

PLANNING COMMISSION AGENDA

Tuesday, August 13, 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 (914) 614-3221, [Access Code: 253-658-274](#) or visiting <https://attendee.gotowebinar.com/register/6807142899187794014>

How to Submit Public Comment:

Please note that the meeting will proceed at the Windmill Conference Room should comments by teleconferencing become infeasible due to an Internet or power outage, or due to technical problems outside the City's control. 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
August 13, 2024

AGENDA

Next Resolution No. 2024-09

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

1. ROLL CALL: COMMISSIONERS: Naila Barlas, William Rawlings, Raymond Wolfe, Mahendra Garg, Vice Chairperson, Ruben Torres, Chairperson

2. MATTERS FROM THE AUDIENCE/PUBLIC COMMENTS:

This is the time and place for the general public to address the members of the Planning Commission on any item that is within its jurisdiction, allowing the public an opportunity to speak on non-public hearing and non-agenda items. **Please complete a Speaker's Card for the recording Secretary (completion of this form is voluntary). There is a five-minute maximum time limit when addressing the Planning Commission.**

3. APPROVAL OF AGENDA: Chairperson

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 Commission only:

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

5. OLD BUSINESS:

6. NEW BUSINESS:

7. PUBLIC HEARINGS:

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 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.

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, August 20, 2024, 6:30 p.m. South Coast Air Quality Management District 21865 Copley Drive Diamond Bar, CA
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PLANNING COMMISSION MEETING:	Tuesday, August 27, 2024, 6:30 pm Windmill Community Room Diamond Bar City Hall 21810 Copley Drive
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LABOR DAY HOLIDAY:

Monday, September 2, 2024

In observance of the holiday, city offices will be closed. City offices will reopen on Tuesday, September 3, 2024.

CITY COUNCIL MEETING:

Tuesday, September 3, 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
July 23, 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: C/Wolfe 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 (telephonically); Grace Lee, Planning Manager; May Nakajima, Senior Planner, Dat Tran, Associate Planner; Stella Marquez/Arlene Laviera, Administrative Coordinator

2. APPROVAL OF AGENDA: As Submitted.

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 Minutes of the May 28, 2024, Regular Planning Commission Meeting.

C/Barlas 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 Development Review No. PL2021-51 – Under the authority of DBCC Section 22.48. the applicant and property owner, Michael Wu, is requesting Development Review approval to construct a new 3,320 square-foot, three-level, single-family residence with a 561 square-foot attached garage, 538 square feet of outdoor deck area, 1,407 square feet of terrace areas, and rear

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PLANNING COMMISSION

yard improvements on a 13,036 gross square-foot lot. The scope of work also includes a 999 square-foot, attached accessory dwelling unit located at the lower level of the proposed residence. The subject property is zoned Low-Medium Density Residential (RLM) with an underlying General Plan land use designation of Low Density Residential.

PROJECT ADDRESS: 1198 Chisolm Trail Drive
Diamond Bar, CA 91765

APPLICANT: Michael Wu, 443 South Forestdale Avenue
Covina, CA 91723

AP/Tran presented the staff report.

C/Torres opened the public hearing.

No public comments were offered.

C/Torres closed the public hearing.

C/Wolfe moved, Rawlings seconded, to approve Development Review No. PL2021-51, subject to conditions of approval. Motion carried by the following Roll Call vote:

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

9. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

Commissioners commended Stella Marquez, Administrative Coordinator, for her hard work and dedication to the City of Diamond Bar, wished her well in retirement.

10. STAFF COMMENTS/INFORMATIONAL ITEMS:

PM/Lee informed the Commission of one item, a request for a massage establishment, scheduled to appear on the August 13, 2024 Planning Commission agenda.

PM/Lee announced Stella is retiring on July 31, 2024 and introduced Arlene Laviera as Stella's replacement.

11. SCHEDULE OF FUTURE EVENTS:

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PLANNING COMMISSION

As noted in the agenda.

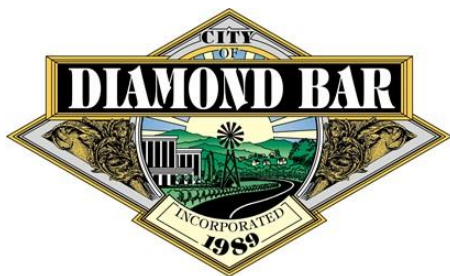
ADJOURNMENT: With no further business before the Planning Commission, C/Torres adjourned the Regular Planning Commission meeting at 6:57 p.m. to the next regularly scheduled meeting on Tuesday, August 13, 2024.

The foregoing minutes are hereby approved this 13TH day of August, 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: August 13, 2024

CASE/FILE NUMBER: Conditional Use Permit No. PL2024-12

PROJECT LOCATION: 1125 Grand Avenue
Diamond Bar, CA 91765
(APN 8293-044-020)

GENERAL PLAN DESIGNATION: General Commercial

ZONING DISTRICT: Regional Commercial (C-3)

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

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

SUMMARY:

The property owner, Diamond Bar/Grand LLC, and applicant, Ling Ling Ho and Jefferson Jin for AA & FR Health Center Inc., are requesting approval of a Conditional Use Permit to add full body massage services at an existing acupuncture business located at Towne Centre Village, a 77,984 square-foot multi-tenant shopping center.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Conditional Use Permit No. PL2024-12, based on the findings of Diamond Bar City Code (DBCC) Section 22.58, subject to conditions.

BACKGROUND:

Towne Centre Village is located at the southwest corner of Diamond Bar Boulevard and Grand Avenue. The shopping center is anchored by the Albertsons supermarket and includes tenants consisting of retail, restaurants, personal services, professional and medical offices, a veterinary clinic, a bank and a martial arts studio. The subject property is comprised of five parcels totaling approximately 6.88 acres, with shared parking and access through a reciprocal parking agreement. Four points of ingress/egress, two along the southbound direction of Diamond Bar Boulevard and two along the eastbound direction of Grand Avenue, provide access to the site. The parking lot has 293 parking stalls and adequate exterior lighting throughout the property to serve patrons and visitors.

