separate vehicle, the proposed use could potentially generate a demand for 11 parking spaces. In addition, class times are spaced between 10-minute gaps to limit the demand for parking spaces during the Pilates fitness studio's operating hours. Under a worst-case scenario, the existing massage establishment could generate a peak demand of 6 parking spaces, the existing Chipotle & Coffee Bean could generate a peak demand of 21 parking spaces, the existing Habit burger grill could generate a peak demand of 12 parking spaces, the existing fitness facility could generate a peak demand of 28 parking spaces, the existing dance studio could generate a peak demand of 42 parking spaces, and the proposed Pilates fitness studio could potentially generate a peak demand of 22 parking spaces during the brief period of transition between outgoing and incoming members. Assuming all other businesses are experiencing peak operations, the shopping center's peak parking demand could reach 572 spaces. Since 588 parking spaces are available, there would still be a surplus of 16 spaces under this scenario. As such, the operational characteristics and parking demands anticipated to be associated with the Proposed Use are

compatible with the existing uses within the center.

Given the proposed hours of operation, the overall parking demands, and the types of adjoining uses, it is reasonable to conclude that the Proposed Use will be compatible with the other uses in the commercial center and neighborhood.

The Proposed Use is physically suitable at the subject site because it is operating within an existing commercial shopping center and will be using existing access and parking in the center.

5. Granting the conditional use permit will not be detrimental to the public interest, health, safety, convenience, or welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

Prior to the issuance of any City permits, the Project is required to comply with all conditions of approval within this Resolution, and all applicable provisions of the latest edition of the California Building Code and local amendments thereto.

6. The proposed Project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

The proposed use is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth under Article 19 Section 15301(a) (Interior alterations involving partitions and electrical conveyances) of the CEQA Guidelines.

D. CONDITIONS OF APPROVAL

Based upon the findings and conclusion set forth above, the Planning Commission hereby approves Conditional Use Permit No. PL2024-42, subject to the following conditions:

1. This approval is for the operation of a Pilates fitness studio in a 1,518 square-foot tenant space located within an existing shopping center as described in the application on file with the Planning Division, the Planning Commission staff report for Conditional Use Permit No. PL2024-42 dated October 8, 2024, and the Planning Commission minutes pertaining thereto, hereafter referred to as the "Use."
2. The Use shall substantially conform to the approved plans as submitted and approved by the Planning Commission and on file with the Community Development Department.
3. This Conditional Use Permit shall be valid only for 303 South Diamond Bar Boulevard, Suite A, as depicted on the approved plans on file with the Planning Division. Prior to relocating or expanding the Use into other tenant spaces, the applicant shall first apply for and receive approval of an amended Conditional Use Permit.

4. If, at any time, the City finds that the Use is the cause of a parking deficiency, noise nuisance, or other land use impact, within or beyond the subject property boundaries, the Community Development Director, after providing the entitlement holder a reasonable opportunity to mitigate the impact(s) to an acceptable level, may refer the matter back to the Planning Commission to consider amending or revoking this Conditional Use Permit to address such impacts.
5. No changes to the approved scope of services comprising the Use shall be permitted unless the applicant first applies for an amendment to this Conditional Use Permit, pays all application processing fees and receives approval from the Planning Commission, except that the Community Development Director may administratively approve minor modifications to the use if it is determined.

The Planning Commission shall:

- (a) Certify to the adoption of this Resolution; and
- (b) Forthwith transmit a certified copy of this Resolution, by certified mail to the property owner, Phoenix Gluck, L.P., 3191-D Airport Loop Drive, Costa Mesa, CA 92626; and applicant, Emily Herrera for The Pilates Circle, 4485 Los Serranos Boulevard, Chino Hills, CA 91709.

APPROVED AND ADOPTED THIS 8TH DAY OF OCTOBER, 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, at a regular meeting of the Planning Commission held on the 8th day of October, 2024, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST: _____
Greg Gubman, Secretary



COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: Conditional Use Permit No. PL2024-42

SUBJECT: To operate a Pilates fitness studio at a 1,518 square-foot vacant space within an existing multi-tenant commercial building

PROPERTY OWNER(S): Phoenix Gluck L.P.,
3191-D Airport Loop Drive
Costa Mesa, CA 92626

APPLICANT: Emily Herrera for The Pilates Circle
4485 Los Serranos Boulevard
Chino Hills, CA 91709

LOCATION: 303 South Diamond Bar Boulevard, Suite A
Diamond Bar, CA 91765

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT (909) 839-7030, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL REQUIREMENTS

1. The applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void, or annul the approval of Conditional Use Permit No. PL2024-42 brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:
 - (a) Applicant shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorney fees, incurred in defense of such claims.

