



City of Diamond Bar City Council Agenda

Chia Yu Teng, Mayor
Steve Tye, Mayor Pro Tem
Andrew Chou, Council Member
Stan Liu, Council Member
Ruth M. Low, Council Member

City Manager Dan Fox • City Attorney Omar Sandoval • City Clerk Kristina Santana

Meeting Date: Tuesday, November 18, 2025

Regular Meeting 6:30 p.m.

**South Coast Air Quality Management District/Main Auditorium
21865 Copley Drive, Diamond Bar, CA 91765**

WELCOME TO A MEETING OF THE DIAMOND BAR CITY COUNCIL

Meetings are open to the public, and you are invited to attend and participate.

Agendas for regular City Council meetings are available 72 hours prior to the meeting and are posted in the City's regular posting locations, on DBTV and on the City's website. The City Council may take action on any item listed on the agenda.

HOW TO ACCESS THE MEETING REMOTELY

Television: Spectrum Cable Channel 3 and Frontier FiOS television Channel 47
Internet: [City's YouTube Channel](https://www.diamondbarca.gov/youtube) (diamondbarca.gov/youtube)
Listen-Only: Call +1 (415) 655-0052, Access Code: 577-666-131
Participate: [Join Go To Webinar](https://attendee.gotowebinar.com/register/6283360858743910748)
(https://attendee.gotowebinar.com/register/6283360858743910748)

RESOURCES

Copies of agendas and agenda packets are on file and available for public inspection at the City Clerk's Office at 21810 Copley Drive, Diamond Bar, CA 91765 or online at www.diamondbarca.gov/agendas. For more information about agendas or rules of the City Council, please [email the City Clerk's office](mailto:cityclerk@diamondbarca.gov) (cityclerk@diamondbarca.gov) or call 909-839-7010.

AMERICANS WITH DISABILITY ACT ACCOMMODATION

In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please [email the City Clerk's office](mailto:cityclerk@diamondbarca.gov) (cityclerk@diamondbarca.gov) or call 909-839-7010 as soon as possible. Providing at least 72 hours' notice will help ensure that reasonable arrangements can be made.

PUBLIC INPUT

The public may provide public comment by attending the meeting in person, by sending an email, or by logging into the teleconference. Please [email public comments to the City Clerk](mailto:cityclerk@diamondbarca.gov) (cityclerk@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 City Council Members, noted for the record at the meeting, and posted on the City's official agenda webpage: www.diamondbarca.gov/agendas. Please note that the meeting will proceed at the South Coast Air Quality Management District/Main Auditorium 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.

Speakers are limited to five (5) minutes per agenda item, unless the Mayor determines otherwise. The Mayor 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 Council only once on an agenda item, except during public hearings, when the applicant/appellant may be afforded a rebuttal. Any material to be submitted to the City Council at the meeting should be submitted through the City Clerk.

Public comments must be directed to the City Council. A person who disrupts the orderly conduct of the meeting after being warned by the Mayor or the Mayor's designee that their behavior is disrupting the meeting may result in the person being removed from the meeting.

LIVE MEETING NOTICE

This meeting is being video recorded and by participating you are giving your permission to be televised. This meeting will be rebroadcast every Saturday and Sunday at 9:00 a.m. and alternate Tuesdays at 8:00 p.m.

1. CALL TO ORDER: 6:30 p.m., Main Auditorium**PLEDGE OF ALLEGIANCE:** Mayor Teng**INVOCATION:** Pastor Stephen Yap, Gateway Friends Church**ROLL CALL:** Council Members Chou, Liu, Low, Mayor Pro Tem Tye, Mayor Teng**APPROVAL OF AGENDA:** Mayor Teng**2. SPECIAL PRESENTATIONS, CERTIFICATES, PROCLAMATIONS: None.****3. CITY MANAGER REPORTS AND RECOMMENDATIONS:****4. 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 Council on Consent Calendar items or other matters of interest not on the agenda that are within the subject matter jurisdiction of the Council. Although the City Council values your comments, pursuant to the Brown Act, members of the City Council 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 City Council.

5. SCHEDULE OF FUTURE EVENTS:

5.1 Planning Commission Meeting - November 25, 2025, 6:30 p.m., City Hall Windmill Room, 21810 Copley Dr.

5.2 Parks and Recreation Commission Meeting - November 27, 2025, 6:30 p.m., City Hall Windmill Room, 21810 Copley Dr. - Cancelled.

5.3 City offices are closed Thursday, November 27, 2025 and Friday, November 28, 2025 in observance of the Thanksgiving holiday, and will reopen at 7:30 a.m. on Monday, December 1, 2025.

5.4 City Council Meeting – December 2, 2025, 6:30 p.m., South Coast Air Quality Management District – Auditorium, 21865 Copley Dr.

6. CONSENT CALENDAR:

All items listed on the Consent Calendar are considered by the City Council to be routine and will be acted on by a single motion unless a City Council Member or member of the public request otherwise, in which case, the item will be removed for separate consideration.

6.1 City Council Minutes of the November 4, 2025 Regular Meeting.

Recommended Action:

Approve the November 4, 2025 Regular City Council meeting minutes.

6.2 Ratification of Check Register Dated October 29, 2025 through November 11, 2025 totaling \$2,321,565.02.

Recommended Action:

Ratify the Check Register.

6.3 Treasurer's Statement.

Recommended Action:

Approve the October 2025 Treasurer's Statement.

6.4 Small Business Saturday Proclamation.

Recommended Action:

Adopt the Proclamation declaring November 29, 2025 as Small Business Saturday.

6.5 Appropriation of PEG Funds for the Purchase and Installation of a Dedicated Air Conditioning Unit for the City Hall Broadcast Room.

Recommended Action:

Approve a one-time appropriation in the amount of \$40,000 from the restricted Public, Educational, and Governmental (PEG) Fund (Fund 270) for the purchase and installation of a dedicated air conditioning unit for the City Hall Broadcast Room.

7. PUBLIC HEARINGS:

7.1 Adoption of the 2025 California Building Standards Codes (Title 24 C.C.R. PARTS 2, 2.5, 3, 4, 5, 7, 9, AND 11) with Local Amendments.

Recommended Action:

- A. Open the public hearing to receive public testimony;
- B. Close the public hearing; and
- C. Approve for second reading by title only, waive full reading and adopt Ordinance No. 03 (2025):

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR AMENDING TITLE 15 OF THE DIAMOND BAR CITY CODE AND ADOPTING, BY REFERENCE, THE 2025 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2, INCLUDING CHAPTER 1 DIVISION II, AND APPENDICES I, AND J THERETO, THE 2025 CALIFORNIA MECHANICAL CODE, AND THE APPENDICES THERETO, THE 2025 CALIFORNIA PLUMBING CODE, AND THE APPENDICES THERETO, THE 2025 CALIFORNIA ELECTRICAL CODE, AND THE APPENDICES THERETO, THE 2025 CALIFORNIA RESIDENTIAL CODE, INCLUDING APPENDICES H, J, K, AND O THERETO, THE 2025 CALIFORNIA GREEN BUILDING CODE, WITHOUT THE APPENDICES THERETO, AND THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, WITHOUT APPENDICES, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS AND EXCEPTIONS."

8. COUNCIL CONSIDERATION:

8.1 City Council Discussion of Potential Amendments to Title 22 of The Diamond Bar City Code ("Development Code").

Recommended Action:

Provide direction regarding the initiation of a Development Code amendment process related to live entertainment, parking standards, sign standards, entitlement procedures, and/or other commercial standards as may be deemed appropriate.

9. COUNCIL SUB-COMMITTEE REPORTS AND MEETING ATTENDANCE REPORTS:

10. ADJOURNMENT:

CERTIFICATION

I, Kristina Santana, MMC, City Clerk, City of Diamond Bar, hereby certify, under penalty of perjury under the laws of the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq., not less than 72 hours prior to the meeting, at the following locations: Diamond Bar City Hall Kiosk, Diamond Bar City Hall Bulletin Board, City website: www.diamondbarca.gov, and Diamond Bar Library.

Kristina Santana, MMC

City Clerk

Date Posted: November 13, 2025



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: City Council Minutes of the November 4, 2025 Regular Meeting.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Approve the November 4, 2025 Regular City Council meeting minutes.

FINANCIAL IMPACT:

None.

BACKGROUND:

Government Code Section 36814 mandates the City Clerk to keep an accurate record of the City Council's proceedings.

ANALYSIS:

Minutes have been prepared and are being presented for approval.

PREPARED BY:

Kristina Santana, City Clerk, City Clerk's Office

ATTACHMENTS:

1. November 4, 2025 City Council Regular Meeting Minutes

**CITY OF DIAMOND BAR
MINUTES OF THE CITY COUNCIL REGULAR MEETING
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT/MAIN AUDITORIUM
21865 COPLEY DRIVE, DIAMOND BAR, CA 91765
NOVEMBER 4, 2025**

1. **CALL TO ORDER:** Mayor Teng called the Regular City Council meeting to order at 6:30 p.m. in the South Coast Air Quality Management District Main Auditorium, 21865 Copley Drive, Diamond Bar, CA 91765.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Steve Tye

INVOCATION: Pastor Tino Cordova, United Church of Christ

ROLL CALL: Council Members Andrew Chou, Stan Liu, Mayor Pro Tem Steve Tye, Mayor Chia Yu Teng

Absent: Council Member Ruth M. Low.

Staff present in person: Dan Fox, City Manager; Omar Sandoval, City Attorney; Ryan McLean, Assistant City Manager; Amy Haug, Human Resources and Risk Manager; Greg Gubman, Community Development Director; Raymond Tao, Building Official; David Liu, Public Works Director/City Engineer; Hal Ghafari, Public Works Manager/Assistant City Engineer; Cecilia Arellano, Community Relations Manager; Kristina Santana, City Clerk.

Staff present telephonically: Jason Jacobsen, Finance Director; Ryan Wright, Parks and Recreation Director.

Others present: Nancy Farias, Deputy, Diamond Bar/Walnut Sheriff's Station.

APPROVAL OF AGENDA: Mayor Teng approved the agenda as presented.

2. **SPECIAL PRESENTATIONS, CERTIFICATES, PROCLAMATIONS:** None.
3. **CITY MANAGER REPORTS AND RECOMMENDATIONS:** None.
4. **PUBLIC COMMENTS:**

The following provided public comments:

Lee Mao, resident
Cynthia Yu, Diamond Bar Library Manager
C. Robin Smith, resident, provided comments via teleconference.
The Garispe Family, resident

CC/Santana reported that no emails were submitted for public comment.

5. **SCHEDULE OF FUTURE EVENTS:** CM/Fox presented the Schedule of Future Events.

6. **CONSENT CALENDAR:** C/Chou moved, MPT/Tye seconded, to approve the Consent Calendar. Motion carried 4-0 by the following Roll Call vote:

AYES:	COUNCIL MEMBERS:	Chou, Liu, MPT/Tye, M/Teng
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	Low

6.1 Approved October 21, 2025 City Council Closed Session and Regular Meeting Minutes.

6.2 Ratified Check Register Dated October 15, 2025 through October 28, 2025 Totaling \$1,448,174.08.

6.3 Adoption of Extra Mile Day Proclamation.

6.4 Approval of Purchase of Five (5) HPE Servers.

6.5 Approval of Resolution No. 2025-34 Approving the Award of Construction Agreement for the Diamond Bar Boulevard Complete Streets Project – CIP No. SI256 (Gentry Brothers, Inc.) and Approval of Amendment 2 to a Professional Services Agreement for Construction Management and Inspection Services (Local Agency Engineering Associates, Inc.)

7. **PUBLIC HEARINGS:** None.

8. **COUNCIL CONSIDERATION:**

8.1 Adoption of the 2025 Building Standards Codes (Title 24 C.C.R. PARTS 2, 2.5, 3, 4, 5, 7, 9, AND 11) with Local Amendments.

Building Official Raymond Tao gave the staff presentation and responded to questions.

C. Robin Smith, resident, provided comments via teleconference.

CC/Santana confirmed that no public comment emails were received for this item.

After Council discussion, C/Liu moved, C/Chou seconded, to:

A. Hear the staff presentation and receive any public testimony;

B. Determine that the proposed ordinance does not constitute a

project and is therefore exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b); and

- C. Introduce for first reading by title only, waive full reading of Ordinance No. 03 (2025), and set for public hearing, second reading and adoption at the November 18, 2025 City Council meeting:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR AMENDING TITLE 15 OF THE DIAMOND BAR CITY CODE AND ADOPTING, BY REFERENCE, THE 2025 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2, INCLUDING CHAPTER 1 DIVISION II, AND APPENDICES I, AND J THERETO, THE 2025 CALIFORNIA MECHANICAL CODE, AND THE APPENDICES THERETO, THE 2025 CALIFORNIA PLUMBING CODE, AND THE APPENDICES THERETO, THE 2025 CALIFORNIA ELECTRICAL CODE, AND THE APPENDICES THERETO, THE 2025 CALIFORNIA RESIDENTIAL CODE, INCLUDING APPENDICES H, J, K, AND O THERETO, THE 2025 CALIFORNIA GREEN BUILDING CODE, WITHOUT THE APPENDICES THERETO, AND THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, WITHOUT APPENDICES, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS AND EXCEPTIONS.

Motion carried 4-0 by the following Roll Call vote:

AYES:	COUNCIL MEMBERS:	Chou, Liu, MPT/Tye, M/Teng
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	Low

8.2 Sixth Amendment to City Manager Employment Agreement.

City Attorney Omar Sandoval gave the staff presentation.

The following provided public comments:

Mr. Garispe

CC/Santana confirmed that no public comment emails were received for this item.

C/Chou moved, C/Liu seconded, to approve the Sixth Amendment to City Manager Employment Agreement.

Motion carried 4-0 by the following Roll Call vote:

AYES:	COUNCIL MEMBERS:	Chou, Liu, MPT/Tye, M/Teng
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	Low

10. COUNCIL SUBCOMMITTEE REPORTS AND MEETING ATTENDANCE REPORTS/COUNCIL MEMBER COMMENTS:

There were no Council Member reports on meetings attended at the expense of the local agency per Government Code 53232.3(d).

11. ADJOURNMENT: With no further business to conduct, M/Teng adjourned the Regular City Council Meeting at 7:25 p.m.

Respectfully Submitted,

Kristina Santana, City Clerk

The foregoing minutes are hereby approved this 18th day of November, 2025.

Chia Yu Teng, Mayor



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Ratification of Check Register Dated October 29, 2025 through November 11, 2025 totaling \$2,321,565.02.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Ratify the Check Register.

FINANCIAL IMPACT:

Expenditure of \$2,321,565.02.

BACKGROUND:

The City has established the policy of issuing accounts payable checks on a bi-weekly basis with City Council ratification at the next scheduled City Council Meeting. The attached check register containing checks dated October 29, 2025 through November 11, 2025 totaling \$2,321,565.02 is being presented for ratification.

ANALYSIS:

All payments have been made in compliance with the City's purchasing policies and procedures. The attached Affidavit affirms that the check register has been audited and deemed accurate.

PREPARED BY:

Luisa Allen, Senior Accounting Technician, Finance

ATTACHMENTS:

1. Check Register Affidavit 11-18-2025
2. Check Register 11-18-2025



CITY OF DIAMOND BAR CHECK REGISTER AFFIDAVIT

The attached listings of demands, invoices, and claims in the form of a check register including checks dated October 29, 2025 through November 11, 2025 has been audited and is certified as accurate. Payments have been allowed from the following funds in these amounts:

Description	Amount
General Fund	\$326,194.89
Measure W Local Return Fund	\$117,006.16
Measure M Local Return Fund	\$290,134.04
Measure R Local Return Fund	\$91,902.82
Prop A Transit Tax Fund	\$32,900.36
Prop C Transit Tax Fund	\$588,754.44
CASP (SB1186) Fee Fund	\$221.60
Waste Hauler Fund	\$100,000.00
LLAD 41 Fund	\$675.00
Integrated Waste Mgmt Fund - AB939	\$3,755.01
Vehicle Maintenance & Equip Fund	\$1,849.83
Community Dev Block Grant Fund	\$4,547.50
Capital Imprv Project Fund	\$28,540.00
Building Facility & Maint Fund	\$29,972.00
Pooled Cash Fund	\$21,417.83
General Fund Update	\$943.98
Road Maint & Rehab Fund	\$614,539.56
Equip Maint & Replacement Fund	\$68,210.00
	<u>\$2,321,565.02</u>

Signed:

Finance Director
Jason M. Jacobsen

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
17201	10/30/2025	CALIFORNIA DEPT OF TAX AND FEE ADMI		SALES & USE TAX JUL-SEP 2025	100	29006	\$4.00
CHECK TOTAL							\$4.00
17202	10/30/2025	DIVISION OF THE STATE ARCHITECT		DSA QRTL Y REPORT - 7/25 TO 9/25	226	20602	\$221.60
CHECK TOTAL							\$221.60
17203	10/30/2025	QUADIENT FINANCE USA INC		POSTAGE	100140	52170	\$5,010.00
CHECK TOTAL							\$5,010.00
17224	11/4/2025	ALL CITY MANAGEMENT SERVICES INC		CROSSING GUARD SERVICES - 9/28/25-10/11/25	100310	55412	\$14,481.60
CHECK TOTAL							\$14,481.60
17225	11/4/2025	AMERICOMP TONER & REPAIR LLC		TONERS FOR COPIERS/PRINTERS - M775 TRANSFER KIT	100230	51200	\$437.90
	11/4/2025	AMERICOMP TONER & REPAIR LLC		TONERS FOR COPIERS AND PRINTERS	100230	51200	\$438.78
CHECK TOTAL							\$876.68
17226	11/4/2025	AMY MAO		T&T COMMISSION STIPEND - JUL 2025	100610	52525	\$45.00
CHECK TOTAL							\$45.00
17227	11/4/2025	ARCHITERRA INC		PLAN CHECK PL2025-13 GOLDEN SPRINGS	100	22107	\$406.25
	11/4/2025	ARCHITERRA INC		PLAN CHECK PL2020-108 INDIAN CREEK	100	22107	\$562.50
CHECK TOTAL							\$968.75
17228	11/4/2025	NAILA ASAD BARLAS		PC STIPEND - SEPTEMBER 2025	100410	52525	\$65.00
CHECK TOTAL							\$65.00
17229	11/4/2025	BLACK O'DOWD AND ASSOCIATES INC		HERITAGE PARK RENOVATION DESIGN	301630	56104	\$5,630.00
	11/4/2025	BLACK O'DOWD AND ASSOCIATES INC		HERITAGE PARK RENOVATION DESIGN	301630	56104	\$14,250.00
CHECK TOTAL							\$19,880.00
17230	11/4/2025	BLOOMINGBAY INC		EMPLOYEE RECOGNITION	100220	52520	\$2,000.00
CHECK TOTAL							\$2,000.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
17231	11/4/2025	BLUDOT TECHNOLOGIES INC		ECON DEV - OPEN REWARDS INCENTIVE (CASH BACK)	100150	52601	\$15,000.00
						CHECK TOTAL	\$15,000.00
17232	11/4/2025	BRIAN E WORTHINGTON		PC STIPEND - SEPTEMBER 2025	100410	52525	\$65.00
						CHECK TOTAL	\$65.00
17233	11/4/2025	BUCKNAM INFRASTRUCTURE GROUP INC		PAVEMENT MGMT PROJECT - 2025	207615	54400	\$22,472.97
	11/4/2025	BUCKNAM INFRASTRUCTURE GROUP INC		PAVEMENT MGMT. PROJECT - FY 24-25	207615	54400	\$4,475.00
						CHECK TOTAL	\$26,947.97
17234	11/4/2025	CALIFORNIA ASSOCIATION OF PUBLIC INFORMATION OFFIC		2026 ANNUAL MEMBERSHIP FOR CAPIO	100240	52400	\$300.00
						CHECK TOTAL	\$300.00
17235	11/4/2025	CANNON CORPORATION		DESIGN-BREA CYN STRM DRAIN LINING - THRU 7/31/25	100615	54400	\$2,279.50
	11/4/2025	CANNON CORPORATION		DESIGN-BREA CYN STRM DRAIN LINING - THRU 8/31/25	100615	54400	\$135.00
						CHECK TOTAL	\$2,414.50
17236	11/4/2025	CDW GOVERNMENT		PORTABLE POE SWITCH	100230	51300	\$118.53
						CHECK TOTAL	\$118.53
17237	11/4/2025	CITYGREEN CONSULTING, LLC		SOLID WASTE CONSULTING SERVICES	250170	54900	\$2,255.00
						CHECK TOTAL	\$2,255.00
17238	11/4/2025	COCO SUTZE CHENG		INSTRUCTOR PAYMENT - FITNESS - FALL 25	100520	55320	\$168.00
						CHECK TOTAL	\$168.00
17239	11/4/2025	CORODATA MEDIA STORAGE INC		DAILY TAPE ROTATION & STORAGE - SEPT 2025	100230	52314	\$443.80
						CHECK TOTAL	\$443.80
17240	11/4/2025	DE NOVO PLANNING GROUP		PL24-40-DIGITAL BILLBOARD CEQA	100	22107	\$39,007.92
						CHECK TOTAL	\$39,007.92
17241	11/4/2025	DEPT OF TRANSPORTATION		TS MAINT - SHARED W/CALTRANS-JUL-SEPT 2025	100655	55536	\$6,926.56
						CHECK TOTAL	\$6,926.56

