

PLANNING COMMISSION AGENDA

**Tuesday, May 13, 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 observe the meeting by calling +1 (415) 655-0052, [Access Code: 218-435-231](https://attendee.gotowebinar.com/register/4396973834848918614), or visiting <https://attendee.gotowebinar.com/register/4396973834848918614>

How to Submit Public Comment:

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

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

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

American Disability Act Accommodations:

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

City of Diamond Bar
Planning Commission

MEETING RULES

PUBLIC INPUT

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

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

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

INFORMATION RELATING TO AGENDAS AND ACTIONS OF THE PLANNING COMMISSION

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

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

HELPFUL CONTACT INFORMATION

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

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

**CITY OF DIAMOND BAR
PLANNING COMMISSION
May 13, 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** – April 22, 2025.

5. OLD BUSINESS:

6. NEW BUSINESS:

- 6.1 **Review of Fiscal Year 2025/26 Capital Improvement Program (CIP) for Conformity with the General Plan.**

Recommendation: That the Planning Commission adopt a Resolution recommending finding the proposed FY 2025/26 CIP to be in conformance with the General Plan.

7. PUBLIC HEARINGS:

None.

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, May 20, 2025, 6:30 p.m. South Coast Air Quality Management District 21865 Copley Drive Diamond Bar, CA
-----------------------	--

MEMORIAL DAY HOLIDAY:	City offices will be closed on Monday, May 26, 2025 in observance of Memorial Day. City offices and facilities will reopen on Tuesday, May 27, 2025 at 7:30 a.m.
-----------------------	--

PLANNING COMMISSION MEETING:	Tuesday, May 27, 2025, 6:30 p.m. Diamond Bar City Hall The Windmill Community Room 21810 Copley Drive Diamond Bar, CA
------------------------------	---

CITY COUNCIL MEETING:	Tuesday, June 3, 2025, 6:30 p.m. 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
April 22, 2025**

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE: Commissioner Rawlings led the Pledge of Allegiance.

1. ROLL CALL: Mehta, Rawlings, Torres, V/C Worthington, C/Barlas

ABSENT: None.

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

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 **CONTINUED MINUTES OF THE PLANNING COMMISSION REGULAR MEETING** – March 25, 2025.

Torres moved, and Rawlings seconded to approve consent calendar. Motion carried 5-0 by the following Roll Call vote:

AYES: 5 COMMISSIONERS: Mehta, Rawlings, Torres, V/C Worthington, C/Barlas

NOES: 0 COMMISSIONERS: None

ABSTAIN: 0 COMMISSIONERS: None

ABSENT: 0 COMMISSIONERS: None

5. OLD BUSINESS:

6. NEW BUSINESS:

7. PUBLIC HEARING:

7.1 **Conditional Use Permit Planning Case No. PL 2024-76:** Under the authority of DBCC Section 22.58, the property owner and applicant are requesting approval of a Conditional Use Permit to establish a 6,000-square-foot banquet hall. The proposed venue, previously occupied by Chase Bank, is located within a 106,393-square-foot shopping center. The applicant proposes to host

APRIL 22, 2025

PAGE 2

PLANNING COMMISSION

private weddings, birthday celebrations, baby showers, workshops, networking events, and similar activities. 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: 334 S. Diamond Bar Blvd., Diamond Bar, CA 91765 (APN: 8281-010-062)

APPLICANT: Vincent Whitley for Blank Canvas South, LLC, 4497 Hidden Stone Ave., Las Vegas, NV 89141

PROPERTY OWNER: 300 South Diamond Bar Blvd LLC, 800 West 6th Street Suite 600, Los Angeles, CA 90017

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:

Adopt the attached Resolution (Attachment A) approving Conditional Use Permit Planning Case No. PL 2024-76, based on the findings of Diamond Bar City Code Section 22.58, subject to conditions.

S/P Mayuko Nakajima presented staff report for Planning Case No. PL2024-76.

Rawlings moved, C/Barlas seconded to approve PL 2024-76, subject to attached conditions of approval. Motion failed 2-3 by the following roll call vote:

AYES:	2	COMMISSIONERS: Rawlings, C/Barlas
NOES:	3	COMMISSIONERS: Mehta, Torres, V/C Worthington
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	0	COMMISSIONERS: None

Discussion ensued amongst commissioners, staff and the applicant.

City Attorney Eggart advised the Commission that if they wish to deny this project, they must state the reasons for their vote to deny so that a resolution of denial with findings can be prepared for adoption at the next meeting.