- (b) Applicant shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.
- 2. This approval shall not be effective for any purpose until:
 - (a) The applicant and property owner have each filed with the Community Development Department an affidavit stating that they are aware of and agree to accept all of the conditions of approval contained herein; and
 - (b) All remaining application processing fees have been paid in full.
- 3. The business owners and all designers, architects, engineers, and contractors associated with this project shall obtain a Diamond Bar Business License for those businesses located in Diamond Bar.
- 4. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.
- 5. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.
- 6. To ensure compliance with all conditions of approval and applicable codes, the Conditional Use Permit shall be subject to periodic review. If non-compliance with conditions of approval occurs, the Planning Commission may review the Conditional Use Permit. The Commission may revoke or modify the Conditional Use Permit.
- 7. Property owner/applicant shall remove the public hearing notice board within three (3) days of this project's approval.
- 8. The applicant shall comply with the requirements of City Planning, Building and Safety Divisions, and the Fire Department.

B. FEES/DEPOSITS

- 1. Applicant shall pay development fees (including but not limited to Planning and Building and Safety Divisions at the established rates, prior to issuance of building permits, as required by the City. School fees as required shall be paid prior to the issuance of building permit. In addition, the applicant shall pay all remaining prorated City project review and processing fees prior to issuance of grading or building permit, whichever comes first.
- 2. Prior to any plan check, all deposit accounts for the processing of this project shall have no deficits.

C. TIME LIMITS

1. The approval of Conditional Use Permit No. PL2024-42 shall expire within one (1) year from the date of approval if the use has not been exercised as defined pursuant to DBCC Section 22.66.050 (b)(1). The applicant may request in writing a one-year time extension subject to DBCC Section 22.60.050(c) for Planning Commission review and approval.

APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DIVISION, (909) 839-7020, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

General Conditions:

1. Plans and construction shall conform to current State and Local Building Code (i.e., 2022 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of permit issuance.
2. Implementation of the CAL Green Code shall be reflected on the plans, and certification shall be provided by a third party as required by the Building Division. Specific water, waste, low VOC, and related conservation measures shall be shown on plans. Construction shall conform to the current CAL Green Code.

Plan Check – Items to be addressed prior to plan approval:

3. Upgrades for disabled access is required for existing parking, paths of travel, and bathrooms per CBC 11B-202. All upgrades shall be shown on plans.
4. The following statement shall be included on the plans: “Separate permits shall be required for all building- and ground-mounted signs.”
5. This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 140.6 to 140.9.
6. Indicate the proposed addition and existing building on the plans. Submit code analysis and justification showing the following:
 - a. Each building square footage
 - b. Type of construction
 - c. Sprinkler system
 - d. Each group occupancy
 - e. Exit analysis for each building (occupant load/corridor rating/exit width/exit signs, etc.)
 - f. Accessibility analysis for the entire site and for each building.

Permit – Items required prior to building permit issuance:

7. Solid waste management of construction material shall incorporate recycling material collection per Diamond Bar City Code 8.16 of Title 8. The contractor shall complete all required forms and pay applicable deposits prior to permit.
8. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.
9. All workers on the job shall be covered by workers' compensation insurance under a licensed general contractor. Any changes to the contractor shall be updated on the building permit.

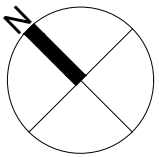
Construction – Conditions required during construction:

10. Every permit issued by the building official under the provisions of this Code shall expire and become null and void unless the work authorized by such permit is commenced within one year after permit issuance, and if a successful inspection has not been obtained from the building official within one-hundred-eighty (180) days from the date of permit issuance or the last successful inspection. A successful inspection shall mean a documented passed inspection by the city building inspector as outlined in Section 110.6.
11. All structures and property shall be maintained in a safe and clean manner during construction. The property shall be free of debris, trash, and weeds.

END

KEY PLAN

SCALE: NTS



BUILDING INFORMATION

SITE ZONING:
COMMERCIAL

ADDRESS OF PREMISES:
303 S. DIAMOND BAR BLVD., SUITE A

APPLICABLE CODES:
DIAMOND BAR CITY CODE
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ENERGY CODE (CEC)
2019 CALIFORNIA GREEN BUILDING CODE (CGBC)

OCCUPANCY GROUP:
B - BUSINESS (TRAINING/FITNESS FACILITY)
OCCUPANT LOAD FACTOR - 50 GROSS
SF/OCCUPANT
TOTAL OCCUPANCY: 1,518 SF/50 = 30 (30.36)
OCCUPANTS