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
17242	11/4/2025	DIANA CHO & ASSOCIATES		CDBG CONSULTANT - AREA 5 ADA CURB RAMP ADMIN	225610	56101	\$1,615.00
	11/4/2025	DIANA CHO & ASSOCIATES		CDBG CONSULTANT - AREA 5 ADA CURB RAMP ADMIN	225610	56101	\$1,317.50
	11/4/2025	DIANA CHO & ASSOCIATES		CDBG CONSULTANT - AREA 5 ADA CURB RAMP ADMIN	225610	56101	\$1,615.00
CHECK TOTAL							\$4,547.50
17243	11/4/2025	EXTERIOR PRODUCTS CORP		MAINT & OPS LIGHT SERVICES (CITYHALL/DBC101725)	100510	52320	\$511.17
	11/4/2025	EXTERIOR PRODUCTS CORP		MAINT & OPS LIGHT SERVICES (CITYHALL/DBC101725)	100620	51200	\$2,581.51
	11/4/2025	EXTERIOR PRODUCTS CORP		MAINT & OPS LIGHT SERVICES (CITYHALL/DBC101725)	100620	52320	\$2,719.81
CHECK TOTAL							\$5,812.49
17244	11/4/2025	FCG CONSULTANTS INC		INTERIM SERVICES 07/01/25-07/31/25 FY 25/26	100610	54400	\$14,250.17
	11/4/2025	FCG CONSULTANTS INC		FY26 INTERIM SERVICES 08/01/25-08/31/25	100610	54400	\$9,379.19
	11/4/2025	FCG CONSULTANTS INC		FY26 INTERIM SERVICES 09/01/25-09/30/25	100610	54400	\$12,867.36
CHECK TOTAL							\$36,496.72
17245	11/4/2025	FOSTER & FOSTER CONSULTING ACTUARIES, INC		PROF. SVCS-ACTUARIAL REPORT FOR OPEB	100210	54010	\$1,890.00
	CHECK TOTAL						\$1,890.00
17246	11/4/2025	FRANCOISE S ZAMBRA		INSTRUCTOR PAYMENT - FITNESS - FALL 25	100520	55320	\$288.00
	CHECK TOTAL						\$288.00
17247	11/4/2025	GATEWAY WATER MANAGEMENT AUTHORITY		FY2025-26 LSGR WMP & CIMP COST SHARE	201610	54200	\$110,080.13
	11/4/2025	GATEWAY WATER MANAGEMENT AUTHORITY		FY2025-26 HARBOR TOXIC UPSTREAM ADMIN COST	201610	54200	\$5,511.03
CHECK TOTAL							\$115,591.16
17248	11/4/2025	GENTRY BROTHERS INC		AREA 4 RESIDENTIAL AND ARTERIALS	204610	56101	\$91,902.82
	11/4/2025	GENTRY BROTHERS INC		AREA 4 RESIDENTIAL AND ARTERIALS	202610	56101	\$93,330.09
	11/4/2025	GENTRY BROTHERS INC		AREA 4 RESIDENTIAL AND ARTERIALS	203610	56101	\$93,823.04
	11/4/2025	GENTRY BROTHERS INC		AREA 4 RESIDENTIAL AND ARTERIALS	252610	56101	\$100,000.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	11/4/2025	GENTRY BROTHERS INC		AREA 4 RESIDENTIAL AND ARTERIALS	203610	56101	\$196,311.00
	11/4/2025	GENTRY BROTHERS INC		AREA 4 RESIDENTIAL AND ARTERIALS	202610	56101	\$561,806.47
	11/4/2025	GENTRY BROTHERS INC		AREA 4 RESIDENTIAL AND ARTERIALS	207610	56101	\$561,806.48
	11/4/2025	GENTRY BROTHERS INC		AREA 4 RESIDENTIAL AND ARTEIRA	202610	56101	(\$40,597.00)
						CHECK TOTAL	\$1,658,382.90
17249	11/4/2025	GERALDINE KELLER		INSTRUCTOR PAYMENT - CULINARY - FALL 25	100520	55320	\$36.00
						CHECK TOTAL	\$36.00
17250	11/4/2025	GLUMAC		CIVIC CENTER SUSTAINABILITY PROJECT	100620	54400	\$16,016.25
						CHECK TOTAL	\$16,016.25
17251	11/4/2025	GOGO TECHNOLOGIES INC		FY 25-26 DIAMOND RIDE SR TRANS SVCS - SEP 2025	206650	55560	\$32,900.36
						CHECK TOTAL	\$32,900.36
17252	11/4/2025	HDL COREN & CONE		CONTRACT SVCS - PROPERTY TAX OCT-DEC 2025	100210	54010	\$3,993.75
						CHECK TOTAL	\$3,993.75
17253	11/4/2025	HOME SHOW PRODUCTIONS		BRIDAL SHOW BOOTH DBC	100510	52304	\$872.50
	11/4/2025	HOME SHOW PRODUCTIONS		BRIDAL SHOW BOOTH DBC	100510	52304	\$797.50
						CHECK TOTAL	\$1,670.00
17254	11/4/2025	IDS GROUP INC		DBB ROADWAY STABILIZATION DESIGN PROJECT	100615	54430	\$0.00
	11/4/2025	IDS GROUP INC		DBB ROADWAY STABILIZATION DESIGN PROJECT	100615	54400	\$2,234.25
	11/4/2025	IDS GROUP INC		DBB ROADWAY STABILIZATION DESIGN PROJECT	100615	54400	\$0.00
	11/4/2025	IDS GROUP INC		DBB ROADWAY STABILIZATION DESIGN PROJECT	100615	54430	\$5,718.48
						CHECK TOTAL	\$7,952.73
17255	11/4/2025	INFINITE GRAPHICS LLC		TOWN CENTER SPECIFIC PLAN DOCUMENTS - OCT 2025	103410	52110	\$943.98
						CHECK TOTAL	\$943.98
17256	11/4/2025	JOHN L HUNTER & ASSOC INC		NPDES PROFESSIONAL SERVICES - JULY 2025	201610	54200	\$1,415.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	11/4/2025	JOHN L HUNTER & ASSOC INC		NPDES LAND DEVELOPMENT - JULY 2025	100	22109	\$41.25
	11/4/2025	JOHN L HUNTER & ASSOC INC		NPDES LAND DEVELOPMENT - JULY 2025	100	22109	\$187.50
	11/4/2025	JOHN L HUNTER & ASSOC INC		NPDES LAND DEVELOPMENT - JULY 2025	100	22109	\$591.25
	11/4/2025	JOHN L HUNTER & ASSOC INC		NPDES LAND DEVELOPMENT - JULY 2025	100	22109	\$1,586.25
						CHECK TOTAL	\$3,821.25
17257	11/4/2025	JUCCHOU CORP		CONTRACT CLASS - GOLF	100520	55320	\$720.00
						CHECK TOTAL	\$720.00
17258	11/4/2025	JYL GROUP INC		CONTRACT CLASS - ADULT FITNESS - FALL 25	100520	55320	\$327.00
						CHECK TOTAL	\$327.00
17259	11/4/2025	KIMLEY HORN AND ASSOCIATES INC		ON-CALL TRAFFIC ENGR SERVICES - THRU 9/30/25	100615	54410	\$2,235.94
						CHECK TOTAL	\$2,235.94
17260	11/4/2025	LA COUNTY ASSESSOR OFFICE		SBF ABSTRACT - SEPT 2025	100230	52314	\$200.00
						CHECK TOTAL	\$200.00
17261	11/4/2025	MNS ENGINEERS INC		DESIGN - DBB COMPLETE STREETS - JULY 2025	301610	56105	\$5,595.00
						CHECK TOTAL	\$5,595.00
17262	11/4/2025	MOBILE RELAY ASSOCIATES INC		RECURRING SERVICES FOR EMERGENCY PREPARDNESS	100350	52300	\$78.75
						CHECK TOTAL	\$78.75
17263	11/4/2025	NATIONAL TRENCH SAFETY INC		RENTAL EQUIP (KRAIL 102425-112025)	100655	52300	\$455.52
						CHECK TOTAL	\$455.52
17264	11/4/2025	ONE TIME PAY VENDOR	ALMA CASTILLO	FACILITY REFUND	100	20202	\$1,450.00
						CHECK TOTAL	\$1,450.00
17265	11/4/2025	ONE TIME PAY VENDOR	BRIGHT MAGPIE CHARITABLE FOUNDATION	FACILITY REFUND	100	20202	\$100.00
						CHECK TOTAL	\$100.00
17266	11/4/2025	ONE TIME PAY VENDOR	CHRISTOPHER SANCHEZ	FACILITY REFUND	100	20202	\$200.00
						CHECK TOTAL	\$200.00
17267	11/4/2025	ONE TIME PAY VENDOR	DIANNE YU	FACILITY REFUND	100	20202	\$300.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
						CHECK TOTAL	\$300.00
17268	11/4/2025	ONE TIME PAY VENDOR	ERLINDA ORTEGA	RECREATION PROGRAM REFUND	100	20202	\$15.00
						CHECK TOTAL	\$15.00
17269	11/4/2025	ONE TIME PAY VENDOR	IRIS HUANG	FACILITY REFUND	100	20202	\$259.34
						CHECK TOTAL	\$259.34
17270	11/4/2025	ONE TIME PAY VENDOR	LINDA FLORES	FACILITY REFUND	100	20202	\$200.00
						CHECK TOTAL	\$200.00
17271	11/4/2025	ONE TIME PAY VENDOR	MINERVA TABANGCURA	FACILITY REFUND	100	20202	\$300.00
						CHECK TOTAL	\$300.00
17272	11/4/2025	ONE TIME PAY VENDOR	RAMI AJRAM	FACILITY REFUND	100	20202	\$200.00
						CHECK TOTAL	\$200.00
17273	11/4/2025	ONE TIME PAY VENDOR	REVA TURNER	RECREATION PROGRAM REFUND	100	20202	\$55.00
						CHECK TOTAL	\$55.00
17274	11/4/2025	ONE TIME PAY VENDOR	DRD BUILDERS INC	REFUND - PL2300017(850 BREA CANYON RD)	100	22107	\$2,500.00
						CHECK TOTAL	\$2,500.00
17275	11/4/2025	ONE TIME PAY VENDOR	KSB ELECTRIC INC	PERMIT REFUND-PR2501336(21411 AMBUSHERS ST)	104	48020	\$10.00
	11/4/2025	ONE TIME PAY VENDOR	KSB ELECTRIC INC	PERMIT REFUND-PR2501336(21411 AMBUSHERS ST)	100	48020	\$12.00
	11/4/2025	ONE TIME PAY VENDOR	KSB ELECTRIC INC	PERMIT REFUND-PR2501336(21411 AMBUSHERS ST)	100	48020	\$50.00
	11/4/2025	ONE TIME PAY VENDOR	KSB ELECTRIC INC	PERMIT REFUND-PR2501336(21411 AMBUSHERS ST)	100	48010	\$58.06
	11/4/2025	ONE TIME PAY VENDOR	KSB ELECTRIC INC	PERMIT REFUND-PR2501336(21411 AMBUSHERS ST)	100	48010	\$71.92
						CHECK TOTAL	\$201.98
17276	11/4/2025	ONE TIME PAY VENDOR	VICTOR PACHECO	REIMB-MILEAGE	100520	52420	\$8.40
						CHECK TOTAL	\$8.40
17277	11/4/2025	ONE TIME PAY VENDOR	XIAOLEI CAO	REFUND-PL2500031 (23923 MINNEQUA DR)	100	22107	\$4,072.63
						CHECK TOTAL	\$4,072.63

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
17278	11/4/2025	ONE TIME PAY VENDOR - CND REFUND	DANIEL KO LIAO	C&D REFUND: 23737 GOLDEN SPRINGS DR	100	22105	\$300.00
CHECK TOTAL							\$300.00
17279	11/4/2025	OTIS ELEVATOR COMPANY		CITYHALL UPGRADES PROJECT - ELEVATOR MAINT FY2526	504620	56100	\$29,972.00
CHECK TOTAL							\$29,972.00
17280	11/4/2025	PAPER DEPOT DOCUMENT DESTRUCTION, LLC		11/15/25 AMERICA RECYCLES DAY - PAPER SHREDDING	250170	55000	\$900.00
CHECK TOTAL							\$900.00
17281	11/4/2025	PAPER RECYCLING & SHREDDING		ON-SITE SHREDDING SVCS	250170	55000	\$105.00
	11/4/2025	PAPER RECYCLING & SHREDDING		RECORDS DESTRUCTION	250170	55000	\$145.00
CHECK TOTAL							\$250.00
17282	11/4/2025	PARK CONSULTING GROUP INC		TYLER EPL REPORTING - SEPT 2025	503230	56135	\$18,416.25
	11/4/2025	PARK CONSULTING GROUP INC		TYLER EPL REPORTING - SEPT 2025 (PART 2)	503230	56135	\$44,993.75
CHECK TOTAL							\$63,410.00
17283	11/4/2025	PATRICK MERCADO		T&T COMMISSION STIPEND - JUL 2025	100610	52525	\$45.00
CHECK TOTAL							\$45.00
17284	11/4/2025	PBLA ENGINEERING INC		CONSTRUCT PHASE (09/2025)	301630	56104	\$3,065.00
CHECK TOTAL							\$3,065.00
17285	11/4/2025	PRO1PRINT, LLC		THANK YOU SIGN FOR PUBLIC SAFETY EVENTS	100240	52110	\$59.13
	11/4/2025	PRO1PRINT, LLC		PRESERVE DIAMOND BAR FACT SHEET- 750 COPIES	100240	52110	\$520.13
	11/4/2025	PRO1PRINT, LLC		MULCH REPLENISHMENT SCHEDULE SIGN	100240	52110	\$41.61
CHECK TOTAL							\$620.87
17286	11/4/2025	PYRO COMM SYSTEMS INC		FIRE ALARM ANNUAL TESTING (DBC)	100510	52310	\$585.00
	11/4/2025	PYRO COMM SYSTEMS INC		FIRE ALRM INSPECTION REPAIR (DBC- 102225)	100510	52310	\$585.00
CHECK TOTAL							\$1,170.00
17287	11/4/2025	RAPHAEL H PLUNKETT		T&T COMMISSION STIPEND - JUL 2025	100610	52525	\$45.00
CHECK TOTAL							\$45.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
17288	11/4/2025	REINBERGER CORPORATION		WINDOW ENVELOPES	100140	52110	\$1,153.04
						CHECK TOTAL	\$1,153.04
17289	11/4/2025	RETAIL MARKETING SERVICES INC		CART RETRIEVAL- SEPTEMBER	250170	55000	\$40.00
						CHECK TOTAL	\$40.00
17290	11/4/2025	RKA CONSULTING GROUP		BUILDING & SAFETY CONTRACT SERVICES-SEPT 2025	100420	55100	\$64,301.40
						CHECK TOTAL	\$64,301.40
17291	11/4/2025	ROMULO T MORALES		T&T COMMISSION STIPEND - JUL 2025	100610	52525	\$45.00
						CHECK TOTAL	\$45.00
17292	11/4/2025	RUBEN TORRES		PC STIPEND - SEPTEMBER 2025	100410	52525	\$65.00
						CHECK TOTAL	\$65.00
17293	11/4/2025	SC FUELS		FLEET FUEL (100125-101525)	502430	52330	\$111.66
	11/4/2025	SC FUELS		FLEET FUEL (100125-101525)	502620	52330	\$460.74
	11/4/2025	SC FUELS		FLEET FUEL (100125-101525)	502630	52330	\$626.77
	11/4/2025	SC FUELS		FLEET FUEL (100125-101525)	502655	52330	\$650.66
						CHECK TOTAL	\$1,849.83
17294	11/4/2025	SPECTRUM BUSINESS		CABLE TV SERVICE/DBC - OCT 2025	100230	54030	\$134.24
						CHECK TOTAL	\$134.24
17295	11/4/2025	STAY GREEN INC		LANDSCAPE MAINTENANCE (CITY HALL/OCT 2025)	100620	52320	\$1,250.00
						CHECK TOTAL	\$1,250.00
17296	11/4/2025	SURENDRA R MEHTA		PC STIPEND - SEPTEMBER 2025	100410	52525	\$65.00
						CHECK TOTAL	\$65.00
17297	11/4/2025	TASC		FSA FEES	100220	52515	\$187.92
						CHECK TOTAL	\$187.92
17298	11/4/2025	TEK PAYROLL TIME SYSTEMS INC		FRONT COUNTER TIME STAMP REPAIR & MAINTENANCE	100140	52310	\$314.70
						CHECK TOTAL	\$314.70
17299	11/4/2025	THE GAS COMPANY		GAS SERVICE - HERITAGE (091225- 101325)	100630	52215	\$45.86
	11/4/2025	THE GAS COMPANY		GAS SERVICE - DBC (0915235-101525)	100510	52215	\$629.90