The shopping center is comprised of five attached buildings arranged in an L configuration, as well as the freestanding U.S. Bank building situated at the corner of Grand Avenue and Diamond Bar Boulevard.

AA & FR Health Center Inc. currently occupies a 1,410 square-foot space within Building B (see site plan in Attachment B). The entrance faces Diamond Bar Boulevard and is positioned between a dry-cleaning business and a tobacco products store.

Site and Surrounding General Plan, Zoning and Land Uses

The following table describes the surrounding land uses located adjacent to the subject parcel and tenant suite:

General Plan Designation		Zoning District	Land Use
Site	General Commercial	Regional Commercial C-3	Commercial Shopping Center (Retail, Restaurant, Service)
North	General Commercial (C)	Regional Commercial C-3	Commercial Shopping Center (Retail, Restaurant, Service)
South	General Commercial (C)	Regional Commercial C-3	Commercial Shopping Center (Retail, Restaurant, Service)
East	General Commercial (C)	Regional Commercial C-3	Commercial Shopping Center (Retail, Restaurant, Service)
West	Office (O)	Office, Professional OP	Medical Office Building (Medical and Dental Offices)



Site (Plan View) Aerial



Storefront of Tenant Lease Space

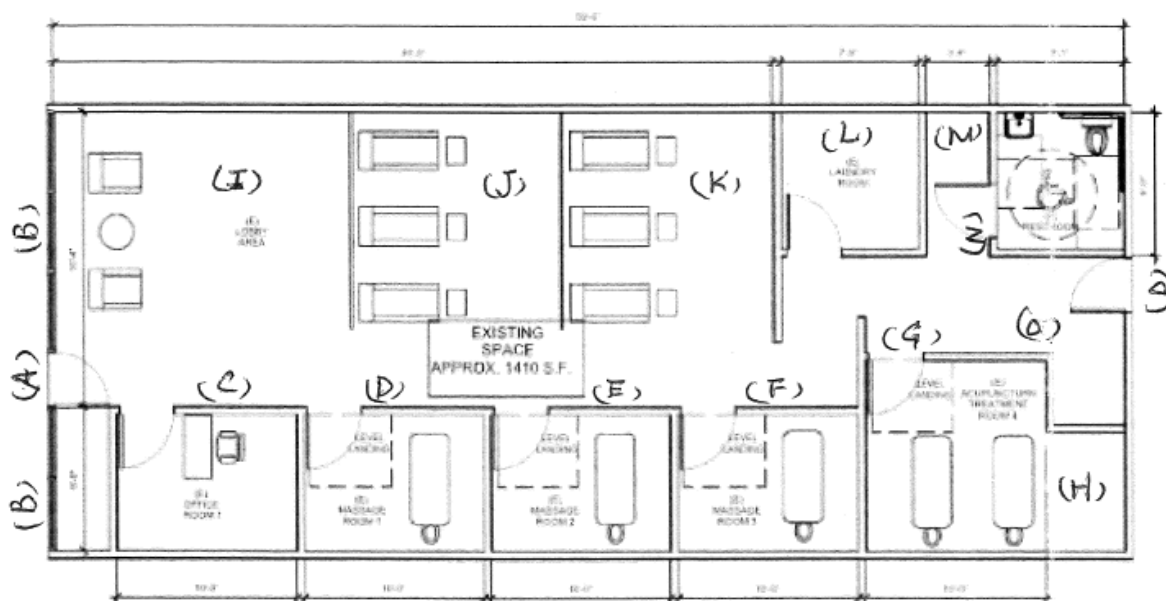
Project Description

AA & FR Health Center Inc. has been operating at this location providing acupuncture service as the primary use since 2007 (Plot Plan No. 2007-97). Massage and other therapeutic activities were conditioned to occur only when an acupuncturist, certified by the State of California Acupuncture Board, is on the premises to perform or supervise such activities. The sole exception to this restriction is for massage below the knee and from the neck up, which may be performed at any time during the approved business hours.

The applicant is proposing to add full body massage services. Three California Massage Therapy Council (CAMTC)-certified employees would provide massage services and one independent contractor will continue to provide acupuncture services. The hours of operation are seven days a week from 11:00 am to 9:00 pm.

The floor plan will consist of a lobby, front office area, three massage rooms, and one room reserved for acupuncture services. In addition, there is a semi-open area reserved for foot reflexology services. A laundry room, restroom, and break room are located towards the rear of the tenant space.

A: Front Door
 B: Front Window
 C: Front Desk & Office
 D: MASSAGE ROOM
 E: MASSAGE ROOM
 F: MASSAGE ROOM
 G: Acupuncture TREATMENT ROOM
 H: store room.
 I: Lobby & according planned closures.
 J: place For Foot Reflexology chair.
 K: place For Foot Reflexology chair.
 L: Laundry room & Sink.
 M: Hand wash Table.
 N: rest room For women & men
 O: Break place
 P: Back door.



Proposed Floor Plan

ANALYSIS:

Review Authority (DBCC Section 22.58)

A CUP is required for uses whose 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 of the proposed massage establishment 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.

Business Regulations for Massage Establishments (DBCC Section 5.08.070 and State Assembly Bill 1147)

Senate Bill 731 (2009) and Assembly Bill 619 (2011) preempted cities and counties from imposing many of their land use controls pertaining to the regulation of massage establishments. Specifically, these laws mandated that a local agency's regulation of massage establishments "shall be no different than the requirements that are uniformly applied to all other individuals and businesses providing professional services," provided that such massage establishments are either owned by CAMTC-certified massage professionals, or employ only CAMTC-certified massage professionals. These laws had unintended consequences, and jurisdictions saw an increase in the number of massage establishments as a whole, as well as an increase in illicit massage establishments engaging in prostitution and human trafficking.