DUE TO THE LOW OCCUPANCY OF THIS SPACE,
THE PROJECT WILL UTILIZE A SINGLE,
ACCESSIBLE UNISEX RESTROOM FOR BOTH
STAFF AND PATRONS

DIRECTORY

OWNER OVERALL COMPLEX:
PHOENIX GLUEK, LP.,
c/o Pacific West Asset Management Corp.
3191 Airport Loop Dr., # D
Costa Mesa, CA 92626

OWNER OF TENANT SPACE:
TWENTY-TWO, FITNESS, INC.,
A CALIFORNIA CORPORATION
CORONA, CA 92883
TEL: 909 631 6370
EMAIL: info@thepilatescircle.com

SCOPE OF WORK

TENANT IMPROVEMENT INCLUDES THE REMOVAL
OF NON-LOAD-BEARING WALLS AND THE
CONVERSION OF AN EXISTING BATHROOM
IN TO A SUPPLY ROOM.
CUP NUMBER: PL2024-42

DEFERRED SUBMITTAL:
NONE

SEPARATE PERMIT:
EXTERIOR SIGNAGE
BURGLAR ALARM

FIRE & LIFE SAFETY SUMMARY

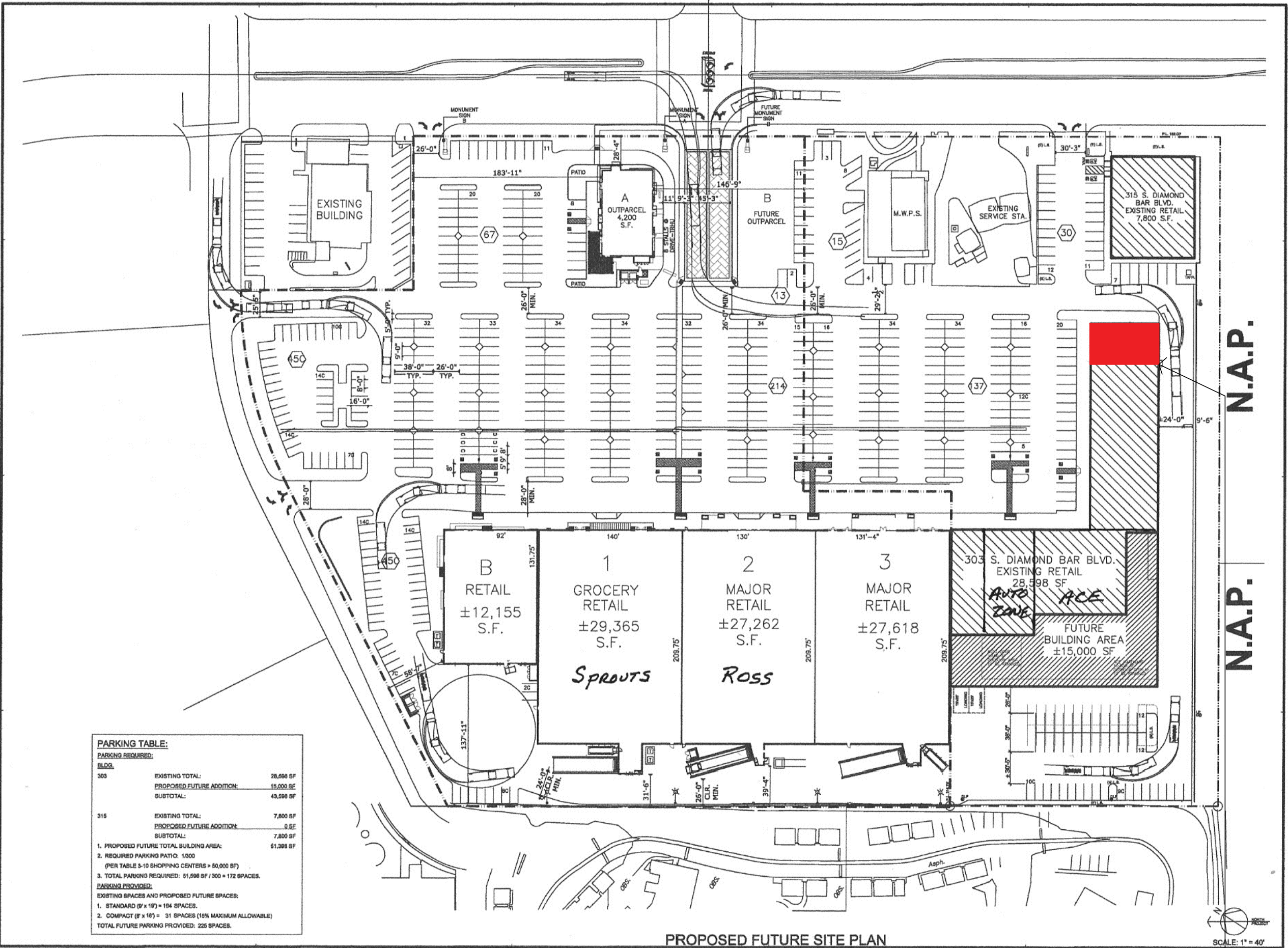
NUMBER OF EXITS:
TABLE 1006.2.1 - B OCCUPANCY - MAX
OCCUPANCY = 23 (<49, 1 EXIT ALLOWED)