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
						CHECK TOTAL	\$675.76
17300	11/4/2025	THE KNOT WORLDWIDE INC		DBC ONLINE STOREFRONT OCTOBER2025-JANUARY 2026	100510	52160	\$3,744.00
						CHECK TOTAL	\$3,744.00
17301	11/4/2025	THE SAN GABRIEL VALLEY NEWSPAPER GR		LEGAL AD PL2025-51 OCT2025	100	22107	\$872.38
						CHECK TOTAL	\$872.38
17302	11/4/2025	THE SHERWIN-WILLIAMS CO		PAINT SUPPLIES (CITY HALL /JAY102125)	100620	51200	\$7.89
	11/4/2025	THE SHERWIN-WILLIAMS CO		PAINT SUPPLIES (CITY HALL /JAY102225)	100620	51200	\$28.62
						CHECK TOTAL	\$36.51
17303	11/4/2025	THOMAS DONINI		SENIOR DANCE DJ SERVICES, 25/26	100520	55310	\$450.00
						CHECK TOTAL	\$450.00
17304	11/4/2025	TRANE SERVICE GROUP INC		QTRLY MECH/BAS MAINTENANCE DBC (110125-022826)	100510	52310	\$6,536.25
						CHECK TOTAL	\$6,536.25
17305	11/4/2025	TYLER TECHNOLOGIES INC		ELM PROJECT MGMT HOURS - 10/7/25- 10/9/25	503230	56135	\$4,800.00
						CHECK TOTAL	\$4,800.00
17306	11/4/2025	ULTIMATE MAINTENANCE SERVICES INC		JANITORIAL SERVICES (OCTOBER/2025)	100630	55505	\$3,070.00
	11/4/2025	ULTIMATE MAINTENANCE SERVICES INC		JANITORIAL SERVICES (OCTOBER/2025)	100510	55505	\$9,650.00
	11/4/2025	ULTIMATE MAINTENANCE SERVICES INC		JANITORIAL SERVICES (OCTOBER/2025)	100620	52320	\$12,075.00
						CHECK TOTAL	\$24,795.00
17307	11/4/2025	US BANK		CALCARD STATEMENT - OCT 2025	999	28100	\$21,417.83
						CHECK TOTAL	\$21,417.83
17308	11/4/2025	VERVE CLOUD INC		POTS SERVICE ALTERNATIVE TESTING	100230	52314	\$300.00
						CHECK TOTAL	\$300.00
17309	11/4/2025	WW GRAINGER INC		EMERGENCY PREP SUPPLIES	100350	51200	\$943.31
						CHECK TOTAL	\$943.31
17310	11/4/2025	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES DBC	100510	51210	\$822.94

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	11/4/2025	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES CITY HALL (102025)	100620	51200	\$823.13
	11/4/2025	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES (CITY HALL)	100620	51200	\$182.83
	11/4/2025	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES (DBC)	100510	51210	\$463.54
	11/4/2025	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES (HERITAGE PARK)	100630	51200	\$263.27
	11/4/2025	WAXIE SANITARY SUPPLY		TRASH & RECYCLING COLLECTION EQUIPMENT DBC	250170	51300	\$310.01
CHECK TOTAL							\$2,865.72
17311	11/4/2025	WEST COAST ARBORISTS INC		TREE MAINTENANCE (D41 100125-101525)	241641	55522	\$675.00
	11/4/2025	WEST COAST ARBORISTS INC		CITYWIDE TREE MAINTENANCE (100125-101525)	100645	55522	\$26,212.00
CHECK TOTAL							\$26,887.00
17312	11/4/2025	WILLDAN FINANCIAL SERVICES		CITYWIDE FEE STUDY & COST ALLOCATION PLAN - OCT 25	100130	54900	\$1,087.50
CHECK TOTAL							\$1,087.50
17313	11/4/2025	WILLDAN GEOTECHNICAL		GEOTECH REVIEW - 1400 MONTEFINO - THRU 8/29/25	100	22107	\$840.00
CHECK TOTAL							\$840.00
17314	11/4/2025	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - SEPTEMBER 2025	100120	54020	\$1,015.20
	11/4/2025	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - SEPTEMBER 2025	100120	54020	\$3,299.40
	11/4/2025	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - SEPTEMBER 2025	100120	54020	\$56.40
	11/4/2025	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - SEPTEMBER 2025	100120	54020	\$1,748.40
	11/4/2025	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - SEPTEMBER 2025	100120	54020	\$676.80
	11/4/2025	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - SEPTEMBER 2025	100120	54020	\$1,128.00
CHECK TOTAL							\$7,924.20
17315	11/4/2025	YOUTH EVOLUTION ACTIVITIES		CONTRACT CLASS- YOUTH SPORTS	100520	55320	\$1,188.00
CHECK TOTAL							\$1,188.00
GRAND TOTAL							\$2,321,565.02



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Treasurer's Statement.

STRATEGIC GOAL: Responsible Stewardship of Public Resources

RECOMMENDATION:

Approve the October 2025 Treasurer's Statement.

FINANCIAL IMPACT:

None.

BACKGROUND:

Consistent with City policy, the Finance Department presents the monthly Treasurer's Statement to the City Council for review and approval.

ANALYSIS:

This statement shows the cash balances with a breakdown of various investment accounts and the yield to maturity from investments. This statement also includes an investment portfolio management report which details the activities of investments.

PREPARED BY:

Jason Jacobsen, Finance Director, Finance

ATTACHMENTS:

1. Treasurer's Cash Report - Oct 2025
2. Treasurer's Certification & Portfolio Report - Oct 2025

**CITY OF DIAMOND BAR - CITY TREASURER'S CASH BALANCE REPORT
AS OF OCTOBER 31, 2025**

CASH & INVESTMENT BALANCES

Cash Funds

General Account	\$2,053,318.45	
Payroll Account	\$0.00	
Change Fund - General Fund	\$600.00	
Petty Cash Account	\$303.00	
Cash With Fiscal Agent (US Bank 2021 Bonds)	<u>\$1,548.28</u>	
Total Cash Funds		<u>\$2,055,769.73</u>

City & LAIF Invested Funds (Book Value):

Local Agency Investment Fund	\$8,786,854.02	
City-Managed Fixed-Income Securities (0-5 year maturity)	<u>\$55,144,498.03</u>	
Total Investment Funds (Book Value)		<u>\$63,931,352.05</u>

Fiscal Year-To-Date Effective Rate of Return (City Funds & LAIF) 3.78% (4 Months)

Fiscal YTD Interest Earnings (City Funds & LAIF) \$850,588.88 (4 Months)

FY 2025-26 Budgeted Interest Earnings (City Funds & LAIF) \$1,530,800.00 (12 Months)

Invested Funds With OPEB Trust (Managed by CalPERS/State Street)

Annualized rate of return (6/30/2016 - 6/30/2025)	5.16%	(9 Years)	<u>\$1,086,033.74</u>
OPEB Trust Starting Balance (7/1/2025)	\$945,947.34		
OPEB Trust FY 25-26 Contributions	\$88,000.00		
OPEB Trust FY 25-26 Earnings	<u>\$52,086.40</u>	(4 Months)	
OPEB Trust Ending Balance (9/30/2025)	<u>\$1,086,033.74</u>		

GRAND TOTAL - CASH & INVESTMENTS

\$67,073,155.52

CITY OF DIAMOND BAR
INVESTMENT PORTFOLIO SUMMARY REPORT
OCTOBER 31, 2025

INVESTMENTS	BOOK VALUE	PERCENT OF PORTFOLIO	TERM	DAYS TO MATURITY	YIELD TO MATURITY
Federal Credit Union CD	\$14,384,000.00	22.50%	1,497	776	4.285%
Local Agency Investment Fund	\$8,786,854.02	13.74%	1	1	4.212%
Corporate Notes	\$3,679,991.57	5.76%	1,704	1,262	4.896%
Federal Agency Coupon Securities	\$7,642,442.68	11.95%	1,552	497	4.187%
Treasury Coupon Securities	\$3,092,820.38	4.84%	1,813	831	2.983%
Federal Agency Callable	\$6,999,943.98	10.95%	1,734	340	2.409%
Certificates of Deposit-Banks	\$6,304,437.43	9.86%	1,562	789	3.907%
Municipal Bonds	\$1,541,478.24	2.41%	1,585	554	4.739%
Money Market Fund	\$11,499,383.75	17.99%	1	1	4.000%

Total Investments and Averages	\$63,931,352.05	100.00%	1,091	476	3.952%
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	MONTH ENDING	FISCAL YEAR-TO-DATE
	OCTOBER 31, 2025	2025-2026
TOTAL INTEREST EARNED	\$196,077.39	\$850,588.88
	3.53%	3.78%

Daniel Fox

Daniel Fox
City Treasurer

I certify that this report accurately reflects all City pooled investments and is in conformity with the investment policy of the City of Diamond Bar approved by City Council and on file in the City Clerk's office. The investment program herein provides sufficient cash flow liquidity to meet the next six months estimated expenditures.



**City of Diamond Bar
Portfolio Management
Portfolio Summary
October 31, 2025**

City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA
(909)839-7053

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM/C
Federal Credit Union CD	14,384,000.00	14,492,437.69	14,384,000.00	22.50	1,497	776	4.285
Local Agency Investment Funds	8,786,854.02	8,653,544.26	8,786,854.02	13.74	1	1	4.212
Corporate Notes	3,800,000.00	3,737,275.20	3,679,991.57	5.76	1,704	1,262	4.896
Federal Agency Coupon Securities	7,625,000.00	7,663,557.05	7,642,442.68	11.95	1,552	497	4.187
Treasury Coupon Securities	3,125,000.00	3,069,040.85	3,092,820.38	4.84	1,813	831	2.983
Federal Agency Callable	7,000,000.00	6,843,041.50	6,999,943.98	10.95	1,734	340	2.409
Certificate of Deposit	6,384,000.00	6,338,707.40	6,304,437.43	9.86	1,562	789	3.907
Municipal Bonds	1,595,000.00	1,544,199.64	1,541,478.24	2.41	1,585	554	4.739
Money Market Fund	11,499,383.75	11,499,383.75	11,499,383.75	17.99	1	1	4.000
Investments	64,199,237.77	63,841,187.34	63,931,352.05	100.00%	1,091	476	3.952

Total Earnings	October 31 Month Ending	Fiscal Year To Date
Current Year	196,077.39	850,588.88
Average Daily Balance	65,393,590.17	66,725,509.39
Effective Rate of Return	3.53%	3.78%

11/12/2025

Jason M. Jacobsen, Finance Director

Reporting period 10/01/2025-10/31/2025

Run Date: 11/12/2025 - 11:43

Portfolio POOL
AP
PM (PRF_PM1) 7.3.0
Report Ver. 7.3.6.1

**City of Diamond Bar
Portfolio Management
Portfolio Details - Investments
October 31, 2025**

Page 1

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM/C	Maturity Date
Federal Credit Union CD											
06251A3K4	10402	America's Credit Union		12/16/2021	248,000.00	238,674.70	248,000.00	1.350	1,826	410	1.350 12/16/2026
00790UAC1	10682	ADVANTAGE CREDIT UNION		07/31/2024	249,000.00	252,742.72	249,000.00	4.450	1,826	1,368	4.450 07/31/2029
01025RAT6	10750	ALABAMA CREDIT UNION		07/09/2025	249,000.00	249,000.00	249,000.00	4.150	730	615	4.150 07/09/2027
02157RAA5	10683	ALTAONE FEDERAL CREDIT		07/19/2024	249,000.00	252,731.02	249,000.00	4.450	1,826	1,356	4.450 07/19/2029
011852AE0	10547	Alaska USA FCU		03/08/2023	249,000.00	252,861.74	249,000.00	4.600	1,827	858	4.600 03/08/2028
052392BT3	10495	AUSTIN TELCO FCU		09/21/2022	249,000.00	248,064.26	249,000.00	3.800	1,826	689	3.800 09/21/2027
07181JBH6	10697	Baxter Credit Union		08/22/2024	249,000.00	251,516.15	249,000.00	4.350	1,461	1,025	4.350 08/22/2028
07371BWA5	10679	Beal Bank-Plano TX		06/12/2024	244,000.00	249,267.47	244,000.00	4.650	1,820	1,313	4.650 06/06/2029
09776DAV6	10744	BOM BANK		06/24/2025	249,000.00	249,560.75	249,000.00	4.100	1,826	1,696	4.100 06/24/2030
14042THZ3	10453	Capital One Bank USA		07/27/2022	248,000.00	245,659.87	248,000.00	3.500	1,826	633	3.500 07/27/2027
12481GAZ0	10663	CBC Federal Credit Union		05/14/2024	249,000.00	254,402.30	249,000.00	4.650	1,826	1,290	4.650 05/14/2029
17783PAK7	10625	City Federal Credit Union		01/18/2024	249,000.00	248,770.92	249,000.00	4.000	1,827	1,174	4.000 01/18/2029
19058RAG6	10684	COASTAL1CU		07/22/2024	249,000.00	252,914.28	249,000.00	4.550	1,460	993	4.550 07/21/2028
19123RAA0	10529	COCA-COLA FCU		01/31/2023	249,000.00	249,596.60	249,000.00	4.600	1,098	93	4.600 02/02/2026
20367GBD0	10440	Community Commerce Bank		07/27/2022	248,000.00	246,357.25	248,000.00	3.050	1,280	87	3.050 01/27/2026
14622LAS1	10686	CARTER FEDERAL CU		08/07/2024	249,000.00	250,879.20	249,000.00	4.250	1,826	1,375	4.250 08/07/2029
23204HPM4	10678	Customers Bank		06/11/2024	244,000.00	247,884.48	244,000.00	4.850	1,095	587	4.850 06/11/2027
291916AG9	10596	Empower FED Credit Union		10/23/2023	248,000.00	256,339.50	248,000.00	5.100	1,827	1,087	5.100 10/23/2028
29367RNG7	10720	Enterprise Bank Corp.		08/28/2024	249,000.00	246,619.81	249,000.00	3.800	1,826	1,396	3.800 08/28/2029
32026U5U6	10664	First Foundation Bank		05/22/2024	244,000.00	248,712.37	244,000.00	4.600	1,826	1,298	4.600 05/22/2029
320165LR2	10648	FIRST FARMERS BK & TRUST		03/28/2024	249,000.00	249,899.39	249,000.00	4.850	671	88	4.850 01/28/2026
32114MBC0	10681	First Natl Bnk Blue Erth		06/20/2024	248,000.00	252,125.23	248,000.00	4.850	1,095	596	4.850 06/20/2027
33610RVR1	10685	FIRST PREMIER BANK		07/17/2024	244,000.00	247,068.79	244,000.00	4.450	1,461	989	4.450 07/17/2028
39573LAV0	10255	GREENSTATE CREDIT UNION		02/26/2021	248,000.00	242,333.70	248,000.00	0.650	1,826	117	0.650 02/26/2026
42228LAH4	10496	HEALTHCARE SYSTEMS FCU		09/21/2022	249,000.00	247,762.47	249,000.00	3.600	1,461	324	3.600 09/21/2026
42869GAB2	10639	Hickam		01/31/2024	249,000.00	250,321.19	249,000.00	4.150	1,461	821	4.150 01/31/2028
856285E98	10410	State Bank of India		01/31/2022	248,000.00	239,542.46	248,000.00	1.750	1,827	457	1.750 02/01/2027
472207AE9	10491	JEANNE D'ARC CREDIT UNION		09/30/2022	249,000.00	248,050.07	249,000.00	3.800	1,826	698	3.800 09/30/2027
48115LAM6	10707	Jovia Financial Credit Union C		08/16/2024	249,000.00	250,756.20	249,000.00	4.650	731	289	4.650 08/17/2026
50625LBR3	10606	LAFAYETTE FCU		11/30/2023	248,000.00	252,246.01	248,000.00	5.250	1,096	394	5.250 11/30/2026
530520AC9	10530	LIBERTY FIRST CU		01/27/2023	249,000.00	249,422.30	249,000.00	4.500	1,096	87	4.500 01/27/2026
534574AC2	10571	LINCOLN PARK COMMUNITY BANK		08/28/2023	248,000.00	255,291.20	248,000.00	5.000	1,827	1,031	5.000 08/28/2028
55026MAE5	10487	LUMINATE BANK		09/15/2022	249,000.00	245,970.67	249,000.00	3.400	1,826	683	3.400 09/15/2027
56824JBC7	10718	Marine Federal Corp.		08/30/2024	249,000.00	248,943.98	249,000.00	4.000	731	303	4.000 08/31/2026
58404DUA7	10622	Medallion Bank		12/29/2023	248,000.00	249,798.74	248,000.00	4.500	1,096	423	4.500 12/29/2026
59524LAA4	10549	MID CAROLINA CU		03/13/2023	249,000.00	250,484.54	249,000.00	4.850	1,096	132	4.850 03/13/2026

Portfolio POOL
AP
PM (PRF_PM2) 7.3.0

Run Date: 11/12/2025 - 11:43

**City of Diamond Bar
Portfolio Management
Portfolio Details - Investments
October 31, 2025**

Page 2

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM/C	Maturity Date
Federal Credit Union CD											
61690DQK7	10662	Morgan Stanley Bank		05/08/2024	244,000.00	248,468.37	244,000.00	4.700	1,461	919	4.700 05/08/2028
61776NTH6	10745	Morgan Stanley Bank		06/18/2025	244,000.00	246,684.49	244,000.00	4.300	1,828	1,692	4.300 06/20/2030
62847NEL6	10646	MVB BANK INC		03/27/2024	249,000.00	250,270.90	249,000.00	4.800	730	146	4.800 03/27/2026
654062LP1	10643	NICOLET NATIONAL BANK		03/08/2024	249,000.00	250,835.88	249,000.00	4.250	1,826	1,223	4.250 03/08/2029
68584JAV1	10675	Oregon Community Cred Un		06/07/2024	248,000.00	250,322.77	248,000.00	5.050	731	219	5.050 06/08/2026
682325EK7	10676	One Community Bank		06/18/2024	249,000.00	252,002.94	249,000.00	4.850	913	412	4.850 12/18/2026
722000AC0	10575	PIMA FEDERAL CREDIT		08/17/2023	248,000.00	251,496.55	248,000.00	5.300	1,096	289	5.300 08/17/2026
77357DAB4	10607	ROCKLAND FCU		11/30/2023	248,000.00	255,737.85	248,000.00	5.000	1,827	1,125	5.000 11/30/2028
835104DG2	10751	SOMERSET TRUST CO		07/08/2025	249,000.00	249,000.00	249,000.00	3.950	1,645	1,529	3.950 01/08/2030
849061AF3	10644	SPOKANE TEACHERS CR UN		03/25/2024	245,000.00	248,134.78	245,000.00	4.750	1,095	509	4.750 03/25/2027
87868YAL7	10551	TECHNOLOGY CU		03/23/2023	249,000.00	250,615.76	249,000.00	5.000	1,096	142	5.000 03/23/2026
89235MNT4	10442	Toyota Financial SGS Bank		07/22/2022	248,000.00	245,192.14	248,000.00	3.400	1,826	628	3.400 07/22/2027
89839KAD7	10604	TRUSTSTAR BANK		11/22/2023	248,000.00	253,735.25	248,000.00	4.750	1,827	1,117	4.750 11/22/2028
88709RBH1	10677	Timberland Bank Hoquaim		06/12/2024	249,000.00	251,960.11	249,000.00	4.850	912	405	4.850 12/11/2026
89854LAD5	10564	TTCU FED CU		07/26/2023	248,000.00	255,131.24	248,000.00	5.000	1,827	998	5.000 07/26/2028
91527PCF2	10651	Univest Bank & Trust Co.		03/13/2024	249,000.00	250,836.38	249,000.00	4.250	1,826	1,228	4.250 03/13/2029
91739JAD7	10589	UTAH FIRST CD		10/30/2023	248,000.00	256,390.83	248,000.00	5.100	1,827	1,094	5.100 10/30/2028
06543PDA0	10494	BANK OF THE VALLEY NE		09/30/2022	249,000.00	249,655.12	249,000.00	4.100	1,826	698	4.100 09/30/2027
91823MBE4	10499	VCC BANK		10/14/2022	249,000.00	249,741.02	249,000.00	4.250	1,461	347	4.250 10/14/2026
93883MBA5	10674	WASHINGTON FINANCIAL		05/31/2024	244,000.00	247,883.02	244,000.00	4.500	1,826	1,307	4.500 05/31/2029
949764JY1	10617	Wells Fargo		12/27/2023	248,000.00	248,606.61	248,000.00	4.100	1,827	1,152	4.100 12/27/2028
98138MCA6	10590	WORKERS FCU		10/30/2023	248,000.00	257,163.35	248,000.00	5.200	1,827	1,094	5.200 10/30/2028
Subtotal and Average			14,673,161.29		14,384,000.00	14,492,437.69	14,384,000.00		1,497	776	4.285