After the dissenting commissioners stated their reasons for voting against the motion,

APRIL 22, 2025

PAGE 3

PLANNING COMMISSION

C/Barlas reopened the public hearing and invited the applicant to address the commissioners' concerns and questions. The applicant then responded to those concerns and questions, which were primarily focused on parking availability, alcoholic beverage licensing responsibility, and the applicant's business plan.

Torres moved, and Worthington seconded to reconsider the original motion to approve the project. Motion passed 5-0 by the following roll call vote:

AYES:	5	COMMISSIONERS: Mehta, Torres, Rawlings, V/C Worthington, C/Barlas
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	0	COMMISSIONERS: None

C/Barlas closed the public hearing.

Rawlings moved, Barlas seconded to adopt Resolution No. 2025-10 approving Conditional Use Permit Planning Case No. 2024-76, subject to the conditions of approval. Motion carried 5-0 by the following Roll Call vote:

AYES:	5	COMMISSIONERS: Mehta, Rawlings, Torres, V/C Worthington, C/Barlas
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	0	COMMISSIONERS: None

8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

ADJOURNMENT: With no further business before the Planning Commission, C/Barlas adjourned the Regular Planning Commission meeting at 7:31 p.m. to the regularly scheduled meeting on Tuesday, May 13, 2025.

The foregoing minutes are hereby approved this 13th day of May, 2025.

Attest:
Respectfully Submitted,

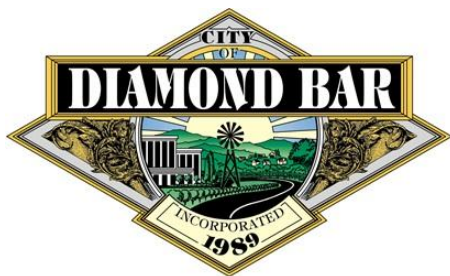
APRIL 22, 2025

PAGE 4

PLANNING COMMISSION

Greg Gubman, Community Development Director

Naila Barlas, Chair



PLANNING COMMISSION AGENDA REPORT

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

AGENDA ITEM NUMBER: **6.1**

MEETING DATE: May 13, 2025

CASE/FILE NUMBER: Review of Fiscal Year 2025-2026 Capital Improvement Program (CIP) for Conformity with the General Plan

BACKGROUND:

Each year, prior to the adoption of the City's annual budget, the Planning Commission reviews the proposed fiscal year Capital Improvement Program (CIP) for consistency with the City's General Plan and adopts a resolution to record its findings. The process is mandated pursuant to California Government Code Section 65401 (see Attachment 2).

ANALYSIS:

The proposed FY2025-2026 CIP is detailed in Attachment C, and is comprised of the following expenditures:

CIP FY2025-2026	New Projects Expenditures	Total of New and Carryover Projects
• Street Improvements	\$4,499,000	\$17,691,000
• Traffic Management/Safety Improvements	\$64,000	\$64,000
• Transportation Infrastructure Improvements	\$0	\$0
• Miscellaneous Public Works Improvements	\$0	\$530,000
• Facilities, Parks and Rec. Improvements	\$600,000	\$1,390,000
Total:	\$5,163,000	\$19,675,000

These capital improvement projects are funded by various sources: Road Maintenance and Rehabilitation Account (SB-1); Measure M; Measure R Local Return; Proposition C; Community Development Block Grant (CDBG) Funds; Hauler Fees; and Landscape Assessment Districts 41-2021 and 39-2022.

The Public Works Department develops the project list based on identified community improvement needs. Planning staff finds that the proposed FY2025-2026 CIP is consistent with the adopted General Plan 2040's numerous Goals and Policies, including, but not limited to, the following:

- Land Use & Economic Development Element
 - *Policy LU-P-14*
 - *Policy LU-P-51*
- Community Character & Placemaking Element
 - *Policy CC-P-4*
- Circulation Element
 - *Policy CR-P-1*
 - *Policy CR-P-20*
 - *Policy CR-P-36*
 - *Policy CR-P-48*
- Resource Conservation Element
 - *Goal RC-G-2*
 - *Goal RC-G-3*
 - *Policy RC-P-5*

The full text of the above Goals and Policies are provided in the attached Resolution.

Capital Improvement Projects

Below is a summary of the various new projects proposed under the FY2025-2026 CIP. The carryover projects listed in the attached CIP list have already been presented to the Commission and approved by both the Commission and City Council. A project status list, provided in Attachment D, provides information on the latest status of those projects.