In response to the rapid proliferation of massage establishments and the impacts directly associated with them, cities, counties, elected representatives, law enforcement agencies and the League of California Cities successfully advocated for more carefully crafted legislation. On September 18, 2014, the Governor signed into law AB 1147 (Bonilla), which, upon its effective date of January 1, 2015, replaced SB 731 and AB 619 in their entirety. AB 1147 restored local land use authority back to local governments, as well as assigning certain responsibilities of massage regulation to the State. The State is able to regulate the certification of massage technicians through CAMTC. This organization requires massage technicians to meet specific State requirements, such as a minimum age requirement of 18 years, a minimum amount of education and training hours, and fingerprint and background checks by the Department of Justice. Local governments are able to regulate massage businesses through their land-use authority and business licensing regulations to ensure that massage establishments will be operating in its intended manner. In 2016, the City amended sections of the Municipal Code to restore its authority on the regulation of massage establishments proposed within the City.

Business Licensing

When the City amended Title 5 of the Municipal Code, it revised provisions relating to the issuance of business licenses and operational requirements of massage establishment businesses and the practice of massage. The amendment created a more robust process before a business license can be issued. Business owner(s) for massage establishments are required to submit documentation prior to the issuance of a business license, including, but not limited to:

- Background check of the owner(s);
- Proof of CAMTC certification;
- Personal information such as current and previous residential and business addresses;
- Complete business, occupation and employment history; and
- Such other information and identification deemed necessary by the Sheriff's Department.

The applicant has submitted all of the required documentation above. Additionally, the Sheriff's Department conducted a background investigation and cleared the applicant to proceed with obtaining a business license if the CUP is approved.

Operational Requirements

Specific operational requirements were included to ensure that all proposed facilities are operated adequately. The massage establishment business will be responsible to comply with these operational requirements, such as specific building and facility requirements, maintenance of the suite and related equipment, personnel lists, hours of operation, posting requirements, acknowledgement of what is considered prohibited conduct and inspection requirements. The massage establishment business will be subject to all business license and land use requirements to comply with current regulations.

Additionally, massage establishments are subject to inspection(s) by the L.A. County Department of Public Health under the City's Health Services Agreement with the County. If the CUP is approved, the County will be notified that this existing business has been authorized to provide full body massage services, subject to conditions.

Required Parking

Shopping centers over 50,000 square feet in size are required to provide one parking space for every 300 square feet of gross floor area. Towne Centre Village consists of approximately 77,984 square feet of space. Although the various buildings in the shopping center are located on separately-owned parcels, all parcels fall under a single shared parking arrangement. The parking requirements for businesses approved under a CUP (e.g., fitness centers, schools, tutoring, etc.,) are calculated separately.

The shopping center provides 293 on-site parking spaces. The parking required for the current mix of uses within the center, excluding the proposed massage establishment is 265 spaces. The parking requirement for the proposed massage establishment is six spaces. Consequently, the overall on-site parking requirement for the shopping center would be 271 spaces. This results in a surplus of 22 spaces, in compliance with the Development Code requirements. The following table provides a summary of the parking requirements for the shopping center:

City's Development Code Parking Requirement

Use	Square Feet	Parking Ratio	Parking Required	Parking Provided
Shopping Center	73,472	1/300 sq. ft.	245	
Gracie Barra (Jiu-Jitsu Studio)	1,860	Max 10 people at the location at any one time (per CUP)	10	
Kapiliwaiokeao (Dance Studio)	1,242 SF	1/150 sq. ft. + 1 per employee	10	
AA & FR Health Center Inc. (Massage)	1,410 SF	1/250	6	
Total	77,984		271	293

Parking Demand

When assessing parking impacts on shopping centers, the various uses and peak business hours for those uses are taken into consideration. The existing shopping center has uses ranging from retail, restaurants, medical and professional offices, personal services, a veterinary clinic, a bank, a martial arts studio and dance studio. 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. for commercial shopping centers. The massage establishment will operate during these peak parking demand times, on Mondays through Sundays. However, the maximum number of people on site at any given time is nine (comprising of four customers and five employees). As a result, there will be limited demand for parking during business operating hours.

As the center has 293 parking spaces available, there would still be a surplus of 12 parking spaces under this parking demand scenario.

Parking Demand

Use	Square Feet	Parking Ratio	Parking Required	Parking Provided
Shopping Center	73,472	Per Code	245	
Gracie Barra (Jiu-Jitsu Studio)	1,860	Max 10 people at the location at any one time (per CUP)	10	
Kapiliwaiokeao (Dance Studio)	1,242 SF	Max 15 students and 2 teachers at any one time	17	
AA & FR Health Center Inc. (Massage)	1,410 SF	Max 4 customers and 5 employees at any one time	9	
Total	77,984		281	293

Staff does not foresee any parking issues resulting from the proposed use. The existing parking supply is adequate and can accommodate the proposed massage establishment. In addition, it is an existing business and the proposed addition of massage services will not add square footage to the existing building.

Compatibility with Neighborhood

Towne Centre Village is surrounded by commercial establishments to the north, south, and east, with residential condominiums adjacent to the west (rear) of the property. The shopping center has a variety of uses, including retail, restaurants, medical and professional offices, personal services, a veterinary clinic, a bank, a martial arts studio and a dance studio. The proposed massage services will be located within an existing establishment. Additionally, the business is equipped with security cameras throughout the facility to protect its employees and customers. A security camera is placed at the front and rear entrances, the front counter and hallway. Given the proposed hours of operation, the availability of parking, security measures and types of adjoining uses, it is reasonable to conclude that the massage services will be compatible with the other uses in the center.