TRAVEL DISTANCES: (WITH SPRINKLER SYSTEM)
MAX COMMON PATH OF EGRESS = 100'
MAX PATH OF TRAVEL IS APPROX 65'
MAX EXIT ACCESS TRAVEL DISTANCE = 300'

FIRE & LIFE SAFETY NOTES:
1. MEANS OF EGRESS, INCLUDING EXIT
DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES
THE BUILDING SPACE IS SERVED BY THE MEANS
OF EGRESS OCCUPIED.

2. MEANS OF EGRESS ILLUMINATION SHALL NOT
BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE
FLOOR LEVEL. THE POWER SUPPLY FOR THE
MEANS OF EGRESS ILLUMINATION SHALL
NORMALLY BE PROVIDED BY THE PREMISES
ELECTRICAL SUPPLY. IN THE EVENT OF A POWER
FAILURE, THE EMERGENCY POWER SYSTEM
SHALL PROVIDE POWER FOR A DURATION OF NOT
LESS THAN 90 MINUTES AND SHALL CONSIST OF
STORAGE BATTERIES, UNIT EQUIPMENT, OR AN
ON-SITE GENERATOR. THE INSTALLATION OF THE
EMERGENCY POWER SYSTEM SHALL BE IN
ACCORDANCE WITH THE BUILDING CODE.

3. OCCUPANCY TYPE IS DETERMINED IN
ACCORDANCE WITH CHAPTER 3 OF THE 2019
CALIFORNIA BUILDING CODE USE AND
OCCUPANCY CLASSIFICATION ALONG WITH
CHAPTER 10 SECTION 1004, TABLE 1004.5. A
BUILDING OR TENANT SPACE USED FOR
EXERCISE PURPOSES. THE LAUNDRY ROOM WILL
BE CONSIDERED ACCESSORY DUE TO SIZE AND
USE WITHIN THIS SPACE.



PARKING TABLE:

PARKING REQUIRED:		
BLDG.	EXISTING TOTAL:	PROPOSED FUTURE ADDITION:
303	18,000 SF	15,000 SF
	SUBTOTAL:	43,500 SF
316	7,800 SF	0 SF
	SUBTOTAL:	7,800 SF
	1. PROPOSED FUTURE TOTAL BUILDING AREA:	61,300 SF
	2. REQUIRED PARKING PATIO: 1000	
	(PER TABLE 5-10 SHOPPING CENTERS = 50,000 SF)	
	3. TOTAL PARKING REQUIRED: 61,300 SF / 300 = 172 SPACES.	
PARKING PROVIDED:		
	EXISTING SPACES AND PROPOSED FUTURE SPACES:	
	1. STANDARD (8' x 19') = 194 SPACES.	
	2. COMPACT (8' x 15') = 31 SPACES (15% MAXIMUM ALLOWABLE)	
	TOTAL FUTURE PARKING PROVIDED: 225 SPACES.	