Street Improvement Projects

- *Road Maintenance Projects* – Grind and overlay, slurry seal or chip seal maintenance is applied to designated roadways within the City. This type of maintenance activity is applied annually to residential streets and arterial roadways on an eight-year cycle per neighborhood to extend the life of the existing road pavement; and the appropriate pavement markings are re-established (see Attachment E). Due to availability of funding and the pavement projects costs, the residential rehabilitation project is not a project and the entire pavement funding is proposed to be allocated to arterials for FY2025-2026. Road Maintenance improvements also include curb ramp upgrades with sidewalk, curb and gutter repairs as necessary.
 - *Residential & Collector Street Rehabilitation – FY2026-2028 (Design)* -- The newly proposed design project includes the design of street improvement plans for residential and arterial street rehabilitation program for the next three years. The locations are prioritized using the City's latest Pavement Management Plan. The design work will start in November 2025 and will be completed in mid-2028, and it will remain open for the consultant to provide design support during construction of the designed projects. This is a new project for FY2025-2026.
 - *Arterial Street Rehabilitation (Construction)* – Arterial streets covered by this project include:
 - Brea Canyon Road from DBB to Pathfinder Road;
 - Brea Canyon Road from Pathfinder Road to Golden Springs Drive; and
 - Diamond Bar Blvd. from SR 60 off-ramp to City Limits.

Based on existing pavement conditions, it is anticipated the treatment will include AC edge grind or full width overlay and ADA curb ramp improvements. Construction is expected to start in April 2026 and completed in August 2026. This is a new project for FY2025-2026.

- *CDBG Area 6 ADA Curb Ramp Project (Construction)*: The project includes upgrading existing curb ramps and installing new curb ramps that comply with the latest Federal ADA compliance standards. Construction is expected to start March 2026 and completed in April 2026. This is a new project for FY2025-2026.

Traffic Management/Safety Projects

- *Battery Backup and CCTV Replacement Program FY2025-2026*: To protect against black-outs at signalized intersections during a power loss, this project will replace the edge equipment that was originally installed in 2008 and 2011. This is the fifth phase of a multi-year replacement program. Construction is expected to start in February 2026 and completed by the end of the fiscal year. This is a new project for FY2025-2026. The locations in this year's projects are as follows:

CCTV

Battery Back Up System

- Diamond Bar Blvd. & Sunset Crossing
- Diamond Bar Blvd. & Sugar Pine
- Grand Ave. & Shotgun Lane
- Diamond Bar Blvd. & Temple Ave.
- Golden Springs Dr. & Lavender Dr.

Transportation Infrastructure Improvements

No new projects are proposed in this category.

Miscellaneous Public Works Improvements

No new projects are proposed in this category.

Facility, Parks and Recreation Improvements

- *LLADs Irrigation, Landscape, and Miniparks Improvements (Design)*: The project will identify and design improvements in landscaping, irrigation systems, and mini-parks in Landscape Assessment Districts 39-2022 and 41-2021 to provide better maintenance service by introducing water-wise plants and an irrigation system. It also identifies improvement needs of the five mini-parks in the district. The design work is expected to start in September 2025 and completed in September 2026. This is a new project from FY2025-2026.

PREPARED BY:

Grace Lee

Grace Lee, Planning Manager

5/13/2025

REVIEWED BY:

Grace Lee

Grace Lee, Planning Manager

5/7/2025

Greg Gubman

Greg Gubman, Community Development Director

5/7/2025

Attachments:

- Draft Resolution No. 2025-XX
- California Government Code Section 65401
- FY2025-2026 Capital Improvement Program Project List
- FY2024-2025 Completed and Carryover Project Status
- Street Pavement Rehabilitation Area Map

**PLANNING COMMISSION
RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, FINDING THAT THE PROPOSED FISCAL YEAR 2025/26 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE GENERAL PLAN OF THE CITY OF DIAMOND BAR AND RECOMMENDING APPROVAL TO THE CITY COUNCIL PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65401.

A. RECITALS

1. WHEREAS, on April 18, 1989, the City of Diamond Bar ("City") was established as a duly organized municipal corporation of the State of California.
2. WHEREAS, on December 17, 2019, the City of Diamond Bar adopted the most recent comprehensive update of the General Plan ("General Plan 2040").
3. WHEREAS, the City prepared a proposed CIP and Budget for the City's 2022/23 Fiscal Year ("FY") which outlines a program identifying proposed public works improvement projects to occur during the fiscal year. The projects include, but are not limited to, street and highway improvements, traffic signal modifications, and park improvements.
4. WHEREAS, California Government Code Section 65401 requires the Planning Commission to review proposed public works projects for the ensuing fiscal year to determine compliance with the City's General Plan.
5. WHEREAS, on May 13, 2025, at a regularly scheduled meeting, the Planning Commission reviewed and considered the proposed FY 2025/26 CIP, and the projects contained therein, and concluded said review prior to the adoption of this Resolution.