However, once the massage services are 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 CUP 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 August 2, 2024, public hearing notices were mailed to property owners within a 700-foot radius of the project site. On August 2, 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

Mayuko Nakajima, Senior Planner

8/13/2024

REVIEWED BY:

Grace Lee

Grace Lee, Planning Manager

8/1/2024

Greg Gubman

Greg Gubman, Community Development Director

8/7/2024

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 CONDITIONAL USE PERMIT NO. PL2024-12, TO ADD MASSAGE SERVICES AT AN EXISTING ACUPUNCTURE BUSINESS, LOCATED WITHIN A 77,984 SQUARE-FOOT, SHOPPING CENTER AT 1125 GRAND AVENUE, DIAMOND BAR, CA (APNS 8293-044-020).

A. RECITALS

1. Property owner, Diamond Bar/Grand LLC, and applicant, Ling Ling Ho and Jefferson Jin, have filed an application for Conditional Use Permit No. PL2024-12 to add full body massage services at an existing acupuncture business (AA & FR Health Center Inc.) located within an existing shopping center. The project site is more specifically described as 1125 Grand Avenue, 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 6.88-acre parcel. It is located in the Regional Commercial (C-3) zone with a General Plan land use designation of General Commercial.
3. The Assessor's Parcel Number is 8293-044-020.
4. On August 2, 2024, public hearing notices were mailed to property owners within a 700-foot radius of the project site. On August 2, 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.
5. On August 13, 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, this 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, personal services - massage establishments—as defined by DBCC Section 22.80.020—is permitted in the C-3 zoning district with approval of a conditional use permit. The proposed massage services will be located within an existing business with other personal service uses such as hair and nail salons, located at the Towne Centre Village shopping center.

Pursuant to DBCC Section 5.08.070, massage establishments are subject to all business license and operational land use requirements.

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

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 addition of massage services is proposed at an existing business providing services to Diamond Bar residents.

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 is located within a multi-tenant shopping center occupied by a variety of uses including retail, restaurants, medical and professional offices, personal services, a veterinary clinic, a bank, a martial arts studio and a dance studio. The proposed massage services will be located within

an existing business with other personal service uses such as hair and nail salons located at the Towne Centre Village shopping center. The Proposed Use complies with the City's Development Code parking requirement as well as parking demand. The Proposed Use will only operate during operating hours from 11:00 am to 9:00 pm.

Given the proposed hours of operation, the availability of parking, and types of adjoining uses, it is reasonable to conclude that the proposed massage services will be compatible with the other uses in the center.

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 shopping center.

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 physically suitable within the subject site because it will be located in an existing building that is currently operating with personal service uses, and no additional square footage is being proposed. In addition, the Proposed Use is intended to operate within an existing 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 the attached resolution, and the Building and Safety Division.

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. PL2024-12 subject to the following conditions:

1. This approval is to add full body massage services at an existing acupuncture business at 1125 Grand Avenue, as described in the application on file with the Planning Division, the Planning Commission staff report for Conditional Use Permit No. PL2024-12 dated August 13, 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 1125 Grand Avenue, as depicted on the approved plans on file with the Planning Division. If the Proposed Use expands into additional tenant spaces, the approved Conditional Use Permit shall terminate and a new Conditional Use Permit, subject to Planning Commission approval shall be required for the new location.
4. If, at any time, the City finds that the Use is the cause of a parking deficiency or other land use impact, the Community Development Director may refer the matter back to the Planning Commission to consider amending 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.
6. Prior to providing full body massage services, the business shall apply for a Diamond Bar Business License and submit related documentation required pursuant to DBCC Section 5.08.070.
7. Representatives of the Sheriff's Department, Fire Department, Community Development Department, and agents for the City or from the County Public Health Department, and representatives of any state or local agencies with regulatory authority over massage establishments shall have the right to enter massage establishments, from time to time, during regular business hours, or at any time that the massage establishment is occupied or open for business, to verify the massage establishment is in compliance with all applicable laws without the need for an inspection or abatement warrant.

No person shall refuse to permit, cause delay of, or interfere with, a lawful inspection or compliance check of the premises by such officials at any time.

8. The operator shall cause to be conspicuously posted so that the same may be readily visible to persons in the reception area of the massage establishment, in letters that are a minimum of one inch in height, a notice in English and such other languages as may be convenient to communicate such notice, which provides substantially as follows:

THIS MASSAGE ESTABLISHMENT IS SUBJECT TO INSPECTION BY
CITY AND HEALTH OFFICIALS WITHOUT PRIOR NOTICE

In addition, operators are encouraged to post this notice in language(s) that are best understood by the customers of the massage establishment.

9. The Use shall comply with all operating requirements pursuant to DBCC 5.08.070 (i):

(a) Building and facility requirements.

1. All massage rooms and dressing rooms shall be screened off by hinged doors, draw drapes, curtain enclosures, or accordion-pleated closures. Except for bathroom doors, interior doors shall not have locks on them.
2. In addition to the minimum lighting required by Chapter 15.00 Division 6 of the City Code, all rooms in which massages are being provided shall be lit with a minimum of one light fixture emitting at least 210 lumens for every 150 square feet of space during the administration of such services, with lighting levels spread evenly throughout the space. No dimmer switches, strobe lights, flashing lights, colored light, or any coverings or other apparatus, other than a lampshade, which changes or darkens the color of the primary light source shall be used in any room in which massage services are being provided.
3. Any locker facilities provided for the use of patrons shall be fully secured for the protection of the patrons' valuables, and the patron shall be given control of the key or other means of access.
4. The walls in all rooms where water or steam baths are given shall have a washable mold-resistant surface.
5. All exterior doors (except rear exterior doors used only for employee access to and from the massage establishment) shall remain unlocked during business hours, and the establishment shall comply with the provisions of the Diamond Bar City Code

pertaining to the posting of signs stating that doors shall remain unlocked during business hours. Exits for emergency purposes shall be provided where deemed necessary by the building official. Notwithstanding the above, all exterior doors may be locked, provided that the massage establishment is a business entity owned by one individual with one or no employees or independent contractors.