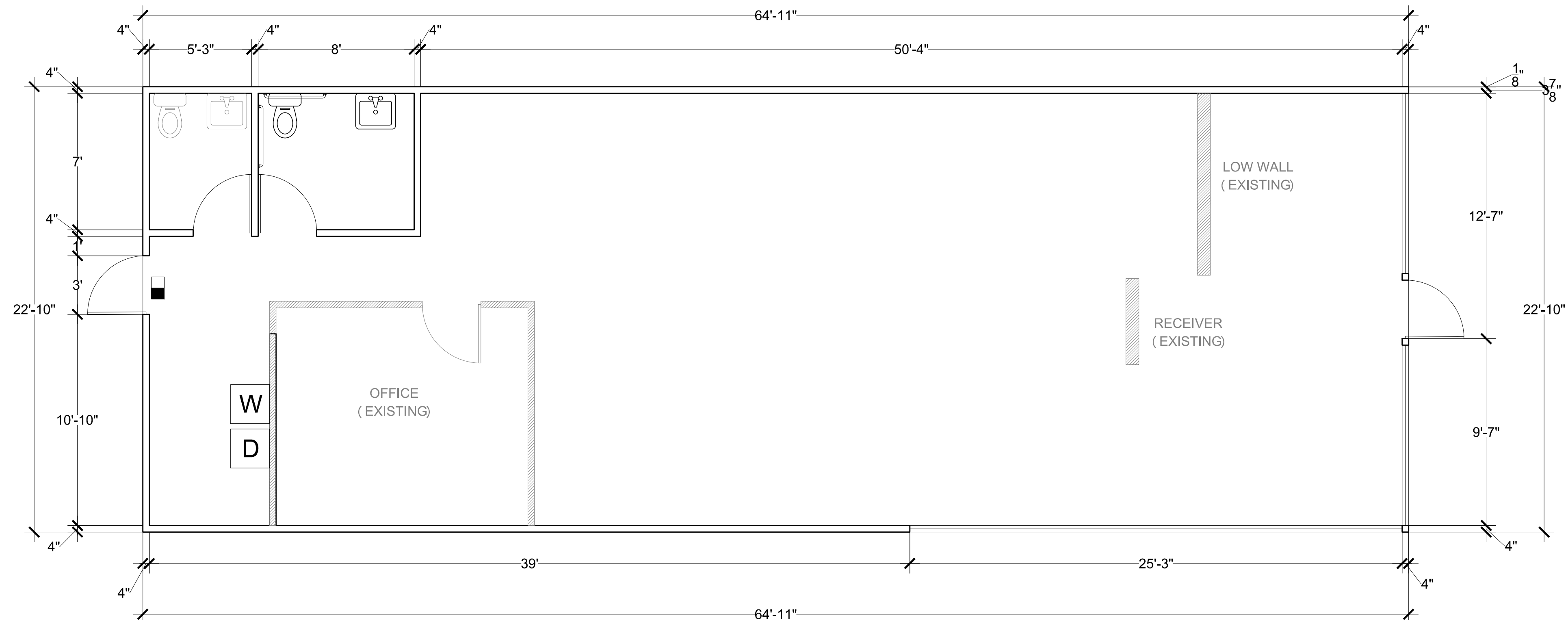
LOCATION OF THE PILATES CIRCLE
RETAIL 1,518 S.F.

FLOOR PLAN

DWG:

A-1

1 OF 5



1 FLOOR PLAN (EXISTING)

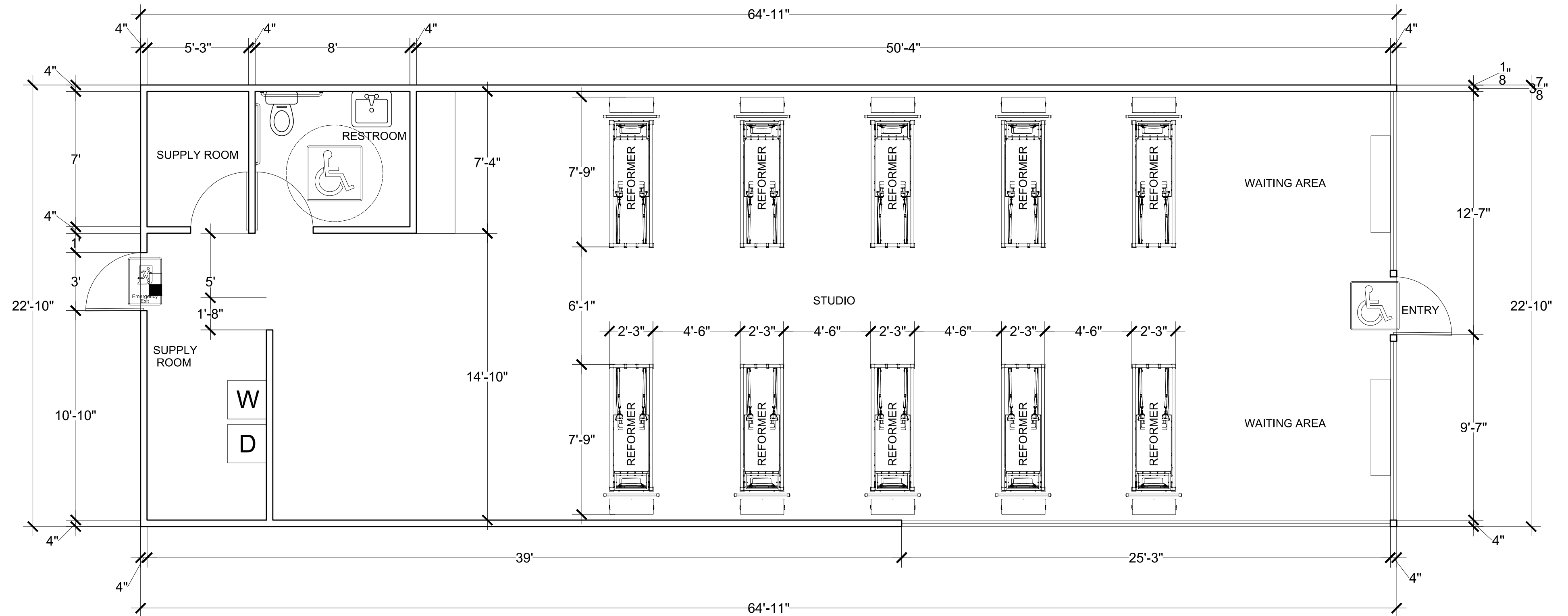
SCALE: 1/4" - 1'0"