B. RESOLUTION

NOW, THEREFORE, it is found, determined and resolved by the Planning Commission of the City of Diamond Bar as follows:

1. This 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. Based upon the facts and evidence presented during the Planning Commission meeting regarding the City's proposed Fiscal Year 2025-2026 Capital Improvement Program, including oral and documentary evidence provided by City staff, and in accordance with the provisions of California Government Code Section 65401, the Planning Commission hereby finds as follows:
 - (a) The projects identified in the City's proposed Fiscal Year 2025-2026 Capital Improvement Program, are consistent with the City's General Plan 2040's numerous goals and policies adopted December 17, 2019, including, but not limited to, the following:

(i) Land Use & Economic Development Element

- *Policy LU-P-14* – Improve vehicular accessibility, traffic flow, and parking availability as well as pedestrian and bicycle access and amenities within office, commercial, and industrial areas.
- *Policy LU-P-51* – Provide streetscape and intersection improvements along Golden Springs Drive to enhance comfort and safety for all modes of travel and increase accessibility to and from surrounding areas.

(ii) Community Character & Placemaking Element

- *Policy CC-P-4* – Continue to support community identity with streetscape improvement and beautification projects in both existing residential areas and commercial centers, as well as new mixed-use areas that incorporate unified landscaping and pedestrian amenities. Amenities should include seating, bus shelters, pedestrian safety treatments such as sidewalk bulb-outs and widening and improved crosswalks, and city-branded decorative elements such as street lighting, concrete pavers, tree grates, and theme rails.

(iii) Circulation Element

- *Policy CR-P-1* – When redesigning streets, plan for the needs of different modes by incorporating elements such as shade for pedestrians, safe pedestrian-friendly crossings/intersections, lighting at the pedestrian scale, bike lanes, signage visible to relevant modes, transit amenities, etc.
- *Policy CR-P-20* – Implement measures such as additional signal timing and synchronization, speed limit regulations, and ITS techniques to increase safety and reduce congestion. Maintain a pavement management system and maintenance program for all public roadways throughout the City.
- *Policy CR-P-36* – Where appropriate, plant street trees and provide landscaping along major pedestrian and bicycle routes to provide shade and barriers between cyclists and motorists, as well as enhance aesthetics.
- *Policy CR-P-48* – As opportunities arise, coordinate with Foothill Transit to maintain and improve bus stops and shelters, as well as identify areas where service can be improved or expanded to increase system use.

(iv) Resource Conservation Element

- *Goal RC-G-2* – Seek to link the various elements of the open space network through the development of an integrated system of trails and greenways.
- *Goal RC-G-3* – Preserve to the extent possible open space ridgelines, hilltops, and prominent slopes for aesthetic, biological and natural resource conservation, and safety purposes.
- *Policy RC-P-5* – Link parks, open spaces, and regional hiking trails with a trail network where feasible, acknowledging topographical constraints and other barriers. Incorporate existing trails and bicycle and pedestrian infrastructure, working with willing landowners to prioritize land acquisition where necessary. Where possible, incorporate landscaping and enhance natural features to create greenways along the trail network.

- (b) The proposed projects comply with all other applicable requirements of State law and local ordinances, regulations, and standards; and
- (c) The proposed Fiscal Year 2025-2026 Capital Improvement Program is found to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Section 15301 of the CEQA Guidelines (operation, repair, maintenance of existing facilities).

3. Based on the findings and conclusions set forth above, this Resolution shall serve as the Planning Commission's report to the City Council regarding the General Plan conformity of the proposed public works projects in the City's Fiscal Year 2025-2026 Capital Improvement Program as required by California Government Code Section 65401.

The Planning Commission shall:

- (a) Certify as to the adoption of this Resolution; and
- (b) Forthwith transmit a certified copy of this Resolution to the City Council of the City of Diamond Bar for use in its deliberations regarding the City's budget.

ADOPTED AND APPROVED THIS 13th DAY OF MAY, 2025, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

Naila Barlas, Chair

I, Greg Gubman, Secretary of the Planning Commission of the City of Diamond Bar, 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 May, 2025, by the following vote to wit:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST: _____
Greg Gubman, Secretary

CALIFORNIA GOVERNMENT CODE SECTION 65401**Review of Capital Improvement Projects for Conformity with the General Plan**

If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.