6. There shall be no audio or visual internal communication devices within the establishment, such as, but not limited to, buzzers, alarms, or intercom systems.

(b) Maintenance of premises and equipment.

1. All walls, ceilings, floors, pools, showers, bathtubs, steam rooms and all other physical facilities of the establishment shall be in good repair and maintained in a clean and sanitary condition.
2. Wet and dry heat rooms, steam or vapor rooms, or steam or vapor cabinets, shower compartments and toilet rooms shall be thoroughly cleaned each day the business is in operation.
3. Adequate equipment for disinfection and sterilization of instruments used in performing the massages shall be provided.
4. Hot and cold running water shall be provided at all times.
5. Clean and sanitary towels and linens shall be provided for each patron of the establishment or each patron receiving massage services. No common use of towels or linens shall be permitted.
6. Standard or portable massage tables or chairs shall be used with a durable, washable plastic or other waterproof material as a covering. Beds, mattresses, water beds, futons, sofa beds, any type of portable or convertible beds, and foam pads more than four inches thick or with a width of more than four feet shall not be permitted in the establishment.

(c) Personnel lists.

1. Copies of the CAMTC certificate and identification card for each employee required to possess a CAMTC certificate shall be maintained on file on the premises of the massage establishment at all times, and for a minimum period of two years following the date that the person ceases providing services/employment to the massage establishment. Copies shall be made available to

any individual upon request, including but not limited to employees of the city. In addition, within ten days of a massage establishment hiring or contracting with a new employee, written notice of the name, residential address, and position of the new employee and true and correct copies of his or her CAMTC certificate and identification card (if required) shall be filed with the director.

2. Within five days of the expiration, revocation, suspension, or surrender of an employee's CAMTC Certificate, the owner or operator shall provide written notice of such expiration, revocation, suspension, or surrender to the director, and such employee shall not be permitted to operate, manage or provide massage services at the massage establishment until and unless he or she receives a valid new or renewed CAMTC Certificate and a copy of such new CAMTC Certificate and identification card for the employee has been provided to the director.
3. A register of all persons who are currently, or who within the last two years were, employed, working or providing services at or for the massage establishment shall be maintained on the premises of the massage establishment at all times. The owner shall make the register immediately available for inspection upon demand of a representative of the sheriff's department, any health officer, or any other official charged with enforcement of this title. The register shall include at least the following information:
 - i. Name, nicknames, and/or aliases;
 - ii. Home address and relevant phone number, including but not limited to home, cellular, and pager numbers;
 - iii. Age, date of birth, gender, height, weight, color of hair and eyes;
 - iv. The date of employment, and termination, if any;
 - v. The duties of each person.

(d) Hours of operation.

1. No massage establishment shall be open for business or operated between the hours of 10:00 p.m. and 7:00 a.m. of any day, and all customers, patrons and visitors shall be excluded from the massage establishment between those hours. A massage begun any time before 10:00 p.m. shall nevertheless terminate at 10:00 p.m. The hours of operation shall be displayed in a conspicuous public place in the lobby within the massage establishment and in any front window outside of the massage establishment.

2. During hours of operation, only employees of the massage establishment or a patron shall be allowed beyond the reception area of the massage establishment, with the exception of representatives of the sheriff's department, any health officer, any other official charged with enforcement of this title, or a CAMTC official.
 3. Patrons and visitors shall only be permitted in the massage establishment during the hours of operation.
 - i. Visitors who are not patrons shall only be permitted in the reception area of the massage establishment.
 - ii. Patrons shall only be permitted in massage treatment areas if at least one massage technician is on the premises.
 4. The massage establishment shall be supervised during all hours of operation by a manager specified in the permit application. The name and photograph (minimum size of four inches by six inches) of the on-duty manager shall be provided in accordance with Section 5.08.070(i)(3)c.
 5. No massage establishment shall be used for residential purposes.
- (e) Posting requirements. In addition to any other requirements for posting set forth in this title, the following requirements shall apply:
1. A recognizable and legible sign complying with the requirements of this code shall be posted at the main entrance identifying the establishment as a massage establishment.
 2. Each service offered, the price thereof, and the minimum length of time such service shall be performed shall be posted in a conspicuous public location in each massage establishment. No services shall be performed and no sums shall be charged for such services other than those posted. Nothing herein prohibits a voluntary tip from being paid by the patron. Such services may either be posted on a sign or printed in a menu of services.
 3. Any posted signs which are in a language other than English shall also be posted in English.
- (f) Prohibited conduct. Each owner, operator, and manager shall be responsible for the conduct of all employees while such employees

are performing services at or for the massage establishment. Any act or omission of any employee constituting a violation of the DBCC shall be deemed an act or omission of each of the owners, operators, and managers for purposes of determining compliance with the DBCC and whether the business license or any other permit required by the city shall be revoked, suspended, denied, or renewed. In addition to conduct prohibited by any other provision of law or this code, the following conduct at or by employees of massage establishments is expressly prohibited:

1. No alcoholic beverages shall be sold, served, or furnished on the premises of any massage establishment unless expressly authorized under a conditional use permit and licensed by the department of alcoholic beverage control.
2. No storage or sale of condoms, spermicides or other makeshift prophylactic materials (e.g. plastic wrap) shall be permitted within the massage establishment.
3. No person shall use or possess, nor shall there be any storage of, any sexually-oriented implements or paraphernalia which are designed or marketed primarily for the stimulation of human genital organs or sadomasochistic activity.
4. No electrical, mechanical, or artificial device shall be used by any massage establishment employee for non-security audio and/or video recording or for monitoring the performance of a massage, of the conversation or other sounds in the massage rooms, without the prior written consent of the patron.
5. No employee of a massage establishment shall, while engaged in the practice of massage, or while visible to patrons in the massage establishment, dress: (i) in attire that is transparent, see-through, or substantially exposes the employee's undergarments; (ii) in a manner that exposes the massage technician's breasts, buttocks, or genitals; (iii) in a manner which has been deemed by CAMTC to constitute unprofessional attire based on the custom and practice of the profession in California; or (iv) in swim attire unless such person is providing a water-based massage modality which has been approved by CAMTC.
6. No owner, operator, manager or employee of a massage establishment shall engage in, or permit any other employee to engage in, any form of unprofessional conduct as defined in California Business and Professions Code section 4609(a)(1), including, without limitation, engaging in any form of sexual

activity on the premises of a massage establishment or while providing massage services, providing massage of the genitals or anal regions, or providing massage of the breasts of a female patron without the written consent of the person receiving the massage and a referral from a licensed California health care provider.