Local Agency Investment Funds

LAIF	10028	Local Agency Investment Fund			8,786,854.02	8,653,544.26	8,786,854.02	4.212	1	1	4.212
Subtotal and Average			8,786,854.02		8,786,854.02	8,653,544.26	8,786,854.02		1	1	4.212

Corporate Notes

06406YAA0	10732	Bank of NY Mello Corp.		01/13/2025	350,000.00	336,085.75	328,043.87	3.300	1,683	1,391	5.170 08/23/2029
06048WR36	10515	Bank of America Corp.		12/27/2022	500,000.00	478,120.00	478,182.40	2.000	1,638	598	5.000 06/22/2027
17325FBK3	10733	CITIBANK		01/13/2025	350,000.00	357,378.35	347,618.65	4.838	1,666	1,343	5.042 08/06/2029
29736RAP5	10737	ESTEE LAUDER CO		03/25/2025	300,000.00	276,582.30	274,622.88	2.375	1,712	1,491	4.707 12/01/2029
24422EXB0	10668	JOHN DEERE CAPITAL CORP		05/29/2024	500,000.00	512,160.00	499,625.87	4.950	1,507	986	4.979 07/14/2028
46647PAX4	10731	JP Morgan Chase		01/07/2025	400,000.00	400,666.80	393,803.86	4.452	1,793	1,130	4.980 12/05/2029
49177JAH5	10738	KENVUE INC		03/25/2025	300,000.00	309,040.50	304,753.56	5.000	1,823	1,602	4.581 03/22/2030

Portfolio POOL
AP
PM (PRF_PM2) 7.3.0

Run Date: 11/12/2025 - 11:43

**City of Diamond Bar
Portfolio Management
Portfolio Details - Investments
October 31, 2025**

Page 3

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM/C	Maturity Date
Corporate Notes											
59217GFT1	10734	MET LIFE GLOBAL		01/09/2025	500,000.00	509,891.00	499,405.18	4.900	1,826	1,530	4.932 01/09/2030
637432NV3	10739	NATIONAL RURAL UTILITIES COOPE		03/25/2025	300,000.00	275,971.50	273,472.38	2.400	1,816	1,595	4.691 03/15/2030
808513BX2	10740	CHARLES SCHWAB		03/25/2025	300,000.00	281,379.00	280,462.92	2.750	1,651	1,430	4.611 10/01/2029
Subtotal and Average			3,678,523.43		3,800,000.00	3,737,275.20	3,679,991.57		1,704	1,262	4.896
Federal Agency Coupon Securities											
17325FBB3	10631	CITIBANK		01/30/2024	750,000.00	784,097.25	768,444.55	5.803	1,704	1,063	4.847 09/29/2028
3133EPCG8	10545	Federal Farm Credit Bank		03/01/2023	1,000,000.00	1,006,393.00	997,372.81	4.125	1,736	760	4.267 12/01/2027
3133EPQC2	10572	Federal Farm Credit Bank		08/02/2023	1,000,000.00	1,006,442.00	999,759.62	4.625	1,080	258	4.661 07/17/2026
3130ASGU7	10432	Federal Home Loan Bank		06/16/2022	1,000,000.00	992,955.00	999,705.96	3.500	1,821	587	3.520 06/11/2027
3130ASJ59	10447	Federal Home Loan Bank		07/18/2022	1,000,000.00	993,763.00	1,001,337.96	3.375	1,425	223	3.141 06/12/2026
313373B68	10537	Federal Home Loan Bank		02/27/2023	500,000.00	500,936.50	499,585.57	4.375	1,110	132	4.619 03/13/2026
3130AWMN7	10563	Federal Home Loan Bank		07/21/2023	500,000.00	509,053.50	502,315.65	4.375	1,785	951	4.177 06/09/2028
3130B0N70	10645	Federal Home Loan Bank		03/27/2024	500,000.00	501,559.00	500,000.00	4.850	1,826	146	4.850 03/27/2029
3130B2F59	10706	Federal Home Loan Bank		08/20/2024	575,000.00	571,303.90	575,000.00	4.250	1,816	282	4.250 08/10/2029
45818WED4	10498	INTER-AMERICAN DEV. BANK		09/13/2022	500,000.00	491,113.00	495,953.44	2.980	1,731	586	3.902 06/10/2027
61746BCY0	10708	Morgan Stanley Bank		08/01/2024	300,000.00	305,940.90	302,967.12	6.250	738	281	4.888 08/09/2026
Subtotal and Average			7,642,747.45		7,625,000.00	7,663,557.05	7,642,442.68		1,552	497	4.187
Treasury Coupon Securities											
91282CMG3	10735	UST		02/13/2025	300,000.00	305,871.00	297,431.88	4.250	1,813	1,552	4.477 01/31/2030
91282CMD0	10736	UST		02/13/2025	325,000.00	333,150.35	323,613.01	4.375	1,782	1,521	4.489 12/31/2029
91282CDQ1	10403	U.S. Treasury		01/04/2022	1,000,000.00	962,539.00	998,797.25	1.250	1,822	425	1.357 12/31/2026
91282CEW7	10436	U.S. Treasury		07/14/2022	1,000,000.00	991,133.00	1,003,605.65	3.250	1,812	606	3.014 06/30/2027
91282CEE7	10654	U.S. Treasury		04/08/2024	500,000.00	476,347.50	469,372.59	2.375	1,818	1,246	4.393 03/31/2029
Subtotal and Average			4,060,156.27		3,125,000.00	3,069,040.85	3,092,820.38		1,813	831	2.983
Federal Agency Callable											
3133EMSH6	10258	Federal Farm Credit Bank		03/03/2021	500,000.00	488,746.50	500,000.00	0.790	1,826	122	0.790 03/03/2026
3133ENKG4	10397	Federal Farm Credit Bank		01/11/2022	1,000,000.00	964,163.00	1,000,000.00	1.470	1,826	436	1.470 01/11/2027
3133ENMA5	10405	Federal Farm Credit Bank		01/26/2022	1,500,000.00	1,453,453.50	1,500,000.00	1.840	1,826	451	1.840 01/26/2027
3133ENH52	10475	Federal Farm Credit Bank		08/23/2022	500,000.00	497,602.50	500,000.00	4.030	1,826	660	4.030 08/23/2027
3133EREU1	10667	Federal Farm Credit Bank		05/29/2024	500,000.00	501,185.50	499,991.06	5.000	537	16	5.041 11/17/2025
3133ETMB0	10746	Federal Farm Credit Bank		06/24/2025	500,000.00	499,550.50	500,000.00	4.650	1,826	235	4.650 06/24/2030
3130AL7M0	10254	Federal Home Loan Bank		02/24/2021	500,000.00	488,617.00	499,952.92	0.625	1,826	23	0.656 02/24/2026
3130AQKJ1	10406	Federal Home Loan Bank		01/28/2022	1,500,000.00	1,448,170.50	1,500,000.00	1.700	1,826	88	1.700 01/28/2027

Portfolio POOL
AP
PM (PRF_PM2) 7.3.0

Run Date: 11/12/2025 - 11:43

**City of Diamond Bar
Portfolio Management
Portfolio Details - Investments
October 31, 2025**

Page 4

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM/C	Maturity Date
Federal Agency Callable											
3010B07G8	10641	Federal Home Loan Bank		02/26/2024	500,000.00	501,552.50	500,000.00	5.000	1,827	1,213	5.000 02/26/2029
Subtotal and Average			6,999,930.29		7,000,000.00	6,843,041.50	6,999,943.98		1,734	340	2.409
Certificate of Deposit											
06406GAA9	10717	Bank of NY Mello Corp.		08/01/2024	500,000.00	481,544.00	477,103.89	3.000	1,551	1,002	4.702 10/30/2028
066519QK8	10256	BANK UNITED NA		03/05/2021	248,000.00	242,158.86	248,000.00	0.650	1,826	124	0.000 03/05/2026
06051GGA1	10716	Bank of America Corp.		08/01/2024	300,000.00	294,235.50	292,663.27	3.248	1,176	719	4.596 10/21/2027
23288UAA5	10555	Cy Fair FCU		05/19/2023	249,000.00	250,684.98	249,000.00	4.350	1,461	564	4.355 05/19/2027
3130B0YH6	10661	Federal Home Loan Bank		04/19/2024	500,000.00	508,452.50	500,000.00	5.010	1,826	1,265	5.010 04/19/2029
356436AR6	10658	Freedom Northwest CU		04/19/2024	249,000.00	253,466.81	249,000.00	4.550	1,826	1,265	4.550 04/19/2029
38149MZJ5	10260	Goldman Sachs Bank		09/08/2021	248,000.00	239,465.58	248,000.00	1.050	1,826	311	1.051 09/08/2026
46625HQQ3	10709	JP Morgan Chase		08/01/2024	300,000.00	297,978.30	298,211.84	3.300	608	151	4.813 04/01/2026
70962LBH4	10414	Pentagon Federal Credit Union		03/22/2022	248,000.00	243,864.10	248,000.00	1.800	1,462	142	1.800 03/23/2026
69353RFG8	10669	PNC BANK NA		05/29/2024	500,000.00	487,655.50	479,966.07	3.100	1,244	723	5.335 10/25/2027
70320KAX9	10257	Pathfinder Bank		03/11/2021	249,000.00	243,136.55	249,000.00	0.700	1,826	130	0.000 03/11/2026
88413QDM7	10455	Third Fed Savings & Loan		07/27/2022	245,000.00	242,205.53	245,000.00	3.400	1,826	633	3.402 07/27/2027
89236TLD5	10670	Toyota MTR Credit Corp		05/29/2024	500,000.00	508,115.50	501,074.05	5.400	905	384	5.179 11/20/2026
882508CG7	10653	TEXAS INSTRUME		04/01/2024	750,000.00	762,558.75	752,566.90	4.600	1,774	1,195	4.480 02/08/2029
90348JS92	10261	UBS Bank USA		09/09/2021	248,000.00	239,160.04	248,000.00	0.950	1,826	312	0.000 09/09/2026
91159HHW3	10715	US BANK CORP		08/01/2024	300,000.00	283,976.40	280,668.64	3.000	1,824	1,367	4.938 07/30/2029
91282CKG5	10657	UST		04/22/2024	750,000.00	760,048.50	738,182.77	4.125	1,804	1,246	4.647 03/31/2029
Subtotal and Average			6,303,131.23		6,384,000.00	6,338,707.40	6,304,437.43		1,562	789	3.907
Municipal Bonds											
54438CYL0	10523	LOS ANGELES CA CMNTY CLG DIST		01/05/2023	365,000.00	353,271.82	356,207.90	1.174	1,304	273	4.700 08/01/2026
738850TA4	10522	POWAY UNIFIED SCHOOL DIST		01/04/2023	1,230,000.00	1,190,927.82	1,185,270.34	2.414	1,670	638	4.750 08/01/2027
Subtotal and Average			1,540,025.02		1,595,000.00	1,544,199.64	1,541,478.24		1,585	554	4.739
Wells Fargo Sweep Account											
SWEEP	10036	Wells Fargo		07/01/2012	0.00	0.00	0.00	0.010	1	1	0.010
Subtotal and Average			0.00		0.00	0.00	0.00		0	0	0.000
Money Market Fund											
857492888	10562	State Street Advisors		05/31/2023	11,499,383.75	11,499,383.75	11,499,383.75	4.000	1	1	4.000
52470G882	10561	Western Asset		05/25/2023	0.00	0.00	0.00	5.150	1	1	5.150

Portfolio POOL
AP
PM (PRF_PM2) 7.3.0

Run Date: 11/12/2025 - 11:43

City of Diamond Bar
Portfolio Management
Portfolio Details - Investments
October 31, 2025

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term Maturity	YTM/C
Subtotal and Average			11,709,061.17		11,499,383.75	11,499,383.75	11,499,383.75		1 1	4.000
Total and Average			65,393,590.17		64,199,237.77	63,841,187.34	63,931,352.05		1,091 476	3.952

City of Diamond Bar
Portfolio Management
Portfolio Details - Cash
October 31, 2025

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Term	Days to Maturity	YTM/C
Average Balance			0.00						0	0	
Total Cash and Investments			65,393,590.17		64,199,237.77	63,841,187.34	63,931,352.05		1,091	476	3.952

**City of Diamond Bar
Portfolio Management
Activity By Type
October 1, 2025 through October 31, 2025**

Page 1

CUSIP	Investment #	Issuer	Stated Rate	Transaction Date	Purchases or Deposits	Redemptions or Withdrawals	Balance
Federal Credit Union CD							
16863LAE5	10502	CHIEF FINANCIAL FCU	4.600	10/14/2025	0.00	249,000.00	
92348DAA7	10500	VERIDIAN CU	4.500	10/24/2025	0.00	249,000.00	
Subtotal					0.00	498,000.00	14,384,000.00
Local Agency Investment Funds (Monthly Summary)							
Subtotal							8,786,854.02
Corporate Notes							
Subtotal							3,679,991.57
Federal Agency Coupon Securities							
Subtotal							7,642,442.68
Treasury Coupon Securities							
9128285J5	10445	U.S. Treasury	3.000	10/31/2025	0.00	1,000,000.00 **	
Subtotal					0.00	1,000,000.00	3,092,820.38
Federal Agency Callable							
Subtotal							6,999,943.98
Certificate of Deposit							
Subtotal							6,304,437.43
Municipal Bonds							
Subtotal							1,541,478.24
Wells Fargo Sweep Account							
Subtotal							0.00
Money Market Fund							
857492888	10562	State Street Advisors	4.000		2,531,934.58	500,000.00	
Subtotal					2,531,934.58	500,000.00	11,499,383.75
Total					2,531,934.58	1,998,000.00	63,931,352.05

** - Indicates incomplete recording of maturity redemption.

**City of Diamond Bar
Portfolio Management
Distribution of Investments By Type
October 2024 through October 2025**

Security Type	October 2024	November 2024	December 2024	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	August 2025	September 2025	October 2025	Average by Period
Federal Credit Union CD	25.3	25.3	25.5	23.2	23.3	23.1	23.0	21.4	22.5	23.1	23.5	23.5	22.5	23.5%
Local Agency Investment Funds	3.3	3.3	3.4	3.1	3.1	3.2	13.8	13.2	15.1	14.5	13.4	13.9	13.7	9.0%
Negotiable CDs														
Corporate Notes	1.5	1.5	1.5	3.7	3.7	5.3	5.3	5.1	5.3	5.4	5.6	5.8	5.8	4.3%
Federal Agency Coupon Securities	13.4	13.4	13.5	12.5	11.8	11.9	11.8	11.4	11.0	11.3	11.7	12.1	12.0	12.1%
Federal Agency Disc. -Amortizing	1.2													0.1%
Treasury Coupon Securities	13.1	13.1	13.2	12.2	13.1	8.9	8.8	8.5	7.3	7.5	7.8	6.5	4.8	9.6%
Treasury Discounts -Amortizing														
Federal Agency Callable	12.0	12.0	12.1	11.2	11.2	11.3	10.5	10.1	11.1	11.5	11.8	11.0	11.0	11.3%
Certificate of Deposit	12.4	12.4	12.5	11.6	11.6	11.7	10.9	9.5	9.4	9.3	9.6	9.9	9.9	10.8%
Callables														
Municipal Bonds	2.9	2.7	2.7	2.5	2.6	2.6	2.6	2.5	2.2	2.3	2.3	2.4	2.4	2.5%
Wells Fargo Sweep Account														
Money Market Fund	15.2	16.3	15.8	20.0	19.8	22.2	13.4	18.4	16.2	15.2	14.4	14.9	18.0	16.9%
Floating Rate Notes														



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Small Business Saturday Proclamation.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Adopt the Proclamation declaring November 29, 2025 as Small Business Saturday.

FINANCIAL IMPACT:

None.

BACKGROUND:

Saturday, November 29, 2025 is Small Business Saturday, a day to celebrate and support small businesses and all they do for their communities. California has 4.2 million small businesses, which is more than any other state in the country. Every time you pick up a coffee at your local café, grab lunch at the mom -and-pop shop or buy a new handbag from a local store, you are making an impact in your community.

ANALYSIS:

The City of Diamond Bar proudly supports Small Business Saturday and encourages residents to shop local not just during this recognized day, but all year long through its Keep It Local, Shop Diamond Bar First initiative. This ongoing economic development program highlights the vital role small businesses play in strengthening the local economy, creating jobs, and fostering community connections. By choosing to shop, dine, and do business locally, residents help ensure Diamond Bar continues to thrive as a vibrant and prosperous community.

PREPARED BY:

Kristina Santana, City Clerk, City Clerk's Office

ATTACHMENTS:

1. Small Business Saturday Proclamation

PROCLAMATION

“SMALL BUSINESS SATURDAY”

WHEREAS, the Diamond Bar City Council, celebrates our local small businesses and the contributions they make to our local economy and community; and

WHEREAS, according to the U.S. Small Business Administration, there are 34.7 million small businesses in the United States: small businesses represent 99.9% of firms with paid employees; and

WHEREAS, 68 cents of every dollar spent at a small business in the United States stays in the local community; and

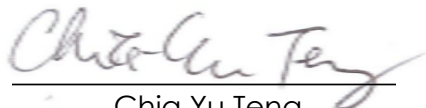
WHEREAS, Small Business Saturday, founded in 2010, has become a national tradition dedicated to supporting and celebrating local merchants and entrepreneurs; and

WHEREAS, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

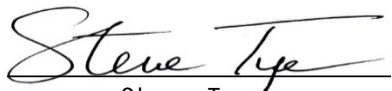
WHEREAS, City of Diamond Bar, supports our local businesses that create jobs, boost our local economy, and preserve our communities.

NOW, THEREFORE, the Diamond Bar City Council, does hereby proclaim, **November 29, 2025** as “**SMALL BUSINESS SATURDAY**”, and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and Shop Small throughout the year.

November 18, 2025



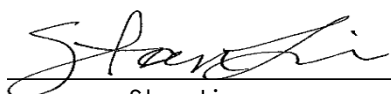
Chia Yu Teng
Mayor



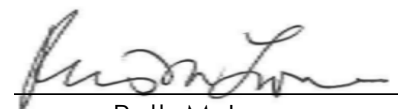
Steve Tye
Mayor Pro Tem



Andrew Chou
Council Member



Stan Liu
Council Member



Ruth M. Low
Council Member



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Appropriation of PEG Funds for the Purchase and Installation of a Dedicated Air Conditioning Unit for the City Hall Broadcast Room.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Approve a one-time appropriation in the amount of \$40,000 from the restricted Public, Educational, and Governmental (PEG) Fund (Fund 270) for the purchase and installation of a dedicated air conditioning unit for the City Hall Broadcast Room.

FINANCIAL IMPACT:

Sufficient funds are available in the restricted PEG Fund to cover the cost of this purchase and installation. PEG funds are fees collected from cable television operators, and may only be used for expenditures related to the City's operation of its government access channel.