DRAFT FY 2025/26 CAPITAL IMPROVEMENT PROGRAM BUDGET

Street Improvement Projects					Funding Sources:						
Project #	Phase	Project Description	Status	FY 25/26 Budget Request	(202) RMRA	(203) Measure M	(204) Measure R Local Return	(206) Prop A	(207) Prop C	(252) Hauler Fees	(225) CDBG
SI261	DESIGN	Pavement Rehabilitation Design Project FYs 2026-28 (Arterials, Residential, Collector Street Rehab, and CDBG Curb Ramps).	NEW	\$ 600,000		\$ 600,000					
SI262	CONSTRUCT	Arterial Street Rehab (Construction) - Brea Canyon Rd from DBB to Pathfinder - Brea Canyon Rd from Pathfinder to Golden Springs Dr - Diamond Bar Blvd from SR 60 off-ramp to City Limits	NEW	\$ 3,754,000	\$ 1,500,000	\$ 743,000	\$ 1,000,000		\$ 316,000	\$ 195,000	
SI264	CONSTRUCT	CDBG Area 6 ADA Curb Ramp Project	NEW	\$ 145,000							\$ 145,000
SI255	CONSTRUCT	Arterial Street Pavement Rehabilitation -Lemon Ave (SR60 to City Limit); Brea Cyn Cutoff (SR57 to City Limit)	Ongoing- No New Request	\$ -							
SI251	CONSTRUCT	Residential and Collector Street Rehab - Area 4	Ongoing- No New Request	\$ -							
SI256	CONSTRUCT	Diamond Bar Blvd Complete Street Project	Ongoing- No New Request	\$ -							
Total - Street Improvement Projects				\$ 4,499,000	\$ 1,500,000	\$ 1,343,000	\$ 1,000,000	\$ -	\$ 316,000	\$ 195,000	\$ 145,000
Traffic Management/Safety Projects					Funding Sources:						
Project #	Phase	Project Description	Status	FY 25/26 Budget Request	(207) Prop C	(203) Measure M	(205) Gas Tax	(246) Traffic Mitiaation			
TM261	ALL	Battery Back-Up and CCTV Replacement Program FY25/26	NEW	\$ 64,000	\$ 64,000						
Total - Traffic Management/Safety Projects				\$ 64,000	\$ 64,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transportation Infrastructure Improvements					Funding Sources:						
Project #	Phase	Project Description	Status	FY 25/26 Budget Request	(207) Prop C	Foothill Transit Grant (45030)	(206) Prop A	HSIP Grant (CalTrans)	(209) TDA	(100) General Fund	
-	-	-		\$ -							
Total-Transportation Infrastructure Improvements				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Public Works Improvements					Funding Sources:						
Project #	Phase	Project Description	Status	FY 25/26 Budget Request	(201) Measure W	MSP Grant	(203) Measure M	(207) Prop C	(206) Prop A	(209) TDA	(100) GF
PW25403	ALL	Full Capture Devices on Stormwater Catchbasin for Trash Amendment Compliance - Phase 1	Ongoing - No New Request	\$ -							
PW23403	CONSTRUCT	Brea Canyon Storm Drain Lining	Ongoing - No New Request	\$ -							
Total - Miscellaneous PW Improvements				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities, Parks and Rec Improvements					Funding Sources:						
Project #	Phase	Project Description	Status	FY 25/26 Budget Request	(100) General Fund	Habitat Conserv Grant (43110)	(262) Park Development	(504) Building & Facilities Fund	(201) Measure W	(241) LLAD 41-2021	(239) LLAD 39-2022
FP261	DESIGN	LLADs Irrigation, Landscape, and Minparks Improvements	NEW	\$ 600,000						\$ 200,000	\$ 400,000
FP25508	DESIGN	Sycamore Canyon Park Lower Bridge Replacement Options	Ongoing - No New Request	\$ -							
FP24500	CONSTRUCT	DBC GVBR Lighting & Controls Upgrade	Ongoing - No New Request	\$ -							
FP24501	CONSTRUCT	DBC Main Entry/Doors & ADA Improvements	Ongoing - No New Request	\$ -							
Total - Facilities, Parks and Rec Improvements				\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 400,000
Total FY 2025/26 Capital Improvement Program (NEW REQUEST)				\$ 5,163,000							
Total FY 2024/25 Carryover Projects (i.e. ongoing projects)				\$ 14,512,000							
Grand Total				\$ 19,675,000							
*see below and Draft Five-Year CIP Program for further information											