LEGEND

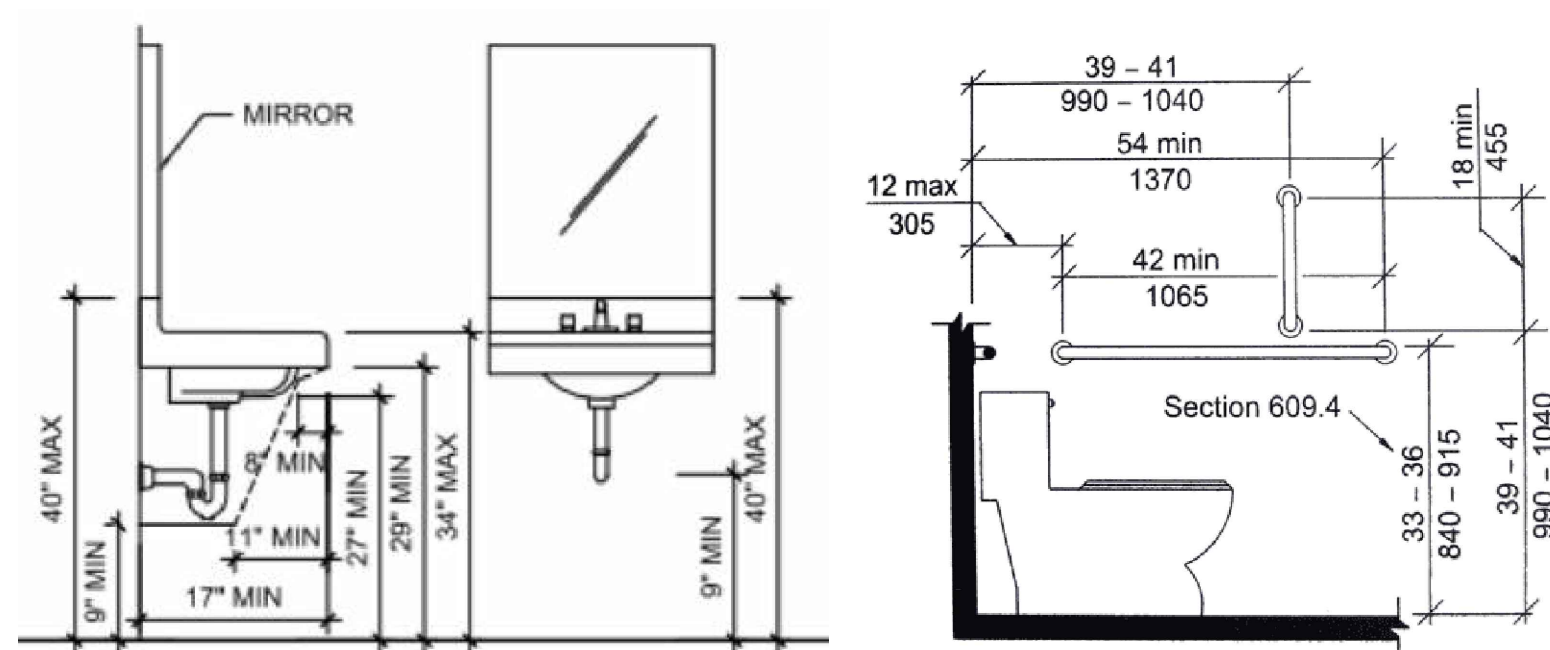


EXISTING WALL

FLOOR PLAN	
DWG: A-2	2 OF 5



2 FLOOR PLAN
SCALE: 1/4" - 1'0"



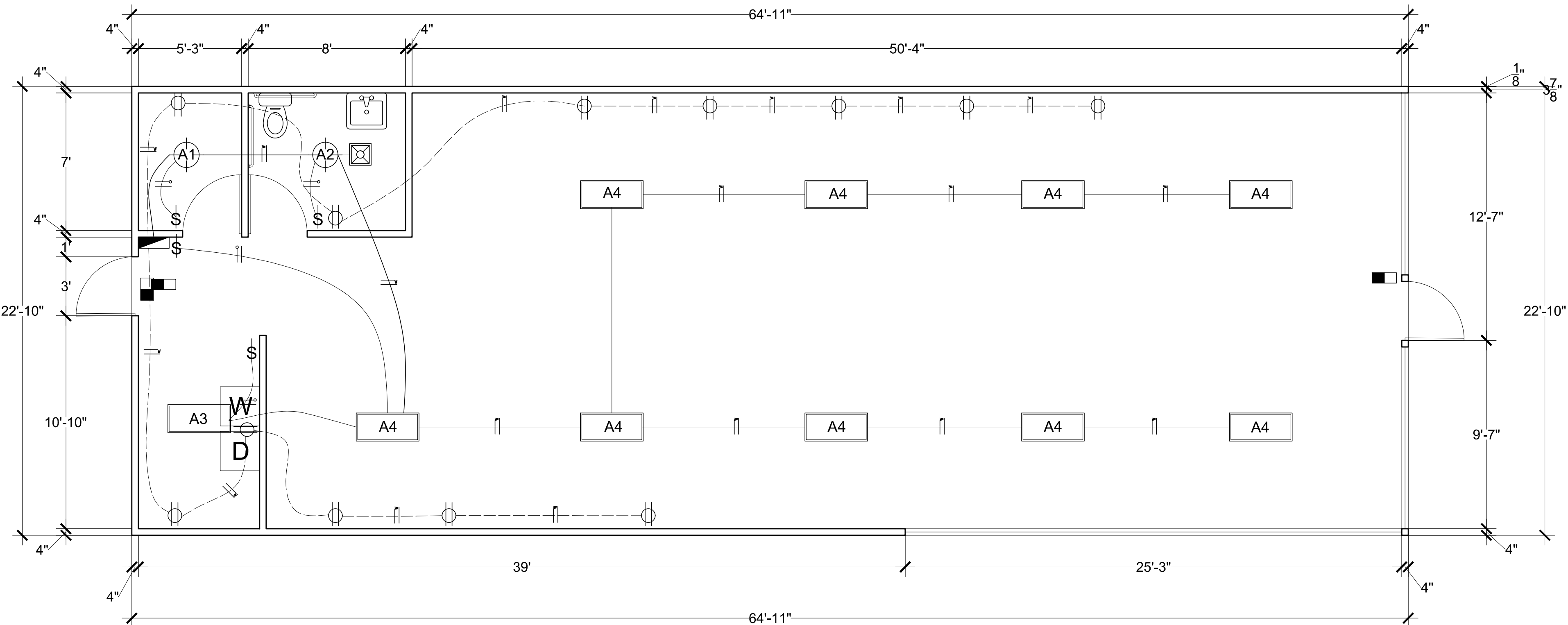
1 ACCESSIBLE BATHROOM REQUIREMENTS
SCALE: NTS

FLOOR PLAN

DWG:

A-3

3 OF 5



3

REFLECTED CEILING / ELECTRICAL PLAN

SCALE: 1/4" = 1'0"

LEGEND

- ⊕ CEILING LAMP WITH LED BULBS
- CEILING 2' x 4' LAMP WITH LED BULBS
- ▬ POWER CONTROL PANEL
- ⊠ 100 CFM EXHAUST FAN WITH LED LIGHT
 - EXHAUST TO EXTERIOR PER G.C.
 - FAN ON TIMER
- ⊕ 100 CFM EXHAUST FAN
 - MOTION SENSOR
 - EXHAUST TO EXTERIOR PER G.C.
- EXIT SIGN
- ⌞ SWITCH
- ⊕ DUPLEX RECEPTACLE
- ↑ RETURN
- | PHASE
- ↑ NEUTRAL