BACKGROUND:

The City Hall Broadcast Room houses a variety of recording, streaming, and broadcasting equipment that operates continuously to keep the City's government access channel, Diamond Bar TV (DBTV), on the air 24 hours a day via Spectrum Cable Channel 3 and Frontier FiOS Channel 47. Although City Hall is served by a central HVAC system, the Broadcast Room requires a dedicated air conditioning unit to maintain proper temperature during times when the central system is not in operation.

ANALYSIS:

Staff received quotes for the installation of the new system totaling an estimated \$34,600, with an additional project contingency of \$5,400, for a total project cost of \$40,000. A contract for this work will be issued administratively in accordance with Chapter 3.25 (Public Projects) of the City's Purchasing Ordinance.

PREPARED BY:

Jason Williams, Maintenance Supervisor, Public Works

ATTACHMENTS:

None



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Adoption of the 2025 California Building Standards Codes (Title 24 C.C.R. PARTS 2, 2.5, 3, 4, 5, 7, 9, AND 11) with Local Amendments.

STRATEGIC GOAL: Safe, Sustainable and Healthy Community

RECOMMENDATION:

- A. Open the public hearing to receive public testimony;
- B. Close the public hearing; and
- C. Approve for second reading by title only, waive full reading and adopt Ordinance No. 03 (2025):

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR AMENDING TITLE 15 OF THE DIAMOND BAR CITY CODE AND ADOPTING, BY REFERENCE, THE 2025 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2, INCLUDING CHAPTER 1 DIVISION II, AND APPENDICES I, AND J THERETO, THE 2025 CALIFORNIA MECHANICAL CODE, AND THE APPENDICES THERETO, THE 2025 CALIFORNIA PLUMBING CODE, AND THE APPENDICES THERETO, THE 2025 CALIFORNIA ELECTRICAL CODE, AND THE APPENDICES THERETO, THE 2025 CALIFORNIA RESIDENTIAL CODE, INCLUDING APPENDICES H, J, K, AND O THERETO, THE 2025 CALIFORNIA GREEN BUILDING CODE, WITHOUT THE APPENDICES THERETO, AND THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, WITHOUT APPENDICES, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS AND EXCEPTIONS."

FINANCIAL IMPACT:

None.

BACKGROUND:

On November 5, 2025, Ordinance No. 03 (2025) was introduced to adopt the 2025 California Building Code updates. The City Council approved the first reading by a 4-0 vote, and set the matter a public hearing and second reading on November 18, 2025. There were no changes to the draft ordinance.

Ordinance No. 03 (2025) included in Attachment 1 is being presented for its second reading, public hearing and adoption.

ANALYSIS:

The proposed ordinance carries forward the City's existing local amendments from the 2022 code cycle, with no new local modifications. Assembly Bill 306 (2025) amended Health and Safety Code §§ 17958 et seq., prohibiting local jurisdictions from modifying residential construction standards except where necessary for wildfire home-hardening requirements. The 2025 code cycle consolidates all wildfire home-hardening requirements into a new California Wildland-Urban Interface Code (Part 7, Title 24, CCR), developed in coordination with CAL FIRE. This consolidation does not introduce new substantive requirements but streamlines prior fire-resistance provisions previously located in multiple code parts. The local amendments proposed for adoption are continuations of existing provisions, updated only as necessary to reflect the renumbering and organizational changes in the 2025 California Codes.

NOTICE OF PUBLIC HEARING:

Pursuant to California Government Code 50022.3, a public hearing is required prior to the second reading of any ordinance amending the Building Standards Codes. Pursuant to the California Government Code 50022.3 and 6066, a public hearing notice was published in the San Gabriel Valley Tribune on November 5, 2025, and November 12, 2025.

ENVIRONMENTAL REVIEW:

The proposed ordinance does not constitute a project under the California Environmental Quality Act (CEQA), as defined by CEQA Guidelines Section 15378(b). Accordingly, the adoption is exempt from CEQA.

LEGAL REVIEW:

The City Attorney has reviewed and approved the Ordinance as to form.

PREPARED BY:

Raymond Tao, Building Official, Community Development
Greg Gubman, Director, Community Development

ATTACHMENTS:

1. Ordinance No. 03 (2025)

ORDINANCE NO. 03 (2025)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR AMENDING TITLE 15 OF THE DIAMOND BAR CITY CODE AND ADOPTING, BY REFERENCE, THE 2025 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2, INCLUDING CHAPTER 1 DIVISION II, AND APPENDICES I, AND J THERETO, THE 2025 CALIFORNIA MECHANICAL CODE, AND THE APPENDICES THERETO, THE 2025 CALIFORNIA PLUMBING CODE, AND THE APPENDICES THERETO, THE 2025 CALIFORNIA ELECTRICAL CODE, AND THE APPENDICES THERETO, THE 2025 CALIFORNIA RESIDENTIAL CODE, INCLUDING APPENDICES H, J, K, AND O THERETO, THE 2025 CALIFORNIA GREEN BUILDING CODE, WITHOUT THE APPENDICES THERETO, AND THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, WITHOUT APPENDICES, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS AND EXCEPTIONS.

WHEREAS, California Government Code Section 50022.1 *et seq.*, authorizes the City of Diamond Bar to adopt by reference the 2025 California Building Code; the 2025 California Mechanical Code; the 2025 California Plumbing Code; the 2025 California Electrical Code; the 2025 California Residential Code; the 2025 California Wildland Urban Interface Code; and the 2025 Green Building Code as set forth in the California Code of Regulations, Title 24, parts 2, 2.5, 3, 4, 5, 7, 9, and 11.

WHEREAS, pursuant to California Health and Safety Code Sections 17922, 17958, 17958.5 and 17958.7, the City may make modifications to the Title 24 building standards and requirements that it deems reasonably necessary to protect the health, welfare and safety of the citizens of Diamond Bar because of local climatic, geological, or topographical conditions; and

WHEREAS, at least one copy of each of the codes and standards identified in this Ordinance and certified as full, true and correct copies thereof by the City Clerk of the City of Diamond Bar have been filed in the office of the City Clerk in accordance with the provisions of California Government Code Section 50022.6; and

WHEREAS, the City introduced for first reading this Ordinance on November 4, 2025, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the codes and standards identified in this Ordinance as amended herein; and

WHEREAS, pursuant to California Government Code Section 6066, the City published notice of the public hearing on November 5, 2025 and November 12, 2025 for the hearing set forth in sections above and below; and

WHEREAS, the City held a public hearing on November 18, 2025, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the codes and standards identified in this Ordinance as amended herein.

WHEREAS, any and all legal prerequisites relating to the adoption of this Ordinance have occurred; and

WHEREAS, the State of California and the City of Diamond Bar has consistently promoted and encouraged the use of fuel-efficient electric vehicles; and

WHEREAS, the State of California recent adopted Assembly Bill 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging systems; and

WHEREAS, creation of an expedited, streamlined permitting process for electric vehicle charging stations would facilitate convenient charging of electric vehicles and help reduce the City's reliance on environmentally damaging fossil fuels; and

WHEREAS, the proposed ordinance does not constitute a project under the California Environmental Quality Act (CEQA), as defined by CEQA Guidelines Section 15378(b). Accordingly, the adoption is exempt from CEQA.

NOW, THEREFORE, the City Council of the City of Diamond Bar does hereby find, determine and ordain as follows:

Section 1: Findings in Support of Modifications to Title 24 Building Standards.

The Council does expressly find and determine that the modifications to the Title 24 building standards set forth herein are reasonably necessary to protect the health, welfare and safety of the citizens of Diamond Bar because of the following local climatic, geological or topographic conditions.

- (1) The hillsides in Diamond Bar are composed of the Puente Formation, and similar weak geological materials, while neighboring flatland areas are composed of more stable fill and alluvial materials. These materials may be naturally unstable or weak in terms of physical support. These highly expansive soil conditions are vulnerable to earth movement as well as unpredictable seismic response of buildings. The unpredictable response from prior seismic events including Chino Hills, Northridge, and the Whittier earthquakes have demonstrated the need for greater quality control to ensure against poor seismic performance of multi-story structures.
- (2) The City experiences diverse temperatures, which promotes expansion and contraction of the soil. This condition is very damaging to expansive type soil.
- (3) Because of the above-described climatic and geological conditions, the City of Diamond Bar requires special engineering to support habitable structures within the unstable soil areas and requires additional measures to be taken in connection with excavation and grading activities.
- (4) The City is located in a seismically active area and is in close proximity to various active faults including the Chino, Sierra Madre, Cucamonga, Whittier, San Jacinto and Raymond Faults. It is reasonably foreseeable that an earthquake would render the City particularly vulnerable to devastation.

- (5) The City has extensive hillside topography, unstable geology, watershed areas, expansive soils, and underground streams. In addition, the regional climate alternates between extended periods of drought and brief periods of rainfall. For these reasons, the City is susceptible to flood conditions.
- (6) Because of the above-described geological conditions within the City, and the substantial amount of freeway, railroad, and flood control facilities throughout the community, the City, in the event of an earthquake, may be unable to dispatch an adequate number of fire personnel and apparatus to suppress fires and conduct rescue operations. Moreover, the conditions within Diamond Bar likewise occur in surrounding communities, hereby rendering mutual aid assistance problematic, at best.
- (7) Due to the City's topography, numerous hillside fire hazard areas are located within its boundaries.
- (8) Climatic conditions within the community render it extremely likely that, in the event of seasonal high winds and earthquake occurring, the County Fire Department would be unable to suppress numerous fires occurring throughout the community.
- (9) Located throughout the City, as well as in the surrounding communities, are numerous concentrations of structures which have roofs constructed of thinly cut pieces of wood, otherwise known as untreated shakes, as well as untreated wood shingles. These untreated wood shakes and shingles are extremely combustible in nature.
- (10) The City is located in an area climatically classified as "arid" and prone to winds of high velocity. Moreover, due to the arid nature of the area, the weather during the windy periods tends to be very warm and dry. The dry weather conditions present a significant threat of wild fire to the City's undeveloped hillsides, wild lands, and nearby homes, and highly populated areas. The potential for rapid spread of even small fires creates a need for increased levels of fire protection.
- (11) Sound transmission controls are necessary to protect City residents from excessive noise generated by multiple nearby freeway interchanges and large arterial streets, among other sources.
- (12) Local climate makes pool ownership desirable. Children often reside in close proximity to swimming pools, making pool barriers necessary. This need is increased due to potential delays in emergency rescue response resulting from the location of hillside residences and traffic congestion.
- (13) The City is in an area classified climatically as "arid" and subject to seasonal high temperatures that will affect electrical wiring not designed to be retained for an extended period of time.
- (14) The Council does hereby further expressly find and determine that the amendments to the Title 24 building standards, set forth herein, and as referenced below, are

appropriate given the specific local climatic, geological or topographic conditions set forth above.

- a. CBC Sections 1505.1, 1505.1.3 and 1505.1.1 – Findings 7, 8, 9, and 10.
- b. CBC Sections 1612.5 – Finding 5.
- c. CBC Sections 1801.2, 1803.1, 1803.8, 1803.8.1, 1803.8.2, 1809.4, and Appendix J – Findings 1, 2, 3, 4, and 5.
- d. CRC Sections R301.1.3.2, R309.1, R309.2, R337.1.3.1 – Findings 6, 7, 8, 9, and 10.
- e. CRC Section R342 – Finding 1.
- f. CRC Section R341 – Finding 11.
- g. CRC Section R602.10.8 – Finding 1, 2, 3, 4, and 5.
- h. CBC Section 3109.4.1 and CRC R343 – Finding 12.
- i. CPC Section 722.6 – Finding 3.
- j. CEC Section 590.3 – Finding 13.

The following local conditions apply to the California Building Code Amendments:

- (15) The City is located in a seismically active area and is in close proximity to various active faults including the Chino, Sierra Madre, Cucamonga, Whittier, San Jacinto and Raymond Faults. It is reasonably foreseeable that an earthquake would render the City particularly vulnerable to devastation.
- (16) The City has extensive hillside topography, unstable geology, watershed areas, expansive soils, and underground streams. In addition, the regional climate alternates between extended periods of drought and brief periods of rainfall. For these reasons, the City is susceptible to flood conditions.
- (17) Because of the above-described geological conditions within the City, and the substantial amount of freeway, railroad, and flood control facilities throughout the community, the City, in the event of an earthquake, may be unable to dispatch an adequate number of fire personnel and apparatus to suppress fires and conduct rescue operations. Moreover, the conditions within Diamond Bar likewise occur in surrounding communities, hereby rendering mutual aid assistance problematic, at best.
- (18) Due to the City's topography, numerous hillside fire hazard areas are located within its boundaries.

- (19) Climatic conditions within the community render it extremely likely that, in the event of seasonal high winds and earthquake occurring, the County Fire Department would be unable to suppress numerous fires occurring throughout the community.
- (20) Located throughout the City, as well as in the surrounding communities, are numerous concentrations of structures which have roofs constructed of thinly cut pieces of wood, otherwise known as untreated shakes, as well as untreated wood shingles. These untreated wood shakes and shingles are extremely combustible in nature.
- (21) The City is located in an area climatically classified as "arid" and prone to winds of high velocity. Moreover, due to the arid nature of the area, the weather during the windy periods tends to be very warm and dry. The dry weather conditions present a significant threat of wild fire to the City's undeveloped hillsides, wildlands, and nearby homes and highly populated areas. The potential for rapid spread of even small fires create a need for increased levels of fire protection.

The Council does hereby further expressly find and determine that the amendments to the Title 24 building standards, set forth herein, are appropriate given the specific local climatic, geological or topographic conditions set forth above.

Section 2: Title 15 (Building and Construction Safety), Chapter 15.00, Division 2. Administration Code is hereby deleted in its entirety and replaced to read as follows:

DIVISION 2. - ADMINISTRATION CODE

Sec. 15.00.110. Chapter 1, Division II of the California Building Code (Scope and Administration) – Adopted.

Sec. 15.00.120. Amendments to Chapter 1, Division II of the California Building Code (Scope and Administration).

Sec. 15.00.130. Penalties for violation of division.

Secs. 15.00.140. – 15.00.300. Reserved.

Sec. 15.00.110. Chapter 1, Division II of the California Building Code (Scope and Administration) – Adopted.

Except as amended by Section 15.00.120, Chapter 1, Division II of the 2025 California Building Code, is hereby adopted and incorporated herein by reference as though fully set forth in this Division and shall constitute the Administration Code of the City.

Sec. 15.00.120. Amendments to Chapter 1, Division II of the California Building Code (Scope and Administration).

- (1) *Section 104.6 of the California Building Code is amended to read as follows:*

104.4 Right of entry. The building official, or their duly authorized representative, shall have the authority to enter any building or premises for the purpose of investigation of the existence of suspected or reported damage or

defects which constitute an immediate danger to human life or an immediate hazard to public safety or health. Except in emergency situations, the building official, or their authorized representative, shall not enter any building or premises without the consent of the owner or occupant thereof, unless they possesses a warrant authorizing entry and search of the premises. No person shall hinder or prevent the building official, or their authorized representative, while in the performance of the duties herein described as emergency situations or while in possession of a warrant, from entering upon and into any and all premises under their jurisdiction, at all reasonable hours, for the purpose of inspecting the same to determine whether or not the provisions of the Chapter and all other applicable laws or ordinances pertaining to the protection of persons or property are observed therein.

- (2) *Section 105.1 of the California Building Code is amended to read as follows:*

105.1 Permits required. Except as specified in Section 105.2, no building or structure regulated by this Code shall be used, erected, constructed, enlarged, altered, repaired, moved, improved, removed, occupied, maintained, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official. All signs affixed to any building or structure and not otherwise requiring a permit hereunder shall require a building permit.

- (3) *Section 105.2 of the California Building Code is amended to restate exemptions 1, 4, and 9 as follows:*

105.2 Work exempt from permit.

1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided (a) the floor area is not greater than 120 square feet (11 m²); (b) the structure does not exceed 8 feet (2.44 m) in height; (c) the structure has no plumbing or electrical installations or fixtures; and (d) the structure is separated from any other accessory structures by a minimum distance of 6 feet (1.83 m)
4. Retaining walls that are not over 3 feet (914 mm) in height measured from the bottom of footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.
9. Prefabricated swimming pools, spas, or hot tubs accessory to Group R, Division 3 Occupancy that are less than 24 inches deep (610 mm), are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.

- (4) *Section 105.3 of the California Building Code is amended to read as follows:*

105.3 Application for permit. Application for a permit to perform the work shall be made in writing to the building official and shall fully describe said work. Plans,

engineering calculations, diagrams, and other data, including specifications and schedules, may be required to determine whether the installation as described will be in conformance with the requirements of this Title. If it is found that the installation as described will conform to all legal requirements, and if the applicant has complied with the provisions of this Title, a permit for such installation shall be issued. No deviation may be made from the installation described in the permit and plan without the prior written approval of the building official.

- (5) *Section 105.3.2 of the California Building Code is amended to read as follows:*

105.3.2 Expiration of plan review. Applications for which no permit is issued within one-hundred-eighty (180) days following the date of filing shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. Where applicable, CA Health and Safety Code 18938.5 to 18938.6 shall apply.

- (6) *Section 105.5 of the California Building Code is amended to read as follows:*

105.5 Expiration. Except as set forth in Section 105.5.1 and 105.5.2, every permit issued shall expire by limitation and become null and void as follows:

- (i) 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 twelve (12) months 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. The building official may extend the time for action by the applicant in writing for a period not exceeding one-hundred-eighty (180) days beyond the latest expiration limit upon written request by the applicant, filed with the building official prior to expiration of the original permit. Where applicable, CA Health and Safety Code 18938.5 to 18938.4 shall apply but shall not negate the requirement for a successful inspection.
- (ii) In the event of permit expiration and before work for which such permit was required can be commenced or recommenced, a new permit shall first be obtained (hereafter, a “renewal permit”). The applicant must pay all applicable renewal fees, in the amount then established by resolution of the City Council. If a renewal permit is applied for, the building official shall have the discretion to request a site inspection prior to its issuance and a miscellaneous inspection fee shall be paid by the applicant prior to

inspection. The inspection fee shall be as specified by resolution of the City Council. In addition, the applicant may be required to resubmit plans and specifications, when deemed necessary by the building official to verify compliance with the building codes, ordinances, regulations, standards, and laws in effect at the time the renewal permit is applied for.

- (iii) Upon issuance of a renewal permit, the building official may allow the applicant to commence or recommence such work from the last successful inspection of record under the original permit. When an expired building permit includes expired sub-permits, activation of the renewal permit shall activate all subsequent expired sub-permits. All work to be performed under a renewal permit must be completed in accordance with the building codes, ordinances, regulations, standards, and laws in effect on the date of issuance of the renewal permit.
- (iv) Demolition permits shall expire by limitation and shall become null and void if the work authorized by such permits is not substantially commenced within 45-days of the date such permit was issued or as otherwise specified by the building official.

- (7) *Section 105.5.2 is added to the California Building Code to read as follows:*

105.5.2 Expiration of permit for unlawful structure. Notwithstanding any provision of Section 105.5, if a building permit was issued in order to bring an unpermitted structure or other unlawful, substandard, or hazardous condition into compliance with any applicable law, ordinance, rule or regulation, such permit shall expire by limitation and become null and void 90 days after the date on which the permit was issued if all work has not been completed and final inspection approved by the building inspector per Section 110.3.12 prior to the close of the 90 day period. The building official may extend the validity of the permit for a period not exceeding 90 days beyond the initial 90 day limit upon written request by the applicant filed with the building official prior to the expiration date of the original permit. Where a project cannot reasonably be completed within the timeframes listed in this Section, an applicant may request in writing, prior to issuance of permit or prior to expiration of permit, building official approval of a longer period not to exceed 360 days in total, inclusive of all available extensions.