DRAFT FY 2025/26 CAPITAL IMPROVEMENT PROGRAM BUDGET

Fund #	Funding Source Totals	FY 25/26 Request	Listed Projects Lifetime
100 General Fund	\$	-	\$ 790,000
201 Measure W	\$	-	\$ 836,000
202 RMRA (SB-1)	\$	1,500,000	\$ 2,800,000
203 Measure M	\$	1,343,000	\$ 2,293,000
204 Measure R	\$	1,000,000	\$ 2,000,000
205 Gas Tax	\$	-	\$ -
206 Prop A	\$	-	\$ 600,000
207 Prop C	\$	380,000	\$ 980,000
251 AB2766	\$	-	\$ -
225 CDBG	\$	145,000	\$ 145,000
252 Hauler Fees	\$	195,000	\$ 445,000
241 LLAD 41-2021	\$	200,000	\$ 200,000
262 Park Development	\$	-	\$ -
504 Building & Facilities Maintenance Fi	\$	-	\$ -
239 LLAD 39-2022	\$	400,000	\$ 400,000
246 Traffic Mitigation	\$	-	\$ -
- TDA	\$	-	\$ 100,000
- TDA C6 Grant	\$	-	\$ 3,936,000
- MSP Grant	\$	-	\$ 2,985,000
- STPL	\$	-	\$ 1,165,000
301-45030 Foothill Transit Grant	\$	-	\$ -
301-43110 Habitat Conservation Grant	\$	-	\$ -
Total	\$	5,163,000	\$ 19,675,000

CIP Program Year-Over-Year	Adopted FY 2024/25	Draft FY 2025/26	% Change
Street Improvements	\$ 13,356,189	\$ 4,499,000	-66%
Traffic Mgmt./Safety Improv.	\$ 64,000	64,000	0%
Transportation Infrastructure Improvements	\$ -	-	N/A
Misc. Public Works Improvements	\$ 380,000	-	-100%
Facilites, Parks and Rec. Improv.	\$ 150,000	600,000	300%
Total	\$ 13,950,189	\$ 5,163,000	-63.0%



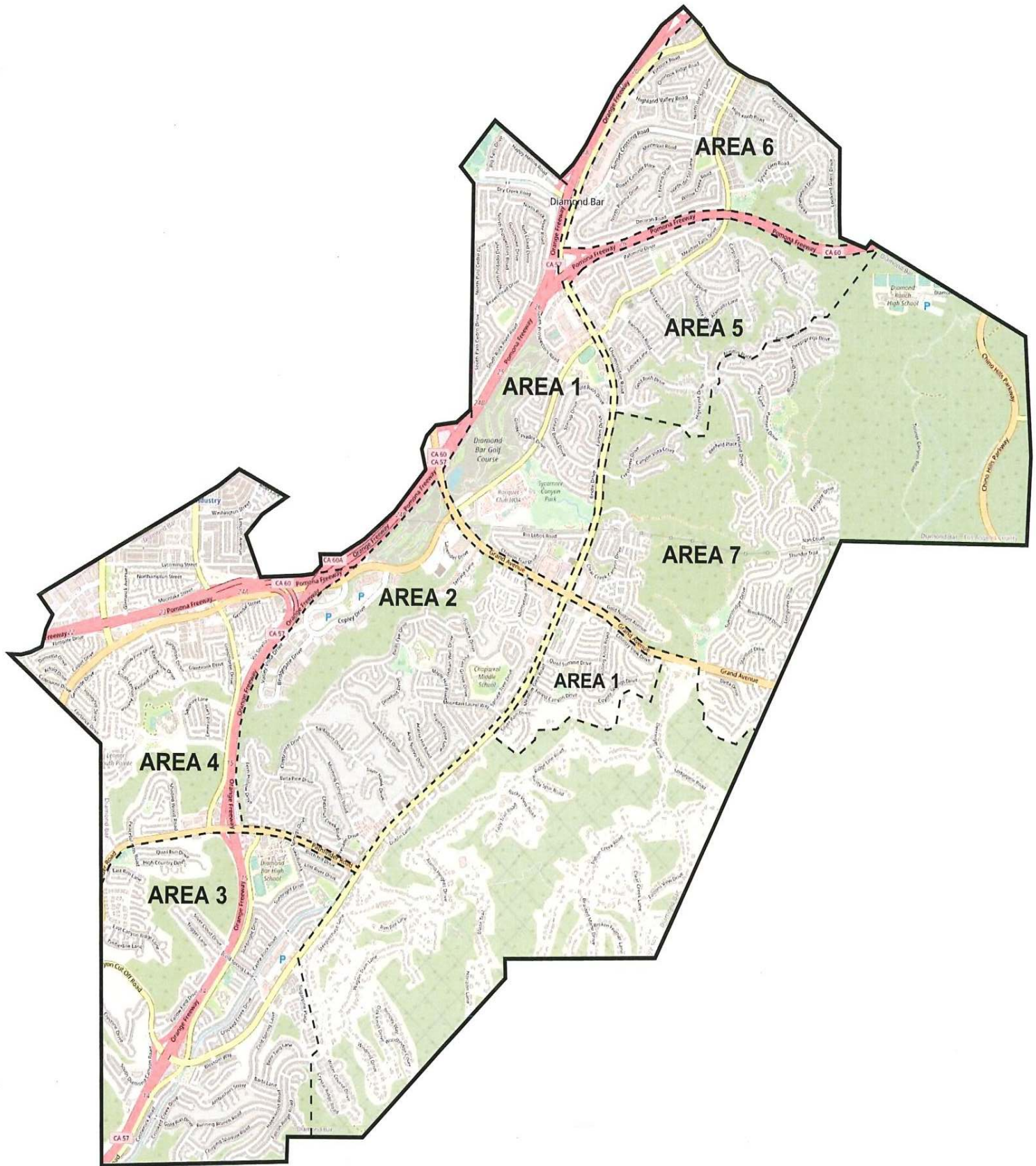
FY 2024/25 CAPITAL IMPROVEMENT PROGRAM STATUS