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, Scott Oatman, Diamond Bar/Grand LLC, 2717 West Coast Highway, Newport Beach, CA 92663; and applicant, Ling Ling Ho & Jefferson Jin, AA & FR Health Center Inc., 1125 Grand Avenue, Diamond Bar, CA 91765.

APPROVED AND ADOPTED THIS 13TH DAY OF AUGUST, 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 13th day of August, 2024, by the following vote:

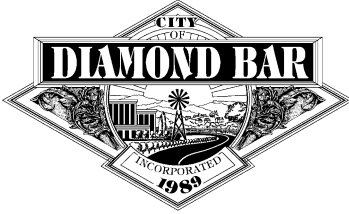
AYES: Commissioners:

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. PL2024-12

SUBJECT: To add full body massage services at an existing acupuncture business (AA & FR Health Center Inc.)

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

APPLICANT: Ling Ling Ho & Jefferson Jin
1125 Grand Avenue
Diamond Bar, CA 91765

LOCATION: 1125 Grand Avenue, 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. PL2024-12 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 attorneys' 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 the applicant and owner of the property involved have filed, within twenty-one (21) days of approval of this Conditional Use Permit No. PL2024-12 at the City of Diamond Bar Community Development Department, their affidavit stating that they are aware of and agree to accept all the conditions of this approval. Further, this approval shall not be effective until the applicants pay remaining City processing fees, school fees and fees for the review of submitted reports.
- 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. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed.
- 5. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.
- 6. 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.
- 7. 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.
- 8. Property owner/applicant shall remove the public hearing notice board within three (3) days of this project's approval.
- 9. 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, Building and Safety Divisions, and Public Works Department) 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. PL2024-12 shall expire within one (1) year from the date of approval if the use has not been exercised as defined per 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 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 CALGreen Code shall be reflected on the plans, and certification shall be 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 CALGreen Code.

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

3. All existing parking, path of travel, and door clearances shall be upgraded to current ADA requirements. All doors shall have 48" clear landing and 24" exterior strike side clearance/18" interior strike side clearance.
4. The existing path of travel and ADA parking shall be upgraded to current ADA standards.
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.

Permit – Items required prior to building permit issuance:

6. 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.
7. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.
8. 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.

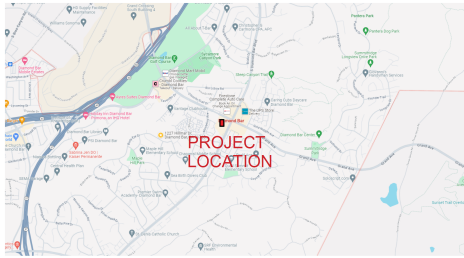
Construction – Conditions required during construction:

9. 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.
10. 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.
11. The applicant shall first request and secure approval from the City for any changes or deviations from approved plans prior to proceeding with any work in accordance with such changes or deviations.
12. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.

END

PROPOSED CUD FOR:
MASSAGE STORE,
1125 GRAND AVE,
DIAMOND BAR, CA 91765

VICINITY MAP



LEGEND

- PROPERTY LINES
- EXISTING PATH OF TRAVEL
- SITEPLAN KEYNOTES
- (E) EXISTING
- (N) NEW IMPROVEMENTS
- PATH OF ACCESSIBLE TRAVEL

DESIGN TEAM

DESIGNER:
contact: Jefferson
TEL. 626-262-3187
JIN_PX@HOTMAIL.COM

TENANT
LINGLING HO
1125 GRAND AVE,
DIAMOND BAR, CA 91765

LANDLORD/OWNER
SCOTT OATMAN
2717 WEST COAST HIGHWAY
NEWPORT BEACH, CA 92663
PHONE NUMBER: 949-646-5055

SITE ANALYSIS

BUILDING SIZE

	PARCEL SIZE	BUILD FOOTPRINT SIZE	RATIO
A	40,791 SF		3.16/1
B	40,328 SF		2.63/1
C	25,973 SF		2.09/1
D	131,264 SF		2.62/1
E&F	61,286 SF		3.11/1
TOTAL:	299,642 SF	77,984 SF	2.72/1