- (8) *Section 105.8 is added to the California Building Code to read as follows:*

105.8 Qualifications of permittee. No person shall be issued a permit under this Chapter until evidence of a valid California Contractor's License and Workers' Compensation Insurance is presented to the building official.

EXCEPTION: Owner-builder permit may be issued for specified occupancies in accordance with California law.

- (9) *Section 109.1 of the California Building Code is amended to read as follows:*

109.1 Permit fees. The fees required in this Chapter shall be paid to the City of Diamond Bar for all work for which a permit is required by this Title.

- (10) *Section 109.4 of the California Building Code is amended to read as follows:*

109.4 Work commencing before permit issuance. Failure to obtain a permit and to pay fees therefore before commencing work shall be deemed evidence of violation of the provisions of this Chapter. A penalty, as established by resolution of the City Council, shall be assessed for work commenced before a permit is issued. Whenever any work for which a permit is required under the provisions of this Chapter has been commenced without the authorization, a special investigation may be required before a permit will be issued for any such work. In addition to any regular permit fee and/or any penalty fee, the said investigation fee shall be collected as established by resolution of the City Council.

- (11) *Section 109.6 of the California Building Code is amended to read as follows:*

109.6 Fee refunds. The building official shall collect such fees as are required to be paid by this Chapter and shall make no refund of fees paid except in accordance the provisions of this Section and in no event after one hundred eighty (180) days have elapsed from the date of the issuance of the permit. All requests for refund of fees paid shall be made in writing to the building official and shall be made in accordance with the procedures and refund schedule established by resolution of the City Council.

- (12) *Section 109.7 is added to the California Building Code read as follows:*

109.7 Plan review fees. When a plan or other data is required to be submitted for review and approval by the building official pursuant to this Chapter, a plan review fee shall be paid at the time of submittal of such plan or other data. Said plan review and recheck fees shall be established, and may be amended from time to time, by resolution of the City Council.

- (13) *Section 110.3.4.2 is added to the California Building Code to read as follows:*

110.3.4.2 Accessibility rough inspection. Accessibility rough inspections shall be made at the same time with rough frame inspections outlined in Section 110.3.4. Framing shall be verified for accessible dimensions and site access features shall be prepared, non-accessible features demolished, and measurements verified for installation of curb ramps, slope of surfaces, future concrete or asphalt installation, signage locations prepared, discrepancies between plans and site conditions resolved, and any other accessible features as determined by the building official.

- (14) *Section 113.1 of the California Building Code is amended to read as follows:*

113.1 Appeals. A decision of the building official regarding the interpretation or implementation of any provision of this Chapter or the Code adopted hereby shall be final and shall become effective forthwith upon the service of the decision by the building official, in writing, upon the permittee. For the purposes of this section, service upon the permittee shall mean either personal delivery or placement in the United States Mail, postage prepaid, and addressed to the permittee at his last known business address; provided, however, that the permittee may, within ten (10) days after the effective date of the decision of the building official, file an appeal with the City Clerk, in writing, specifying the reason or reasons for the appeal and requesting that the Board of Appeals review the decision of the building official.

- (15) *Section 113.3 of the California Building Code is amended to read as follows:*

113.3 Board of Appeals. The City Council shall act as the Board of Appeals in making a final determination of any appeal filed in accordance with the provisions of Section 113.1. The City Clerk shall schedule a hearing on the appeal at reasonable times at the convenience of the Board of Appeals, but not later than thirty (30) days after receipt of the written appeal. The permittee may appear in person before the Board or be represented by an attorney and may introduce evidence to support his claim. The building official shall transmit to the Board all records, papers, documents, and other materials in support of his decision and shall provide a copy thereof to the permittee appealing the decision of the building official. The permittee appealing the decision of the building official shall cause, at his own expense, any tests or research required by the Board to substantiate his claim to be performed or otherwise carried out. The Board may continue such appeal hearing from time to time as deemed necessary by the Board. The Board may, by resolution, affirm, reverse or modify in whole or in part, any appealed decision, determination, or interpretation of the building official. A copy of the resolution adopted by the Board shall be mailed to the permittee and the Board's decision shall be final upon the mailing, by United States Mail, postage prepaid, to the permittee's last known address of record.

The determination of value or valuation under any of the provisions of this Chapter shall be made by the building official whose determination shall be final. The value is to be utilized in computing the permit and plan review fees established pursuant to this Chapter shall be the total value of all work for which the permit is issued including, by way of illustration and not by limitation, construction and finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems, and all other permanent equipment.

Sec. 15.00.130. Penalties for violation of division.

It shall be unlawful for any person, firm, partnership, or corporation to violate any provision, or to fail to comply with any of the requirements, of this Division. Any person,

firm, partnership, or corporation violating any provision of this Division or failing to comply with their requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding One Thousand Dollars (\$1,000.00) or by imprisonment not exceeding six (6) months or by both such fine and imprisonment. Each such person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Division or the Codes adopted hereby is committed, continued or permitted by such person, firm, partnership, or corporation, and shall be deemed punishable therefore as provided in this Division.

Secs. 15.00.140 – 15.00.300. Reserved.

SECTION 3: Title 15 (Building and Construction Safety), Chapter 15.00, Division 3. Building Code is hereby deleted in its entirety and replaced to read as follows:

DIVISION 3. - BUILDING CODE

Sec. 15.00.310. California Building Code – Adopted.
Sec. 15.00.320. Amendments to the California Building Code.
Sec. 15.00.330. Penalties for violation of division.
Secs. 15.00.340. – 15.00.500. Reserved.

Sec. 15.00.310. California Building Code – Adopted.

Except as amended by Sections 15.00.120 and 15.00.320, the 2025 California Building Code (Part 2 of Title 24 of the California Code of Regulations), and Appendix I (Patio Covers), and J (Grading) thereto, based on the 2024 International Building Code published by the International Code Council, is hereby adopted and incorporated herein by reference as though fully set forth in this Division and shall constitute the Building Code of the City. A copy of such Code has been deposited in the office of the City Clerk and shall be, at all times, maintained by the City Clerk for use and examination by the public.

Sec. 15.00.320. Amendments to the California Building Code.

(1) *Section 1505.1 of the California Building Code is amended to read as follows:*

1505.1 Roof covering requirements. The roof covering or roofing assembly on any structure regulated by this Code shall as specified in Table 1505.1 and as classified in Sections 1505.2 to 1505.8. Roofing shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

(2) *Section 1505.1.1 of the California Building Code is amended to read as follows:*

1505.1.1 Roof coverings within high fire hazard severity zones. Unless governed by more stringent requirements of this Code, buildings within any area

designated as a Very-High Fire Hazard Zone shall have a fire-retardant roof covering that is at least a Class A, as specified below:

- (i) Section 1505.1.1 is applicable to the entire roof covering of new buildings, to the entire roof covering of existing buildings where twenty-five percent (25%) or more of the roof area is replaced within any one-year period, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure.
 - (ii) The installer of the roof covering shall provide certification of the roof covering classification to the building owner and, when requested, to the inspection authority having jurisdiction.
- (3) *Section 1505.1.2 of the California Building Code is amended to read as follows:*

1505.1.2 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 25 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class C.

- (4) *Section 1612.5 is added to the California Building Code to read as follows:*

1612.5 Flood hazard. Buildings and other structures (including walls and fences) are not permitted in an area determined by the City Engineer to be subject to flood hazard by reason of inundation, overflow, or erosion.

The placement of the building and other structures (including walls and fences) on the building site shall be such that water or mud flow will not be a hazard to the building or adjacent property.

EXCEPTION: This prohibition shall not apply when provision is made to eliminate such flood hazard to the satisfaction of the City Engineer by providing adequate drainage facilities, by protective walls, suitable fill, raising the floor level of the building, a combination of these methods, or by other means. Provisions must be determined by an engineering analysis, prepared in accordance with standard engineering practice by a registered design professional, that demonstrates the proposed work will not result in any increase in the level of the base flood.

- (5) *Section 1801.2 is added to the California Building Code to read as follows:*

Section 1801.2 Seismic hazard zone maps. Special studies zones maps within the City of Diamond Bar prepared under Sections 2622 and 2623 of the California Public Resources Code which show traces of earthquake faults are hereby declared to be, on the date of official issue, a part of this Code, and may be referred to elsewhere in this Code. Special studies zones maps revised under

the above Sections of the California Public Resources Code shall, on the date of their official issue, supersede previously issued maps which they replace.

Copies of each of the above maps shall be available for examination by the public at the Department of Public Works, Department of Community Development, and the Office of the City Clerk.

- (6) *Section 1803.1 of the California Building Code is amended by the addition of a second paragraph to read as follows:*

The City Engineer in the case of an application for a grading permit or if the Building Official determines necessary, may require an engineering geology or geotechnical engineering report, or both, where in his opinion such reports are essential for the evaluation of the safety of the site. The engineering geology or geotechnical engineering report or both shall contain a finding regarding the safety of the building site for the proposed structure against hazard from landslide, settlement or slippage and a finding regarding the effect that the proposed building or grading construction will have on the geologic stability of property outside of the building site. Any engineering geology report shall be prepared by a certified engineering geologist licensed by the State of California. Any geotechnical engineering report shall be prepared by a civil engineer qualified to perform this work, such as a geotechnical engineer experienced in soil mechanics. When both an engineering geology and geotechnical engineering report are required for the evaluation of the safety of a building site, the two reports shall be coordinated before submission to the City Engineer and/or Building Official. Any finding regarding the safety of the building site and the effect that the proposed building or grading construction will have on the geologic stability of property outside of the building site must be substantiated with sufficient data and analyzed in a manner consistent with the current industry standard of care and must be concurred with by the City Engineer and/or Building Official who may rely on the opinion of independent geotechnical reviewers.

- (7) *Section 1803.8 is added to the California Building Code to read as follows:*

1803.8 Geologic hazards. No building or grading permit shall be issued under the provisions of this Section 1803 when the City Engineer finds that property outside the site of the proposed work could be damaged by activation or acceleration of a geologically hazardous condition and such activation or acceleration could be attributed to the proposed work on, or, change in use of, the site for which the permit is requested. For the purpose of this Section, geologically hazardous condition does not include surface displacement due to earthquake faults.

- (8) *Section 1803.8.1 is added to the California Building Code to read as follows:*

1803.8.1 Work requiring a building or grading permit by this Code is not permitted in an area determined by the City Engineer to be subject to hazard from landslide, settlement, or slippage. These hazards include those from loose

debris, slope wash and the potential for mud flows from natural slopes or graded slopes. For the purposes of this Section, landslide, settlement, or slippage does not include surface displacement due to earthquake faults.

- (9) *Section 1803.8.2 is added to the California Building Code to read as follows:*

1803.8.2 Subject to the conditions of Section 1803.8, permits may be issued in the following cases:

- (i) When the applicant has submitted an engineering, geology and/or geotechnical engineering report or reports complying with the policies and provisions of City Engineer which report or reports show that the hazard will be eliminated prior to the use or occupancy of the land or structures by modification of topography, reduction of subsurface water, buttressing, a combination of these methods, or by other means.
- (ii) When the applicant has submitted an engineering geology and/or geotechnical engineering report or reports complying with the policies and provisions of the City Engineer which report or reports contain sufficient data to show that the site appears to be in no danger for the intended use.

- (10) *Section 1809.4 of the California Building Code is amended to read as follows:*

1809.4 Foundations on expansive soil. Unless otherwise specified by a registered geotechnical engineer, foundation systems within the City of Diamond Bar are considered to be on expansive soil and shall be constructed in a manner that will minimize damage to the structure from movement of the soil. Slab-on-grade and mat-type footings for buildings located on expansive soils may be designed in accordance with the provisions of Section 1808.6.2 or such other engineering design based upon geotechnical recommendation as approved by the Building Official. Where such an approved method of construction is not provided, foundations and floor slabs shall comply with the following requirements:

- (i) Depth of foundations below the natural and finish grades shall be not less than 24 inches for exterior and 18 inches for interior foundations.
- (ii) Exterior walls and interior bearing walls shall be supported on continuous foundation.
- (iii) Foundations shall be reinforced with at least two continuous one-half-inch diameter deformed reinforcing bars top and bottom. Two bars shall be placed within four inches of the bottom of the foundation and two within four inches of the top of the foundation.
- (iv) Concrete floor slabs on grade shall be cast on a four-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least three and one-half inches thick and shall be reinforced with welded wire

mesh or deformed reinforcing bars. Welded wire mesh shall have a cross-sectional area of not less than five-hundredths square inch per foot each way. Reinforcing bars shall have a diameter of not less than three-eighths inch and be spaced at intervals not exceeding 24 inches each way.

- (v) The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to casting the concrete.

(11) *Section 3109.3 of the California Building Code is added to read as follows:*

3109.3 Barrier Height and clearances. The top of the barrier shall be not less than 60 inches (1524 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall be not greater than 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the vertical clearance between the top of the pool structure and the bottom of the barrier shall be not greater than 4 inches (102 mm). Residential swimming pools barriers shall be completely enclosed by a barrier complying with Sections 3109.4.1.1 through 3109.4.3 below:

3109.3.1 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

3109.3. 2 Solid barrier surfaces. Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

3109.3. 3 Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall be not greater than 1³/₄ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1³/₄ inches (44 mm) in width.

3109.3.4 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall be not greater than 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1³/₄ inches (44 mm) in width.

3109.3.5 Chain link dimensions. Mesh size for chain link fences shall be not greater than a 2¹/₄-inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom that reduce the openings to not more than 1³/₄ inches (44 mm).

3109.3.6 Diagonal members. Where the barrier is composed of diagonal members, the opening formed by the diagonal members shall be not greater than $1\frac{3}{4}$ inches (44 mm).

3109.3.7 Gates. Access doors or gates shall comply with the requirements of Sections 3109.4.1.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device. Pedestrian access doors or gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Doors or gates other than pedestrian access doors or gates shall have a self-latching device. Release mechanisms shall be in accordance with Sections 1010.1.9 and 1109.13. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the door or gate, the release mechanism shall be located on the pool side of the door or gate 3 inches (76 mm) or more, below the top of the door or gate, and the door or gate and barrier shall be without openings greater than $\frac{1}{2}$ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

3109.3.8 Dwelling wall as a barrier. Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. Doors with direct access to the pool through that wall shall be equipped with an alarm that produces an audible warning when the door or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. In dwellings not required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located 54 inches (1372 mm) or more above the threshold of the door. In dwellings required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located not higher than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the threshold of the door.
2. The pool shall be equipped with a power safety cover that complies with ASTM F1346.
3. Other means of protection, such as self-closing doors with self-latching devices, which are approved, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Item 1 or 2 above.

3109.3.9 Pool structure as barrier. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then the ladder or steps either shall be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier that meets the requirements of Sections 3109.4.1.1 through 3109.4.1.8. Where the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

3109.4.1 Indoor swimming pools. Walls surrounding indoor swimming pools shall not be required to comply with 3109.4.1.8.

3109.4.2 Prohibited locations. Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

- (12) *Section J101.2 is added to Appendix J of the California Building Code to read as follows:*

J101.2 Flood hazard areas. Unless the applicant has submitted an engineering analysis, prepared in accordance with standard engineering practice by a registered design professional, that demonstrates the proposed work will not result in any increase in the level of the base flood, grading excavation and earthwork construction, including fills and embankments, shall not be permitted in floodways that are in flood hazard areas established in Section 1612.3 or in flood hazard areas where design flood elevations are specified but floodways have not been designated.

- (13) *Section J101.3 is added to Appendix J of the California Building Code to read as follows:*

J101.3 Hazardous conditions. Whenever the City Engineer determines that any existing excavation, embankment or fill has become a hazard to life and limb, or endangers property, structures, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the excavation, embankment or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the City Engineer shall within the period specified therein repair, reconstruct or remove such excavation, embankment or fill so as to eliminate the hazard in conformance with the requirements of this Code.

- (14) *Section J101.4 is added to Appendix J of the California Building Code to read as follows:*

J101.4 Maintenance of protective devices and rodent control. The owner of any property on which grading has been performed pursuant to a permit issued under the provisions of this Code, or any other person or agent in control of such property, shall maintain in good condition and repair all drainage structures and other protective devices and burrowing rodent control when shown on the grading plans filed with the application for grading permit and approved as a condition precedent to issuance of such permit.

- (15) *Section J101.5 is added to Appendix J of the California Building Code to read as follows:*

J101.5 Correlation with other sections. The provisions of this chapter are independent of the provisions of Division 9, Building and Property Rehabilitation Code of Title 15 of the Diamond Bar City Code.

- (16) *Section J102.1 of Appendix J of the California Building Code is revised by adding the following definitions:*

BUILDING OFFICIAL. Whenever in Appendix J the term “Building Official” is used, said term shall mean, and all powers and duties to be exercised by the Building Official shall be vested in, the City Engineer of the City of Diamond Bar.

CIVIL ENGINEER. A professional engineer registered in the State of California to practice in the field of civil engineering works and shall include the civil engineer of record or project engineer.

CIVIL ENGINEERING. The application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil engineering works.

DESIGN ENGINEER. The Civil Engineer responsible for the preparation of the grading plans for the site grading work.

ENGINEERING GEOLOGIST. Shall mean a person experienced and knowledgeable in engineering geology and holding a valid certificate of registration as a geologist issued by the State of California.

GEOTECHNICAL ENGINEER. See “Soils Engineer.”

GEOTECHNICAL HAZARD. An adverse condition due to landslide, settlement, and/or slippage. These hazards include but are not limited to loose debris, slopewash, and mud flows from natural or graded slopes.

LANDSCAPE ARCHITECT. A person holding a valid certificate of registration as a landscape architect issued by the State of California.

SOILS ENGINEER (GEOTECHNICAL ENGINEER). A civil engineer experienced and knowledgeable in the practice of soils (geotechnical) engineering and holding a valid certificate of registration as a soils (geotechnical) engineer issued by the State of California and shall include the soils engineer of record or project soils engineer.

SOILS ENGINEERING (GEOTECHNICAL ENGINEERING). The application of the principals of soils mechanics in the investigation, evaluation, and design of civil engineering works involving the use of earth materials and the inspection or testing of construction thereof.

- (17) *Section J103.1 of Appendix J of the California Building Code is amended to read as follows:*

J103.1 Permits required. Except as exempted in Section J103.2, no person shall do any grading without first obtaining a grading permit from the City Engineer. A separate permit shall be required for each site, and may cover both excavations and fills, except that a grading permit may be issued for a site to include incidental minor work outside the site on contiguous property, provided that the owner of such contiguous property has filed with the City Engineer written consent to the work. Such consent shall include a statement that the owner will irrigate and maintain planted slopes and maintain drains located within his property and the owner will hold the City of Diamond Bar free and clear of any liability for damages to the proposed work. A grading permit does not include the construction of retaining walls or other structures.

- (18) *Section J103.3 is added to Appendix J of the California Building Code to read as follows:*

J103.3 Other permits required and jurisdiction of other agencies.

J103.3.1 Other permits required. Permits issued under the provisions of Appendix J convey no right to erect any foundation, structure or building, or construct any swimming pool, spa or hot tub, or do any plumbing work, or do any electrical work. Regular foundation, structure or building; swimming pool, spa or hot tub; plumbing; electrical or other permits shall be secured for all such work.