Street Improvement Projects					
Project #	Phase	Project Description	Budget	Est. Status @ 6/30/2025	Notes
SI23101	DESIGN	Residential and Collector Street Rehab. (Design) Arterial Street Rehab (Design) CDBG Curb Ramp (Design)	\$ 380,000	Completed	Project closed.
SI24101	CONSTRUCT	Residential and Collector Street Rehab - Area 3 (Const.)	\$ 3,678,688	Completed	Project closed.
SI24103	CONSTRUCT	Arterial Street Rehab (Const.) -Golden Springs Dr from Grand Ave to Temple Ave -Grand Ave from Diamond Bar Blvd to East City Limits -Gateway Center, Copey Dr, Bridgegate Dr	\$ 5,892,409	Completed	Project closed.
SI255	CONSTRUCT	Arterials Street Pavement Rehabilitation -Lemon Ave (SR60 to City Limit); Brea Cyn Cutoff (SR57 to City Limit)	\$ 1,500,000	Carry Forward	Construction contract being awarded.
SI251	CONSTRUCT	Residential and Collector Street Rehab - Area 4 (Const.)	\$ 2,450,000	Carry Forward	Construction contract being awarded.
SI254	CONSTRUCT	CDBG Area 5 ADA Curb Ramp Project (Const.)	\$ 108,910	Completed	Construction ongoing. To be completd by June 30, 2025
SI256	CONSTRUCT	Diamond Bar Blvd Complete Street Project Construction	\$ 9,242,000	Carry Forward	Finalizing Federal and State Funding Requirements. Preparing for bidding early in FY26.
SI24104	CONSTRUCT	CDBG Area 4 ADA Curb Ramp Project (Const.)	\$ 104,704	Completed	Project closed.
Total - Street Improvement Projects			\$ 23,356,711		
Traffic Management/Safety Projects					
Project #	Phase	Project Description	Budget	Est. Status @ 6/30/2025	Notes
TM251	ALL	Battery Back-Up and CCTV Replacement Program FY24/25	\$ 62,025	Completed	Project closed.
Total - Traffic Management/Safety Projects			\$ 62,025		
Transportation Infrastructure Improvements					
Project #	Phase	Project Description	Budget	Est. Status @ 6/30/2025	Notes
TI24301	CONSTRUCT	Intersection Safety Improvements (Constr.)	\$ 270,982	Completed	Work Completed.
Total-Transportation Infrastructure Improvements			\$ 270,982		
Miscellaneous Public Works Improvements					
Project #	Phase	Project Description	Budget	Est. Status @ 6/30/2025	Notes
PW25403	ALL	Full Capture Devices on Stormwater Catchbasin for Trash Amendment Compliance - Phase 1	\$ 380,000	Carry Forward	Design and pre-con work are being completed in-house.
PW23402	ALL	Grand Avenue Median Drainage Improvement Project (Design and Const.)	\$ 73,472	Completed	Project closed.