ACTUAL BUILDING SIZE: 77,984 SF

PARKING REQUIRED : (1/300 SF) 277 CARS
PARKING SHOW: 293 CARS

LEGAL DESCRIPTION

APN: 8293-044-020
ADDRESS: 1125 GRAND AVE, DIAMOND BAR, CA 91765

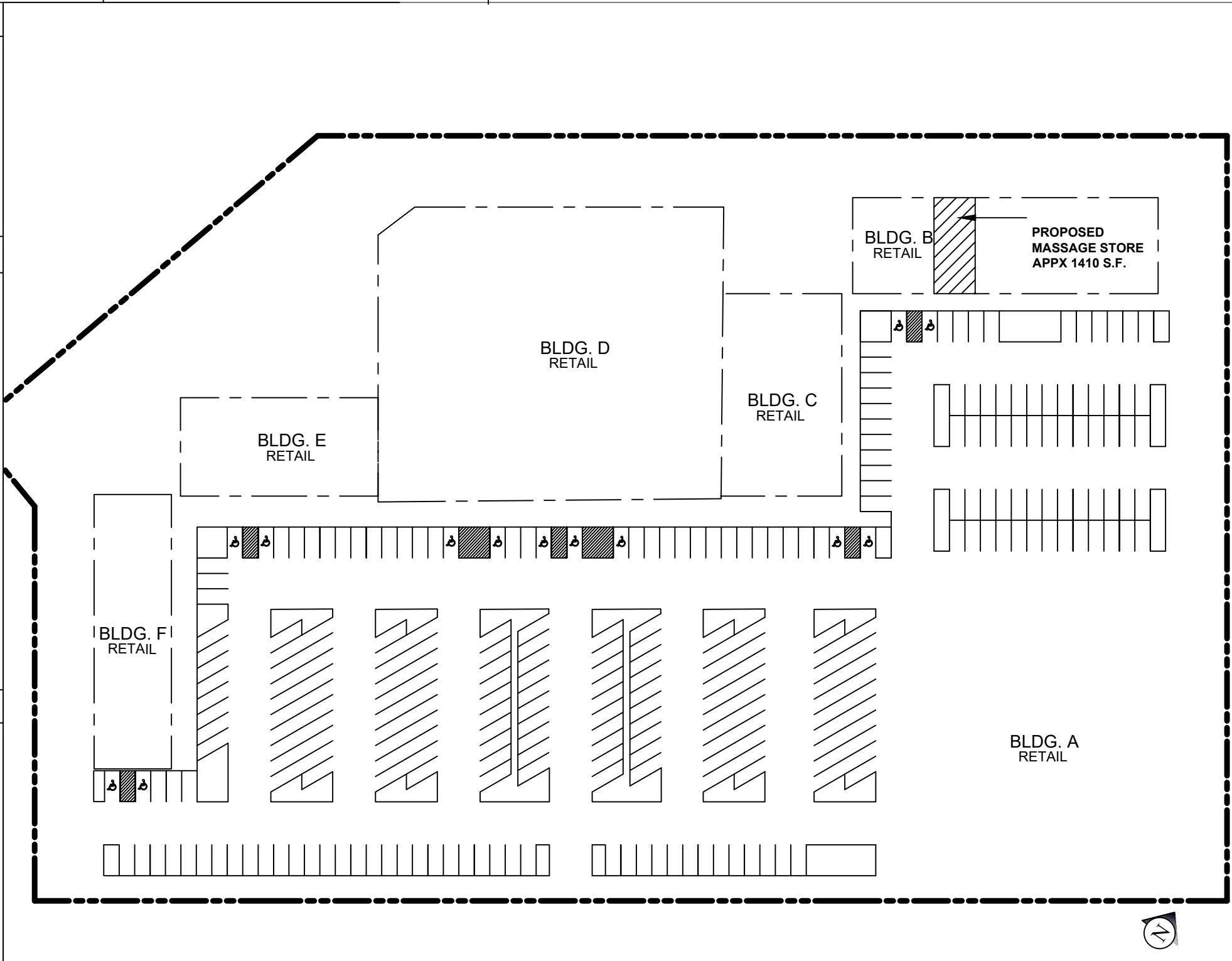
STORIES: 1

AREA CALCULATIONS

STORE AREA	1410 SQ FT
BUILDING AREA	1410 SF
ADDITION	0 SF
TOTAL	1410 SF

DRAWING INDEX

ARCHITECTURAL:
T-1 TITLE SHEET AND SITE PLAN
A-1 EXISTING FLOOR PLAN



EXISTING SITE PLAN (PARTIAL)

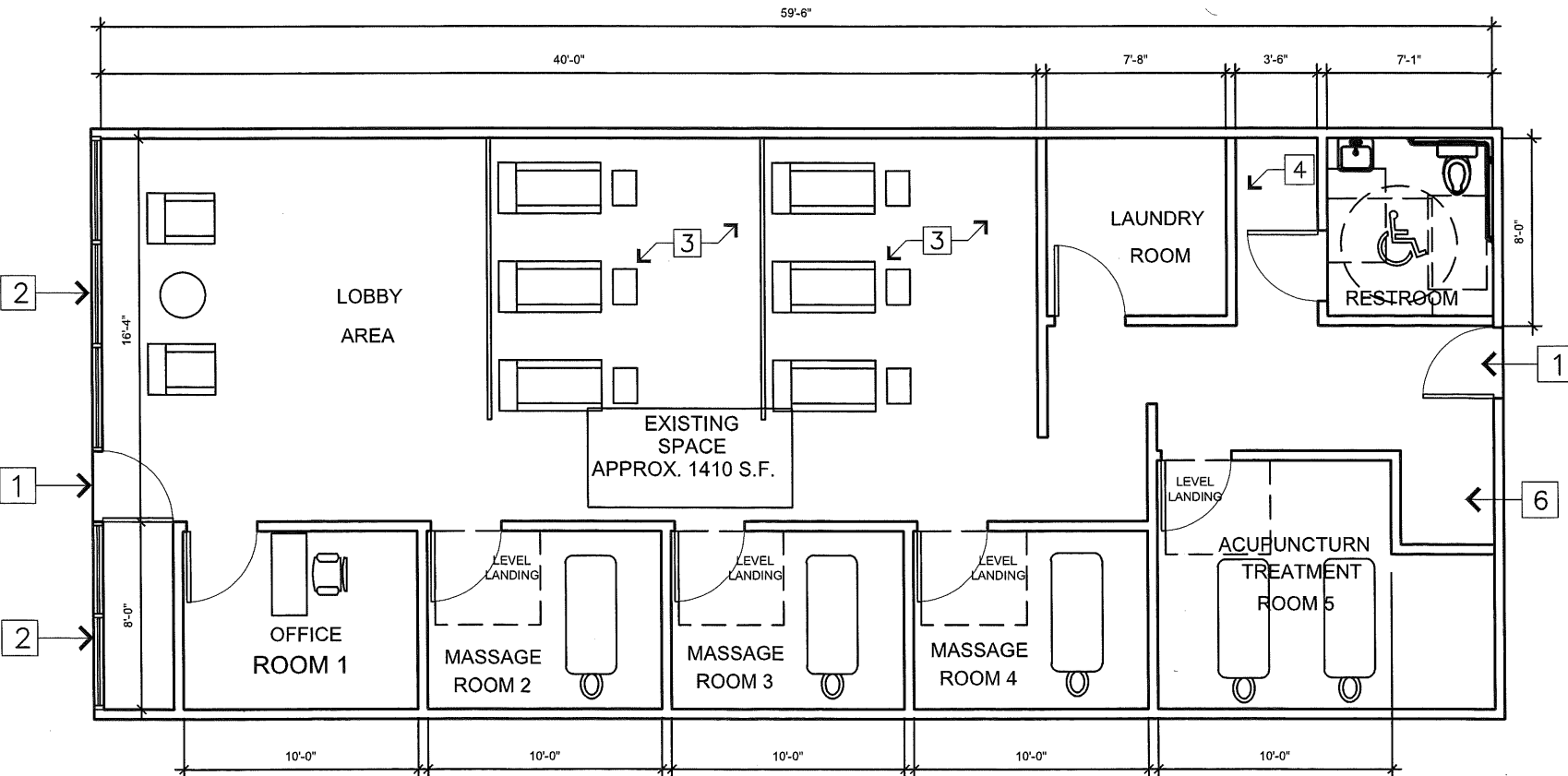
SCALE: 1/32" = 1'-0"