J103.32 Jurisdiction of other agencies. Permits issued under the provisions of Appendix J shall not relieve the owner of the responsibility for securing permits, licenses or approvals that may be required from other departments or divisions of the governing agencies.

- (19) *Section J103.4 is added to Appendix J of the California Building Code to read as follows:*

J103.4 Grading designation. Grading involving any fill intended to support structures, or grading for the development of more than one lot or parcel, or grading in excess of 50 cubic yards, or grading which includes excavation or fill in excess of 5 feet in depth or height shall be performed in accordance with the approved grading plan prepared by a civil engineer, and shall be designated as “engineered grading”. All other grading shall be designated as “regular grading” unless the permittee chooses to have the grading performed as “engineered grading” or unless the City Engineer determines that special conditions or unusual hazards exist, in which case grading shall be designated as and conform to the requirements of “engineered grading”.

- (20) *Section J104.5 is added to Appendix J of the California Building Code to read as follows:*

J104.5 Issuance. The provisions of Section 105.3 of *Chapter 1*, of the California Building Code as duly adopted, are applicable to grading permits. The City Engineer may require that grading operations and project designs be modified if delays occur which incur weather-generated problems not considered at the time the permit was issued.

The City Engineer may require professional inspection and testing by the soils engineer. When the City Engineer has cause to believe that geologic factors may be involved, the grading will be required to conform to “engineered grading”.

The City Engineer may require bonds in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions.

In lieu of a surety bond, the applicant may file a cash bond or instrument of credit with the City Engineer in an amount equal to that which would be required in the surety bond.

- (21) *Section J104.6 is added to Appendix J of the California Building Code to read as follows:*

J104.6 Denial of permit.

J104.6.1 Flood and geologic hazards. The City Engineer shall not issue a grading permit in any case where he finds that the work, as proposed by the applicant, is likely to adversely affect the stability of adjoining property or result in the deposition of debris on any public way or interfere with any existing drainage course or be in any area determined to be subject to flood or geologic hazard under provisions of Section 116 of *Chapter 1* of the 2019 California Building Code, as duly adopted and amended.

EXCEPTION 1: This prohibition shall not apply when provision is made to eliminate such flood or geologic hazard to the satisfaction of the City Engineer under the provisions of Section 116 of *Chapter 1* of the 2019 California Building Code, as duly adopted and amended.

EXCEPTION 2: This prohibition shall not apply when grading work in an existing drainage course and is designed to meet all requirements for grading in drainage courses under the City’s Hillside Management Ordinance and provision is made to the satisfaction of the City Engineer to adequately collect, convey and discharge flows through the project without increasing erosion or deposition of debris or adversely affecting upstream or downstream properties.

104.6.2 Land use. The City Engineer shall not issue a grading permit for any work on the site unless the proposed uses shown on the grading plan for the site will comply with the provisions of Title 22 of the Diamond Bar City Code entitled "Development Code".

- (22) *Section J104.7 is added to Appendix J of the California Building Code to read as follows:*

J104.7 Import and export of earth materials in excess of 10,000 cubic yards.

J104.7.1 Transport over public maintained streets. In addition to other provisions of this Code, the following requirements shall apply when earth materials in excess of 10,000 cubic yards are to be exported from or imported to a grading site by transporting such materials over a publicly maintained street.

(i) The point of access to the public street shall be located as approved by the City Engineer.

(ii) Special safety precautions, including, but not limited to, the access road approach grade and alignment to the public street, sight distance at the intersection with the public street and traffic control devices may be required by the City Engineer.

J104.7.2 Zoning ordinance compliance. No grading permit shall be issued for the import or export of more than 10,000 cubic yards of earth material to or from a grading site where such work would be classified as an "off-site transport grading project" as defined in Title 22 of the Diamond Bar City Code, entitled "Development Code", unless the project is in conformance with Title 22.

- (23) *Section J105.3 is added to Appendix J of the California Building Code to read as follows:*

J105.3 Transfer of responsibility. If the civil engineer, the soils engineer, or the engineering geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility in the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the City Engineer in writing of such change prior to the recommencement of such grading.

- (24) *Section J109.5 is added to Appendix J of the California Building Code to read as follows:*

J109.5 Overflow protection. Berms, swales or other devices shall be provided at the top of cut or fill slopes steeper than five horizontal to one vertical to prevent surface waters from overflowing onto and damaging the face of the slope.

Gutters or other special drainage controls shall be provided where the proximity of runoff from buildings or other structures is such as to pose a potential hazard to slope integrity.

- (25) *Section J110.3 is added to Appendix J of the California Building Code to read as follows:*

J110.3 Temporary erosion control precautions. Grading operations shall be planned to avoid the rainy season, October 15 through April 15 of the following calendar year. Grading permits shall only be issued when a plan for erosion control and silt retention has been approved by the City Engineer.

J110.3.1 The City Engineer shall not issue a grading permit for any work to be commenced between October 15 of any year and April 15 of the following calendar year, unless detail plans for such work include the details of protective measures, including desilting basins or other temporary drainage control measures, or both, as may be necessary to protect the adjoining public and private property from damage by erosion, flooding or deposition of debris which may originate from the site or result from such grading operations.

All protective measures shall be installed before grading has begun.

All erosion control measures shall comply with any adopted National Pollutant Discharge Elimination System (NPDES) policies and standards of the City.

J110.3.2 Where a grading permit is issued and grading work commenced after April 15 and before October 15 of any year and the plans for such work do not include details of the protective measures described in J110.3.1, and it appears that the grading and installation of the permanent drainage devices as authorized by the permit will not be completed by October 15, then, on or before October 15 the owner of the site on which the grading is being performed shall file or cause to be filed with the City Engineer revised detail plans which include details of the protective measures described in, and in all other respects follow, the provisions of J110.3.1.

J110.3.3 Effect of noncompliance. Should the owner fail to submit detail plans or to provide the protective measures required by Sections J110.3.1 and J110.3.2 by the date specified therein, it shall be deemed that a default has occurred under the conditions of the grading permit security. Thereupon the City Engineer may enter the property for the purpose of installing, by City forces or other means, the drainage and erosion control devices shown on the approved detail plans, or if there are no approved detail plans, as may be deemed necessary to protect adjoining property from storm damage, or the City Engineer may cause the owner of the site to be prosecuted as a violator of this Code, or he may take both actions.

- (26) *Section J110.4 is added to Appendix J of the California Building Code to read as follows:*

J110.4 Permanent erosion control.

J110.4.1 Planting and irrigation. The surface of all manufactured slopes shall be protected against damage by erosion by the installation of a permanent irrigation system and planting with ground cover, shrubs and/or trees which provide satisfactory long term erosion control. Planting and plant materials shall be specified and installed in accordance with the Hillside Management Ordinance of the City of Diamond Bar. The irrigation system shall provide adequate coverage and the proper application rate to maintain the appropriate moisture for the establishment and proper growth of the plantings installed, but the irrigation shall not saturate the slopes or cause erosion.

J110.4.2 Planting and irrigation plans and specifications. For grading which includes cut slopes more than 5 feet in height; or fill slopes supporting structures of more than 3 feet in height; or natural slopes disturbed more than 10 feet in surficial extent by the grading operations planting and irrigation plans and specifications shall be submitted for approval of the City Engineer and/or the Community Development Director. For all manufactured slopes more than 20 feet in height or natural slopes disturbed more than 20 feet in surficial extent by grading operations plans shall be prepared and signed by a civil engineer or landscape architect.

J110.4.3 Rodent control. All manufactured slopes steeper than four horizontal to one vertical within a grading project adjacent to undeveloped or unoccupied land shall be protected from potential slope damage by a preventative program of burrowing rodent control.

- (27) *Section J112 is added to Appendix J of the California Building Code to read as follows:*

J112 Completion of work.

J112.1 Final reports. Upon completion of the rough grading work and at the final completion of the work, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is performed for regular grading, as applicable.

- (i) An as-built grading plan prepared by the licensed civil engineer retained to provide such services showing original ground surface elevations, as-graded ground surface elevations, lot drainage patterns, and the locations and elevations of surface drainage facilities and of the outlets of subsurface drains. As-constructed

locations, elevations and details of subsurface drains shall be shown as reported by the soils engineer.

Civil engineers shall state that to the best of their knowledge work within their area of responsibility was done in accordance with the final approved grading plan.

- (ii) A report prepared by the licensed soils engineer retained to provide such services including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report. Soils engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions of this Chapter.
- (iii) A report prepared by the licensed engineering geologist retained to provide such services including a final description of the geology of the site and any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. Engineering geologists shall submit a statement that, to the best of their knowledge, the work within their area of responsibility is in accordance with the approved engineering geologist report and applicable provisions of this Chapter.

J112.2 Notification of completion. The permittee shall notify the City Engineer when the grading operation is ready for final inspection. Final approval shall not be given until all work including installation of all drainage facilities and their protective devices, and all erosion-control measures have been completed in accordance with the final approved grading plan, and the required reports have been submitted.

Sec. 15.00.330. Penalties for violation of division

It shall be unlawful for any person, firm, partnership, or corporation to violate any provision, or to fail to comply with any of the requirements, of this Division. Any person, firm, partnership, or corporation violating any provision of this Division or failing to comply with their requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding One Thousand Dollars (\$1,000.00) or by imprisonment not exceeding six (6) months or by both such fine and imprisonment. Each such person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Division or the Codes adopted hereby is committed, continued or permitted by such person, firm, partnership, or corporation, and shall be deemed punishable therefor as provided in this Division.

Secs. 15.00.340 – 15.00.500. Reserved.

SECTION 4: Title 15 (Building and Construction Safety), Chapter 15.00, Division 4. Mechanical Code is hereby deleted in its entirety and replaced to read as follows:

DIVISION 4. - MECHANICAL CODE

Sec. 15.00.510. California Mechanical Code – Adopted.
Sec. 15.00.520. Amendments to the California Mechanical Code.
Sec. 15.00.530. Penalties for violation of division.
Secs. 15.00.540. – 15.00.700. Reserved.

Sec. 15.00.510. California Mechanical Code – Adopted.

Except as amended by Section 15.00.520, the 2022 California Mechanical Code (Part 4 of Title 24 of the California Code of Regulations) and the appendices thereto, based on the 2021 Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, is hereby adopted and incorporated herein by reference as though fully set forth in this Division and shall constitute the Mechanical Code of the City. A copy of such Code has been deposited in the office of the City Clerk and shall be, at all times, maintained by the Clerk for use and examination by the public.

Sec. 15.00.520. Amendments to the California Mechanical Code

(1) *Section 101.6 is added to the California Mechanical Code to read as follows:*

101.6 Conflicts with Administration Code. Where conflicts between Chapter 1, Division II of this Mechanical Code and the Administration Code occur, the Administration Code shall prevail. The purpose of Chapter 1 Division II of the Mechanical Code is to supplement the Administration Code.

(2) *Section 104.5 of the California Mechanical Code is amended to read as follows:*

104.5 Fees. Refer to Administration Code Section 109.

(3) *Section 107.0 of the California Mechanical Code is amended to read as follows:*

107.0 Board of Appeals. Refer to Administration Code Section 113.

Sec. 15.00.530. Penalties for violation of division.

It shall be unlawful for any person, firm, partnership, or corporation to violate any provision, or to fail to comply with any of the requirements, of this Division. Any person, firm, partnership, or corporation violating any provision of this Division or failing to comply with their requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding One Thousand Dollars (\$1,000.00) or by imprisonment not exceeding six (6) months or by both such fine and imprisonment. Each such person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which

any violation of any of the provisions of this Division or the Codes adopted is hereby committed, continued or permitted by such person, firm, partnership, or corporation, and shall be deemed punishable therefor as provided in this Division.

Secs. 15.00.540 – 15.00.700. Reserved.

SECTION 5: Title 15 (Building and Construction Safety), Chapter 15.00, Division 5. Plumbing Code is hereby deleted in its entirety and replaced to read as follows:

DIVISION 5. - PLUMBING CODE

Sec. 15.00.710. California Plumbing Code – Adopted.
Sec. 15.00.720. Amendments to the California Plumbing Code.
Sec. 15.00.730. Penalties for violation of division.
Secs. 15.00.740. – 15.00.900. Reserved.

Sec. 15.00.710. California Plumbing Code – Adopted.

Except as amended by Section 15.00.720, the 2025 California Plumbing Code (Part 5 of Title 24 of the California Code of Regulations) and the appendices thereto, based on the 2024.1. Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials, is hereby adopted and incorporated herein by reference as though fully set forth in this Division and shall constitute the Plumbing Code of the City. A copy of such Code has been deposited in the office of the City Clerk and shall be, at all times maintained by the City Clerk for use and examination by the public.

Sec. 15.00.720. Amendments to the California Plumbing Code.

(1) *Section 101.4.1 is added to the California Plumbing Code to read as follows:*

101.4.1 Conflicts with Administration Code. Where conflicts between Chapter 1, Division II of this Plumbing Code and the Administration Code occur, the Administration Code will prevail. The purpose of Chapter 1, Division II of the Plumbing Code is to supplement the Administration.

(2) *Section 104.5 of the California Plumbing Code is amended to read as follows:*

104.5 Fees. Refer to Administration Code Section 109.

(3) *Section 722.6 is added to the California Plumbing Code to read as follows:*

722.6 No such excavation shall be left unattended at any time unless the permittee shall have first provided a suitable and adequate barricade to assure public safety.

Sec. 15.00.730. Penalties for violation of division.

It shall be unlawful for any person, firm, partnership, or corporation to violate any provision, or to fail to comply with any of the requirements, of this Division. Any person, firm, partnership, or corporation violating any provision of this Division or failing to comply with their requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding One Thousand Dollars (\$1,000.00) or by imprisonment not exceeding six (6) months or by both such fine and imprisonment. Each such person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Division or the Codes adopted hereby is committed, continued or permitted by such person, firm, partnership, or corporation, and shall be deemed punishable therefor as provided in this Division.

Secs. 15.00.740 – 15.00.900. Reserved.

SECTION 6: Title 15 (Building and Construction Safety), Chapter 15.00, Division 6. Electrical Code is hereby deleted in its entirety and replaced to read as follows:

DIVISION 6. - ELECTRICAL CODE

Sec. 15.00.910. California Electrical Code – Adopted.
Sec. 15.00.920. Amendments to the California Electrical Code.
Sec. 15.00.930. Penalties for violation of division.
Secs. 15.00.940. – 15.00.1100. Reserved.

Sec. 15.00.910. California Electrical Code – Adopted.

Except as amended by Section 15.00.920, the 2025 California Electrical Code (Part 3 of Title 24 of the California Code of Regulations), and the appendices thereto, based on the 2023 National Electrical Code published by the National Fire Protection Association, is hereby adopted and incorporated herein by reference as though fully set forth in this Division and shall constitute the Electrical Code of the City. A copy of such Code has been deposited in the office of the City Clerk and shall be, at all times, maintained by the Clerk for use and examination by the public.

Sec. 15.00.920. Amendments to the California Electrical Code.

(1) *Section 89.101.7.4 is added to the California Electrical Code to read as follows:*

89.101.7.4 Conflicts with Administration Code. Where conflicts between Article 89 of this Electrical Code and the Administration Code occur, the Administration Code shall prevail. The purpose of Article 89 of the Electrical Code is to supplement the Administration Code.

(2) *Section 89.108.4.2 of the California Electrical Code is amended to read as follows:*

89.108.4.2 Fees. Refer to Administration Code Section 109.

- (3) *Section 89.108.8 of the California Electrical Code is amended to read as follows:*

89.108.8 Appeals Board. Refer to Administration Code Section 113.

- (4) *Section 590.3(B) of the California Electrical Code is amended to read as follows:*

590.3(B) 30 Days. Temporary electrical power and lighting installations shall be permitted for a period not to exceed 30 days for holiday decorative lighting and similar purposes.

Sec. 15.00.930 Penalties for violation of division.

It shall be unlawful for any person, firm, partnership, or corporation to violate any provision, or to fail to comply with any of the requirements, of this Division. Any person, firm, partnership, or corporation violating any provision of this Division or failing to comply with their requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding One Thousand Dollars (\$1,000.00) or by imprisonment not exceeding six (6) months or by both such fine and imprisonment. Each such person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Division or the Codes adopted hereby is committed, continued or permitted by such person, firm, partnership, or corporation, and shall be deemed punishable therefor as provided in this Division.

Secs. 15.00.940 – 15.00.1100. Reserved.

SECTION 7: Title 15 (Building and Construction Safety), Chapter 15.00, Division 12. Residential Code is hereby deleted in its entirety and replaced to read as follows:

DIVISION 12. – RESIDENTIAL CODE

Sec. 15.00.3210. California Residential Code – Adopted.

Sec. 15.00.3220. Amendments to the California Residential Code.

Sec. 15.00.3230. Penalties for violation of division.

Sec. 15.00.3210. California Residential Code – Adopted.

Except as otherwise provided by this Title, Sections 102 to 116 of the Administration Code, Section 1207 of Chapter 12, and Appendix J of the 2025 California Building Code (Part 2 of Title 24 of the California Code of Regulations) are hereby adopted and incorporated herein by reference as though fully set forth in this Division, and shall be known as Sections R102 to 116 of Chapter 1, Section 1207 of Chapter 12, and Appendix J of the 2025 California Residential Code (Part 2.5 of Title 24 of the California Code of Regulations).

Except as amended by Section 15.00.3220, the 2025 California Residential Code (Part 2.5 of Title 24 of the California Code of Regulations), and Appendices H (Patio

Covers), J (Existing Buildings and Structures), K (Sound Transmission), and O (Automatic Vehicular Gates) thereto, based on the 2024 International Residential Code published by the International Code Council, is hereby adopted and incorporated herein by reference as though fully set forth in this Division and shall constitute the Building Code of the City. A copy of such Code has been deposited in the office of the City Clerk and shall be, at all times, maintained by the City Clerk for use and examination by the public.

Sec. 15.00.3220. Amendments to the California Residential Code.

- (1) *Section R301.1.3.2 of the California Residential Code is amended to read as follows:*

R301.1.3.2 Wood frame structures. The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood frame construction more than two stories and basement in height located in Seismic Design Category A, B or C. Notwithstanding other sections, the law establishing these provisions is found in Business and Professions Code sections 5537 and 6737.1.

The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1, or D2.

- (2) *Sections R309.1 and R309.2 of the California Residential Code are revised by amending the exception to these two Sections to add exception 3 to read as follows:*

Exception 3: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential fire sprinkler system unless the addition or alteration affects more than 90% of an existing structure located within a Very High Fire Hazard Severity Zone. In that instance, modifications to more than 90% of the existing structure shall be considered a new structure and shall require the installation of an automatic residential fire sprinkler system and meet Fire Zone requirements.

- (3) *Section R337.1.3 of the California Residential Code is amended to restate exemption 5 as follows:*

5. Additions to and remodels of buildings originally constructed prior to the applicable application date that do not affect more than 90% of the existing structure. Modifications to more than 90% of the existing structure shall be considered a new structure.

- (4) *Section R341 is added to the California Residential Code to read as follows:*

R341 Sound Transmission Control. Criteria for sound transmission control between dwelling units and outside noise shall be as provided in the California Building Code. Refer to Section 1206 of the California Building Code for criteria where sound transmission applies.