FY 2024/25 CAPITAL IMPROVEMENT PROGRAM STATUS

PW23403	CONSTRUCT	Brea Canyon Storm Drain Lining Project (800 ft between DB Church and GSD)	\$	150,000	Carry Forward	The contract is being awarded. Short-term project.
PW24401	ALL	Steep Canyon Erosion Control and Sedimentation Prevention (Design & Const.)	\$	132,436	Completed	Project closed.
Total - Miscellaneous PW Improvements			\$	735,908		
Facilities, Parks and Rec Improvements						
Project #	Phase	Project Description	Budget		Est. Status @ 6/30/2025	Notes
FP25508	DESIGN	Sycamore Canyon Park Lower Bridge Replacement Options (Design)	\$	150,000	Carry Forward	In RFP.
FP24500	CONSTRUCT	DBC GVBR Lighting & Controls Upgrade (Const.)	\$	330,000	Carry Forward	Waiting for the availability of DBC for closure during construction. September 2025 reserved.
FP24501	CONSTRUCT	DBC Main Entry/Doors & ADA Improvements (Const.)	\$	310,000	Carry Forward	Waiting for the availability of DBC for closure during construction. September 2025 reserved.
FP23504	CONSTRUCT	City Hall Cable Channel Broadcast and A/V Equipment Upgrade (Const.)	\$	408,326	Completed	Project completed.
FP23503	CONSTRUCT	Pantera Park Hard Court Rehab and LED Retrofit Project (Design & Const.)	\$	270,000	Completed	Construction ongoing. To be completd by June 30, 2025
FP23506	ALL	Maple Hill Park Playground/Restroom Replacement and ADA Upgrades	\$	1,989,766	Completed	Construction ongoing. To be completd by June 30, 2025
FP22501	CONSTRUCT	DBC AC Replacement & Air Quality Upgrades (Const.)	\$	1,345,197	Completed	Project closed.
FP24502	DESIGN	Heritage Park Renovation Phases 1 and 2 (Design)	\$	500,000	Completed	Work completed.
FP24505	CONSTRUCT	City Hall Roof Rehabilitation/Solar System Removal and Reinstallation	\$	671,600	Completed	Project closed.
Total - Facilities, Parks and Rec Improvements			\$	5,974,889		
Total FY 2024/25 Capital Improvement Program			\$	30,400,515		



CITY OF DIAMOND BAR

Pavement Rehabilitation Areas

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 05/13/25	CC 05/20/25	PC 05/27/25	CC 06/03/25	PC 06/10/25	CC 06/17/25
Capital Improvement Program FY 2025-2026 (CIP)		GL	City of Diamond Bar	D					
ADMINISTRATIVE REVIEW									
Property Location	File #	AP	Applicant						
23923 Minnequa (Addition to Single-Family Residence)	MCUP PP PL2025-31	MN	Xiaolei Cao	Under Review					
2000 Chestnut Creek (New Single-Family Residence)	PP MCUP PL2024-7	DT/RL	Claire Lee	Second incomplete letter sent 4/22/25 – waiting for additional information					
PENDING ITEMS									
Property Location	File #	AP	Applicant	Status					
2720 Broken Feather (New Single-Family Residence)	DR PL2025-34	MN	Yao Pan	Under Review					
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					
2151 Derringer Lane (Addition and remodel to single-family residence)	DR PL2025-17	DT/RL	Pete Volbeda	Under Review					
Gentle Springs Ln. and S. Prospectors Rd. (36 Senior Condos with Affordable Units)	GPA, ZC, VTTM, DR PL2021-23	GL	Tranquil Garden LLC	Under Review					
2234 Indian Creek (New single-family residence)	DR PL2024-82	DT/RL	Matthew Ewing	Second incomplete letter sent 3/13/25 - waiting for additional information					
2521 Indian Creek (New single-family residence)	DR & TP PL2024-65	RL	Philip K. Chan	Under Review					
22909 Lazy Trail Rd. (Addition and remodel to single family residence)	DR, MCUP PL2021-05	DT/MN	Walt Patroske	Under Review					
1400 Montefino Ave (51-unit for-sale development)	PPR PL2025-29	RL	Sarah Klaustermeier	Under Review					

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
23007 Ridge Line (New single-family residence)	DR PL2025-27	MN	Terry Chang	First incomplete letter sent 4/30/25 – waiting for additional information
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT/MN	Pete Volbeda	Second incomplete letter sent 12/5/23 – waiting for additional information
2887 Shadow Canyon (New single-family residence)	DR PL2025-9	MN	Peter Mattar	First incomplete letter sent 3/6/25 - waiting for additional information
Citywide Objective Design Standards	DCA PL2024-51	MN/GL	City of Diamond Bar	Under Review
SB9 & Reasonable Accommodations Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review
Walnut Valley Unified School District (Ordinance and Proposed Billboard)	DCA PL2024-40	RL/GL	WVUSD	Second incomplete letter sent 4/29/25 – waiting for additional information