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT. WRITTEN PERMISSION SHALL BE OBTAINED FROM THE ARCHITECT BEFORE ANY REPRODUCTION OR SCALE DIMENSIONS OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE ANY DISCREPANCY SHALL BE THE RESPONSIBILITY OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK

DRAWING TITLE	NO.	DATE	ISSUED
TITLE SHEET & SITE PLAN	1	8/20/17	
JOB TITLE			
PROPOSED TENANT IMPROVEMENT MASSAGE STORE			
JOB ADDRESS			
1125 Grand Ave, Diamond Bar, CA 91765			
JOB NO.			
2024-30			
DWG. NO.			
REVISION NO.			
T-1			

PROPOSED FLOOR PLAN KEYNOTES

- 1. FRONT DOOR
- 2. WINDOW
- 3. AREA FOR FOOT REFLEXOLOGY
- 4. HAND WASH TABLE
- 5. BACK DOOR
- 6. STORGE AREA



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

B. Building and Safety Division (909) 839-7020:

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 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. All existing shall be upgraded to current ADA requirements. All doors shall have 48" clear landing and 24" exterior strike side clearance/18" interior strike side clearance.
- 4. The existing path of travel and ADA parking shall be upgraded to current ADA standards.
- 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.
- Permit – Items required prior to building permit issuance:
- 6. 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.
- 7. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.
- 8. 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:
- 9. 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-hundredeighty (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.
- 10. 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.
- 11. The applicant shall first request and secure approval from the City for any changes or deviations from approved plans prior to proceeding with any work in accordance with such changes or deviations.
- 12. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.

RECEIVED
JUL 30 2024
CITY OF DIAMOND BAR

KEY NOTES

- 1. COUNTER WITH A MAXIMUM 34" HEIGHT AND 30" WIDE FOR BOTH EMPLOYEE AND CUSTOMER SIDE

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL BE KEPT IN THE ARCHITECT'S OFFICE. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR ANY DISCREPANCY OR OMISSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF ANY WORK.

DRAWING TITLE	JOB NO.	DWG. NO.	REVISION NO.
TITLE SHEET & SITE PLAN	2024-30		
JOB TITLE			
PROPOSED TENANT IMPROVEMENT			
MESSAGE STORE			
JOB ADDRESS			
1125 Grand Ave.			
Diamond Bar, CA 91765			

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 7/23/24	CC 8/6/24	PC 8/13/24	CC 8/20/24	PC 8/27/24	CC 9/3/24
1125 Grand Ave (Massage Establishment)	CUP PL2024-12	MN	AA & FR Health Center Inc			PH			
ADMINISTRATIVE REVIEW									
Property Location		AP	Applicant						
None									
PENDING ITEMS									
Property Location	File #	AP	Applicant	Status					
1024 Brea Canyon Road (Public Convenience and Necessity Determination for Gas Station Convenience Store)	PCN PL2024-32	DT	Michael Zavaro	First incomplete letter sent 6/18/24 – waiting for additional information					
2725 Clear Creek (New Single-Family Residence)	DR PL2022-74	DT	Diane Shi	Second incomplete letter sent 11/30/23 – waiting for additional information					
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					
303 S. Diamond Bar Blvd., Ste A (Pilates Studio)	CUP PL2024-42	MN	Emily Herrera	First incomplete letter sent 7/11/24 – waiting for additional information					
3333 Diamond Canyon Rd (Child Day Care Center)	CUP PL2024-15	MN	Kingdom Seed Academy	Third incomplete letter sent 7/11/24 – waiting for additional information					
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
24167 Lodge Pole Road (Addition to single family residence)	DR PL2023-10	DT	Soledad Corona	Third incomplete letter sent 12/20/23 – waiting for additional information
1829 Los Cerros Drive (Addition and remodel to single-family residence)	DR PL2023-46	DT	Mike Cutrona	First incomplete letter sent 7/12/23 - waiting for additional information
2235 Morning Canyon Rd. (20-unit condos)	TTM 83836, DR, TP PL2022-89	MN	Samir M. Khoury	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	First incomplete letter sent 7/23/24 - 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