

PLANNING COMMISSION AGENDA

Tuesday, July 8, 2025

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	NAILA BARLAS
VICE CHAIR	BRIAN WORTHINGTON
COMMISSIONER	SURENDRA MEHTA
COMMISSIONER	WILLIAM RAWLINGS
COMMISSIONER	RUBEN TORRES

How to Observe the Meeting From Home:

Members of the public can listen to the meeting by dialing +1 (631) 992-3221, enter [Access Code: 595-725-103](#). Please note by dialing in, the public does not have the ability to provide public comment. To participate in the meeting and provide public comment please join the webinar by visiting <https://attendee.gotowebinar.com/register/8727911654597296470>.

How to Submit Public Comment:

The public may provide comments by attending the meeting in person, by sending an email, or by logging into the webinar using the link provided above. Please 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.

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

American Disability Act Accommodations:

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

City of Diamond Bar
Planning Commission

MEETING RULES

PUBLIC INPUT

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

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

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

INFORMATION RELATING TO AGENDAS AND ACTIONS OF THE PLANNING COMMISSION

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

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

HELPFUL CONTACT INFORMATION

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

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

**CITY OF DIAMOND BAR
PLANNING COMMISSION
July 8, 2025**

AGENDA

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

- 1. ROLL CALL:** COMMISSIONERS: Rawlings, Mehta, Torres, V/C Worthington, C/Barlas
- 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 – May 13, 2025.

5. OLD BUSINESS:

6. NEW BUSINESS:

7. PUBLIC HEARINGS:

- 7.1 Development Review and Minor Conditional Use Permit No. PL2021-05): Under the authority of DBCC Sections 22.48, 22.56 and 22.68, the

property owner, Dr. Ankur Hitendra Shah, and applicant, Walt Patroske, are requesting Development Review approval to remodel the exterior and construct a 149 square-foot lower-level addition, 450 square-foot first floor addition, 874 square-foot second floor addition, and 484 square feet of balcony areas to an existing 4,035 square-foot two-story single-family residence on a 1.12 gross-acre lot. A Minor Conditional Use Permit is requested to allow the continuation of an existing nonconforming structure with a 21' front setback (where 30 feet is required) and 0' rear setback where the flat pad transitions to the descending slope (where 25 feet is required). The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 22909 Lazy Trail Road, Diamond Bar, CA 91765
(APN:713-029-009)

APPLICANT: Walt Patroske, 2132 S. Grove Avenue #F, Ontario, CA 91761

PROPERTY OWNER: Dr. Ankur Hitendra Shah, 22909 Lazy Trail Road, Diamond Bar, CA 91765

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 the provisions of Article 19 Section 15301(e) (additions to existing structures) of the CEQA Guidelines. No further environmental review is required.

- 7.2 Development Review and Tree Permit No. PL2024-65: Under the authority of DBCC Sections 22.38 and 22.48, the property owner, LHL 688 LLC, and applicant, Philip K. Chan, are requesting Development Review approval for the construction of a new 14,028 square-foot single-family residence with a 2,042 square-foot garage, 1,456 square feet of balcony area, 2,903 square feet of porch area, indoor swimming pool and rear yard improvements on a 51,836 gross square-foot (1.19 gross acre) undeveloped lot. A Tree Permit (TP) is also requested to remove eight protected California sycamore trees and one California black walnut tree and replace with 27 coast live oak trees on site. The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 2521 Indian Creek Road, Diamond Bar, CA 91765 (APN: 8713-035-016)

APPLICANT: Philip K. Chan, 711 S. First Avenue, Arcadia, CA 91006

PROPERTY OWNER: LHL 688 LLC, 14328 Lomitas Avenue, City of Industry, CA 91746

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 the provisions of Article 19 Section 15301(e) (construction of a new single-family residence) of the CEQA Guidelines. No further environmental review is required.

8. PLANNING COMMISSION COMMENTS / INFORMATIONAL ITEMS:

As presented by the Planning Commissioners.

9. STAFF COMMENTS / INFORMATIONAL ITEMS:

9.1 Project Status Report

10. SCHEDULE OF FUTURE EVENTS:

CITY COUNCIL MEETING: Tuesday, July 15, 2025, 6:30 p.m.
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

PLANNING COMMISSION MEETING: Tuesday, July 22, 2025, 6:30 p.m.
Diamond Bar City Hall
The Windmill Community Room
21810 Copley Drive
Diamond Bar, CA

CITY COUNCIL MEETING: Tuesday, August 5, 2025, 6:30 p.m.
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

PLANNING COMMISSION MEETING: Tuesday, August 12, 2025, 6:30 p.m.
Diamond Bar City Hall
The Windmill Community Room
21810 Copley Drive
Diamond Bar, CA

11. ADJOURNMENT