GENERAL NOTES

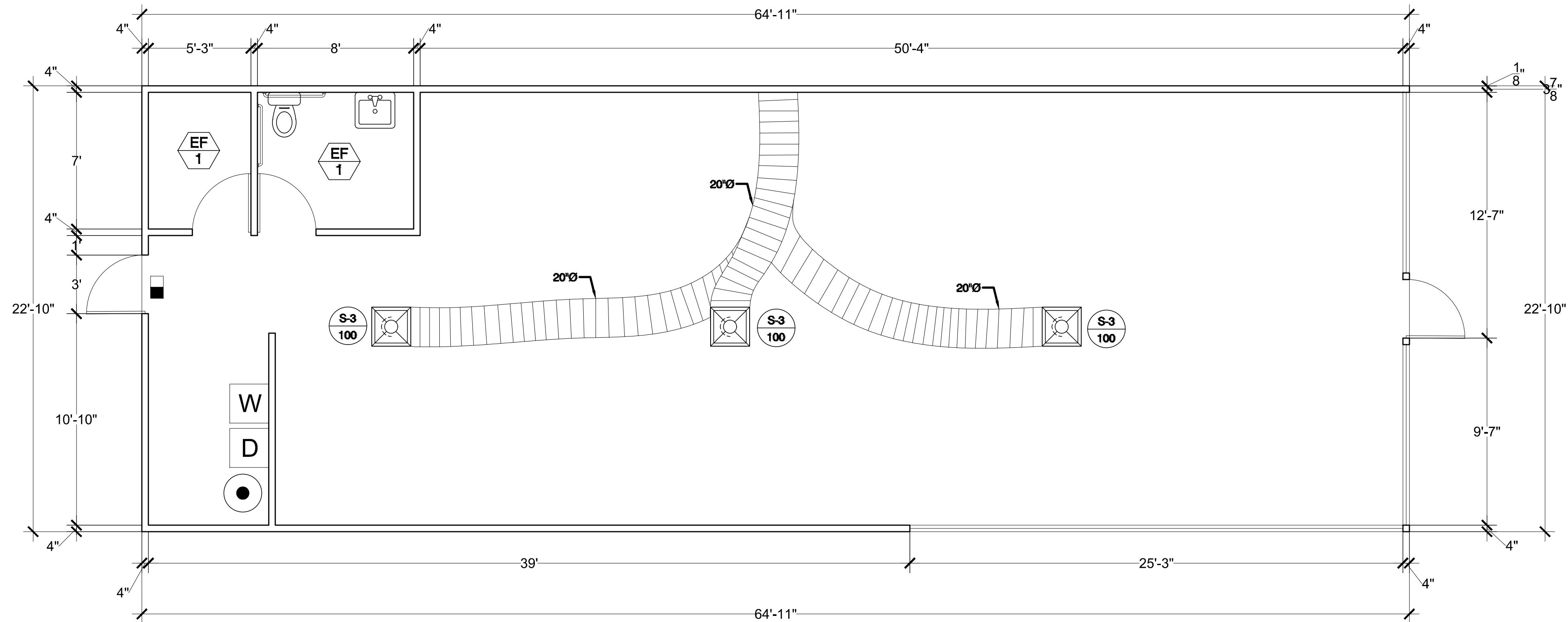
1. OUTLETS PER CODE ALONG THE BASE OF WALLS
2. POWER TO TO EACH FAN AND CONTROL ON STAGE WALL
3. EMERGENCY LIGHTING AND ALARM MEET CODE PER G.C.
4. DUPLEX OUTLETS 10'4 A.F.

FLOOR PLAN

DWG:

A-4

1 OF 4



4 MECHANICAL PLAN

SCALE: 1/4" - 1'0"

S-1
CFM
HARD CEILING MOUNTED MODULAR CORE SUPPLY AIR GRILLE - 4 WAY THROW
TITUS MODEL: MCD
SIZE: 12" x 12"
CFM CAPACITY: 160 CFM AT 800 FPM

EF
1
(N) CEILING MOUNTED EXHAUST FAN
PANASONIC MODEL: FV-1115VK2
FAN CAPACITY: 150 CFM @ 0.10 S.P.

●
BOILER

FLOOR PLAN

DWG:

A-5

5 OF 5

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 10/08/24	CC 10/15/24	PC 10/22/24	CC 11/5/24	PC 11/12/24	CC 11/19/24
303 S. Diamond Bar Blvd., Ste A (Pilates Studio)	CUP PL2024-42	MN	Emily Herrera						
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 PL2024-32 & 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					
3333 Diamond Canyon Rd (Child Day Care Center)	CUP PL2024-15	MN	Kingdom Seed Academy	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					
2537 Indian Creek (New single-family residence)	DR & TP PL2024-36	MN	Philip K. Chan	Under Review					
22909 Lazy Trail Rd. (Addition and remodel to single family residence)	DR, MCUP PL2021-05	DT	Walt Patroske	Fifth incomplete letter sent 5/1/23 - 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
1829 Los Cerros Drive (Addition and remodel to single-family residence)	DR PL2023-46	DT	Raz Grinbaum	Second incomplete letter sent 9/5/24 - waiting for additional information
2235 Morning Canyon Rd. (20-unit condos)	TTM 83836, DR, 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