- (5) *Section R342 is added the California Residential Code to read as follows:*

R342 Structural Tests and Inspections. Structural test and inspection requirements which are omitted from the California Residential Code are intended to refer to the California Building Code.

When structural tests and special inspections are required due to the methods of construction the tests and inspections shall be performed and documented as required in Chapter 17 of the California Building Code.

- (6) *Section R343 is added to the California Residential Code to read as follows:*

R343 Pool Barrier Requirements. Pool barrier criteria are not explicitly located within the California Residential Code and are intended to refer to the California Building Code.

Where any body of water over 18" occurs, refer to California Building Code Section 3109 for pool barrier requirements.

- (7) *Section R403.1.4.1 of the California Residential Code is amended to read as follows:*

R403.1.4.1 Foundations on Expansive Soil. Unless otherwise specified by a registered geotechnical engineer, foundation systems within the City of Diamond Bar are considered to be on expansive soil and shall be constructed in a manner that will minimize damage to the structure from movement of the soil. See Building Code Section 1809.4 for requirements.

- (8) *Section R602.10 of the California Residential Code is amended by the addition of an exception to read as follows:*

R602.10 Wall bracing.

EXCEPTION: Construction documents shall be designed in accordance with engineered design by a California licensed architect or engineer per the California Building Code for dwellings of wood frame construction more than one story.

- (9) *Section R602.10.8, item 1, of the California Residential Code is amended to read as follows:*

R602.10.8 Braced wall panel connections.

1. Parallel rafters or roof trusses shall be attached to the top plates of braced wall panels through solid blocking and framing anchors or equal each bay. No gaps or voids from the roof sheathing through the entire connection shall occur.

Sec. 15.00.3230 Penalties for violation of division.

It shall be unlawful for any person, firm, partnership, or corporation to violate any provision, or to fail to comply with any of the requirements, of this Division. Any person, firm, partnership, or corporation violating any provision of this Division or failing to comply with their requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding One Thousand Dollars (\$1,000.00) or by imprisonment not exceeding six (6) months or by both such fine and imprisonment. Each such person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Division or the Codes adopted hereby is committed, continued or permitted by such person, firm, partnership, or corporation, and shall be deemed punishable therefore as provided in this Division.

SECTION 8: Title 15 (Building and Construction Safety), Chapter 15.00, Division 13. Green Building Code is hereby deleted in its entirety and replaced to read as follows:

DIVISION 13. – GREEN BUILDING CODE

Sec. 15.00.3240. California Green Building Code – Adopted.

Sec. 15.00.3250. Reserved.

Sec. 15.00.3260. Penalties for violation of division.

Sec. 15.00.3240. California Green Building Code – Adopted.

Except as amended by Section 15.00.3250, the 2025 California Green Building Code (Part 11 of Title 24 of the California Code of Regulations), without appendices, is hereby adopted and incorporated herein by reference as though fully set forth in this Division and shall constitute the Green Building Code of the City. A copy of such Code has been deposited in the office of the City Clerk and shall be, at all times, maintained by the City Clerk for use and examination by the public.

Separate waste diversion ordinances outlined in Chapter 8.16 of Title 8 and landscape ordinances contained in Chapter 22.26 of Title 22 shall remain effective and in full force notwithstanding the adoption of the California Green Building Code.

Sec. 15.00.3250. Reserved.

Sec. 15.00.3260. Penalties for violation of division.

It shall be unlawful for any person, firm, partnership, or corporation to violate any provision, or to fail to comply with any of the requirements, of this Division. Any person, firm, partnership, or corporation violating any provision of this Division or failing to

comply with their requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding One Thousand Dollars (\$1,000.00) or by imprisonment not exceeding six (6) months or by both such fine and imprisonment. Each such person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Division or the Codes adopted hereby is committed, continued or permitted by such person, firm, partnership, or corporation, and shall be deemed punishable therefore as provided in this Division.

SECTION 9: Title 15 (Building and Construction Safety), Chapter 15.00, Division 14. Wildland-Urban Interface Code is hereby added and read as follows:

DIVISION 14. – WILDLAND-URBAN INTERFACE

Sec. 15.00.3280. Wildland-Urban Interface Code – Adopted.

Sec. 15.00.3290. Reserved.

Sec. 15.00.3300. Penalties for violation of division.

Sec. 15.00.3280. Wildland-Urban Interface Code – Adopted.

Except as amended by Section 15.00.3290, the 2025 California Wildland-Urban Interface Code (Part 7, Title 24 of the California Code of Regulations), without appendices, is hereby adopted and incorporated herein by reference as the Wildland-Urban Interface Code of the City. A copy of such Code has been deposited in the office of the City Clerk and shall be, at all times, maintained by the City Clerk for use and examination by the public.

The City Council hereby designates Very High Fire Hazard Severity Zones as recommended by the Director of the California Department of Forestry and Fire Protection and as shown on the map titled Very High Fire Hazard Severity Zones in Local Responsibility Area (LRA) for Diamond Bar prepared by the Fire and Resource Assessment Program (FRAP), dated March 24, 2025. This map shall be retained on file in the office of the Building Official and made available for public inspection.

Sec. 15.00.3290. Amendments to the Wildland-Urban Interface Code.

Reserved.

Sec. 15.00.3300. Penalties for violation of division.

It shall be unlawful for any person, firm, partnership, or corporation to violate any provision, or to fail to comply with any of the requirements, of this division. Any person, firm, partnership, or corporation violating any provision of this division or failing to comply with the requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding \$1,000.00 or by imprisonment not exceeding six months or by both such fine and imprisonment. Each such person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of

this division or the code adopted hereby is committed, continued or permitted by such person, firm, partnership, or corporation, and shall be deemed punishable therefor as provided in this division.

SECTION 10: Any inconsistencies between the Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Wildland-Urban Interface Code, Green Building Standards, as adopted by this Ordinance, and the 2025 California Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Wildland-Urban Interface Code, Green Building Standards, as set forth in Parts 2, 2.5, 3, 4, 5, 7, and 11, respectively, of Title 24 of the California Code of Regulations, are changes, modifications, amendments, additions or deletions thereto authorized by California Health and Safety Sections 17958.5 and 17958.7.

SECTION 11: To the extent the provisions of this Ordinance are substantially the same as previous provisions of the Diamond Bar City Code, these provisions shall be construed as continuations of those provisions and not as new enactments.

SECTION 12: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Ordinance or any part thereof or exhibit thereto. The City Council of the City of Diamond Bar hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

SECTION 13: This ordinance shall take effect on the 1st day of January, 2026.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Diamond Bar on the 18th day of November, 2025.

CITY OF DIAMOND BAR

Chia Yu Teng, Mayor

ATTEST:

I, Kristina Santana, City Clerk of the City of Diamond Bar, California, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of the City Council held on the 4th day of November, 2025, and was duly passed and adopted at a regular meeting of the City Council held on the 18th day of November, 2025, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

Kristina Santana, City Clerk



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: City Council Discussion of Potential Amendments to Title 22 of The Diamond Bar City Code ("Development Code").

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Provide direction regarding the initiation of a Development Code amendment process related to live entertainment, parking standards, sign standards, entitlement procedures, and/or other commercial standards as may be deemed appropriate.

FINANCIAL IMPACT:

If direction to proceed is given, consultant and attorneys' fees will be incurred. Such costs are not yet known.

BACKGROUND:

At the November 4, 2025, City Council meeting, Mayor Teng expressed interest in initiating amendments to the Development Code aimed at promoting economic development and supporting the business community. Direction is requested from the majority of the Council regarding whether to initiate the Development Code amendment process to evaluate such items as live entertainment, parking standards, sign standards, entitlement procedures, and other commercial standards.

Any amendments to the Development Code would require public hearings before both the Planning Commission and the City Council.

ANALYSIS:

If there is interest in proceeding, the amendments may be pursued either as separate ordinances addressing each topic individually, or collectively as part of a comprehensive update. Staff anticipates utilizing the Economic Development Committee and/or holding study sessions with the Planning Commission and City Council to define the scope and priorities of any proposed amendments prior to scheduling formal public hearings.

Topics of Interest

Live Entertainment

In 2010, the City Council adopted Urgency Ordinance No. 01 (2010)U and Ordinance No. 02(2010), which are provided as Attachments 1 and 2 to this report. These ordinances were enacted in response to an increasing number of complaints about the secondary impacts of amusement, entertainment, and other congregation uses in commercial and office zoning districts—particularly live entertainment.

The Council may wish to consider options for permitting live entertainment under certain conditions or settings. It is anticipated that any amendments of this nature could be prepared by staff using in-house resources.

Parking Standards

The City's parking regulations, contained in Development Code Chapter 22.30 (Attachment 3), have not undergone a comprehensive review since incorporation. Revising these standards would be a complex and time-intensive process, especially in light of recent State laws that allow residential development on commercial property with reduced parking requirements.

If the Council expresses interest, consultant services specializing in parking demand analysis would likely be required, increasing the time and cost associated with preparing the amendments.

During the Council discussion, it would be helpful to identify any specific provisions or constituent complaints related to the City's parking standards—such as the number of required spaces for certain uses, minimum landscape areas, or other standards perceived as overly restrictive or outdated.

Sign Standards

The City's sign regulations (Attachment 4), like the parking standards, have not been comprehensively reviewed since incorporation. Updating these standards would also be a complex and time-intensive process. Because recent court rulings—including those by the U.S. Supreme Court—have clarified the constitutional limits of local sign regulation, a comprehensive update would help ensure continued compliance with applicable case law.

Any such update would likely require specialized consultant assistance in commercial signage design, along with significant review by the City Attorney to ensure legal defensibility.

As with parking standards, any examples of current standards that are perceived as business-unfriendly would be useful as staff begins developing a scope of work for amending the Sign Code, if such direction is given.

Entitlement Process

The City's land use and development permit procedures are established in Development Code Article IV. Common entitlements for commercial uses include Zoning Clearances, Plot Plan Review, Development Review, and Conditional Use Permits.

Potential amendments to streamline or clarify these procedures could be prepared using in-house resources.

Staff will be available at the meeting to respond to specific questions about the City's entitlement and permitting processes.

PREPARED BY:

Greg Gubman, Director, Community Development

ATTACHMENTS:

1. Ordinance No. 01 (2010)U - Urgency ordinance amending zoning regulations for live entertainment
2. Ordinance No. 02 (2010) - Permanent ordinance amending zoning regulations for live entertainment
3. Development Code Chapter 22.30 - Parking and Loading Standards
4. Development Code Chapter 22.36 - Sign Standards

ORDINANCE NO. 01 (2010) U

AN URGENCY ORDINANCE OF THE CITY OF DIAMOND BAR
AMENDING THE ZONING ORDINANCE PROVISIONS
GOVERNING LIVE ENTERTAINMENT IN BARS, NIGHTCLUBS
AND OTHER VENUES AND AMENDING THE DIAMOND BAR
MUNICIPAL CODE AND DECLARING THE URGENCY THEREOF

The City Council of the City of Diamond Bar does ordain as follows:

SECTION 1. Section 22.10.030 of Title 22, Chapter 22.10 of the Diamond Bar Municipal Code is amended by amending Table 2-5 to replace the Land Use under the heading “Retail Trade Uses” entitled “Bars and nightclubs” with “Bars, cocktail lounges and taverns” as shown in the table below, to replace the Land Use under the heading “Recreation, Education & Public Assembly Uses” entitled “Theaters, auditoriums, meeting halls” with “Theaters and auditoriums” as shown in the table below, and to amend the categories entitled “Community/Cultural Centers,” and “Clubs, lodges and private meeting halls” under the heading “Recreation, Education and Public Assembly Uses,” “Restaurants” under the heading “Retail Trade Uses,” and “Hotels and motels” under the heading “Service Uses,” as follows:

	<i>Permit Requirement by District</i>			<i>See Standards in Section:</i>
	<i>OP</i>	<i>OB</i>	<i>CO</i>	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Clubs, lodges and private meeting halls	CUP	CUP	CUP	22.42.075
Community/cultural centers	CUP	CUP	CUP	22.42.075
Theaters and auditoriums	CUP	CUP	CUP	22.42.075
RETAIL TRADE USES				
Bars, cocktail lounges and taverns			CUP	22.42.075
Restaurants	P	P	P	22.42.075
SERVICE USES				
Hotels and motels		CUP	CUP	22.42.075

SECTION 2. Section 22.10.030 of Title 22, Chapter 22.10 of the Diamond Bar Municipal Code is amended by amending Table 2-6 to replace the Land Use under the heading “Retail Trade Uses” entitled “Bars and nightclubs” with “Bars, cocktail lounges and taverns” as shown in the table below, to replace the Land Use under the heading “Recreation, Education & Public Assembly Uses” entitled “Theaters, auditoriums, meeting halls” with “Theaters and auditoriums” as shown in the table below,

auditoriums” as shown in the table below, and to amend the categories entitled “Community/Cultural Centers,” and “Clubs, lodges and private meeting halls” under the heading “Recreation, Education and Public Assembly Uses,” “Restaurants” under the heading “Retail Trade Uses,” and “Hotels and motels” under the heading “Service Uses,” as follows:

	<i>Permit Requirement by District</i>				
	C1	C2	C3	I	See Standards in Section:
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES					
Clubs, lodges and private meeting halls		CUP	CUP		22.42.075
Community/cultural centers			CUP		22.42.075
Theaters and auditoriums		CUP	CUP		22.42.075
RETAIL TRADE USES					
Bars, cocktail lounges and taverns	CUP	CUP	CUP		22.42.075
Restaurants	P	P	P		22.42.075
SERVICE USES					
Hotels and motels	P	P	P		22.42.075

SECTION 3. Title 22, Chapter 22.42 of the Diamond Bar Municipal Code is amended by adding thereto a new Section 22.42.075 to read as follows:

Sec. 22.42.075. Live entertainment/dancing

This section establishes standards for live entertainment and dancing.

- (a) Live entertainment and dancing by patrons, employees and independent contractors is prohibited in bars, cocktail lounges and taverns, motels, and restaurants.
- (b) Live entertainment is permitted in community/cultural centers, “clubs, lodges and private meeting halls,” and hotels only in connection with banquets, parties, and

hotels shall not book a banquet, party or reception involving live entertainment for the same person or organization more than once in any 90-day period. The banquet or party space in a hotel in which live entertainment is provided must be accessible only through an interior lobby or foyer.

(c) Nothing herein prohibits live entertainment in schools, and "theaters and auditoriums" provided that no alcoholic beverages are sold or otherwise made available to patrons or consumed on the premises.

(d) This section is inapplicable to adult-oriented businesses, which are governed by Section 22.42.020.

(e) This section is inapplicable to religious places of worship.

(f) This section is inapplicable to City sponsored events and events approved with a temporary use permit pursuant to Chapter 22.50.

(g) Live entertainment approved by conditional use permit and business license prior to January 19, 2010, that does not conform to the provisions of this section and which has been in operation continuously since such approval, may be continued in accordance with the provisions of Chapter 22.68 (Nonconforming Uses, Structures, and Parcels).

SECTION 4. Section 22.80.020 of Title 22, Chapter 22.80 of the Diamond Bar Municipal Code is amended by amending the definition of the following terms to read as follows:

a. The definition of "Bars and night clubs" is deleted and replaced with the following:

"Bars, cocktail lounges and taverns. "Bar" or "cocktail lounge" or "tavern" means an establishment: (1) that sells or offers for sale alcoholic beverages pursuant to a Type 48 license from the Department of Alcoholic Beverage Control, (2) that limits entry to persons 21 years of age or older and (3) where food service, if any, is subordinate to the sale of alcoholic beverages. Does not include a bar area that is an integrated part of a restaurant. May include beer brewing as part of a microbrewery and other alcoholic beverage tasting facilities. Live entertainment and dancing by patrons, employees and independent contractors is prohibited."

b. The definition of "Community/cultural centers" is amended to read as follows:

"Community/cultural centers. Multipurpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms, kitchen and/or outdoor barbecue facilities available only by way of advance reservation by individuals or groups for activities such as meetings, banquets, parties and receptions.

c. The definition of "Indoor amusement/entertainment facilities" is amended by deleting the following category:

“Dance halls, clubs and ballrooms”

d. A new definition is added to read as follows:

“Live entertainment. Any live performance, including but not limited to all forms of music, theatrical or comedic performance, song, dance, karaoke, or vocal entertainment by a disc jockey or announcer, participated in by one or more employees, independent contractors, guests, customers, or any other person or persons. Does not include ambient or incidental music provided for guests or patrons by one (1) non-amplified musician or the use of a radio or other electronic playback device in any establishment, except when utilized by an announcer or “disc jockey” who at any time provides any form of vocal entertainment for the purpose of gaining the attention and interest of, or diverting or amusing guests or patrons, including the announcing of song titles or artists’ names.”

e. The definition of “Restaurant, table service” is amended to read as follows:

“Restaurant, table service. An establishment that: (1) sells, or offers for sale, food and beverages during all hours it is open for business primarily by way of table service, (2) prepares food on-site in a kitchen capable of preparing food from its component ingredients and otherwise meets the definition of a “bona fide public eating place” contained in California Business & Professions Code §23038, and (3) does not limit entry to persons 21 years of age or older and service of alcoholic beverages is secondary to service of food. Take-out service is permissible but must be secondary to on-site table service. Live entertainment and dancing by patrons, employees and independent contractors is prohibited.”

SECTION 5. Section 5.04.010 of Title 5, Chapter 5.04 of the Diamond Bar Municipal Code is amended by repealing category “(7) Entertainment establishments” and renumbering the categories that follow accordingly, and by amending category “(5) Bars and nightclubs” to read as follows:

“(5) Bars, cocktail lounges and taverns.”

SECTION 6. Section 5.08.040 of Title 5, Chapter 5.08 of the Diamond Bar Municipal Code is amended in its entirety to read as follows:

Sec. 5.08.040. Bars, cocktail lounges and taverns.

(a) For purposes of this chapter, *bars, cocktail lounges and taverns* shall mean businesses as defined in Section 22.80.020 of this Code.

(b) In addition to the information prescribed by section 5.04.020, the application for a license for a bar, cocktail lounge or tavern shall include:

(1) The complete standard regulatory business license application including the names and addresses of all responsible operators, managers, and property owner;

(2) A certified copy of all valid alcohol beverage control (ABC) permits, licenses, and conditions of operation;

(3) Security plan requirements. Applicants for businesses that serve alcohol with an occupancy load of 50 or greater are required to submit a security plan. All submitted security plans shall be reviewed and are subject to the approval of the director or his or her designee; and

(4) A set of plans stamped "approved" by the Los Angeles County Fire Department which identifies the use and the square footage of the establishment.

(c) Operating requirements.

(1) *Manager required.* Any bar, cocktail lounge or tavern shall have a responsible person on the premises to act as manager and supervise employees and independent contractors at all times during which the business is operating.

(2) *Facility operators.* Licensees shall maintain their operations pursuant to the security plan approved by the community development director and within the standards required by the department of alcoholic beverage control.

(3) *Display of licenses.* The business owner shall display the business license in a prominent and visible location.

(4) *Complaints.* An employee of each business owner licensee shall be appointed to address, during hours of operation, all complaints. The name and phone number of the employee shall be posted adjacent to the business license. The business owner licensee shall make reasonable efforts to address each complaint. The licensee shall keep a log of all complaints and follow-up and shall make the information available to city staff upon request.

(5) *Alcoholic beverages.* All new employees of business owner licensees serving alcohol to patrons shall enroll in a certified training program for the responsible service of alcohol. The training shall be offered to new employees on no less than a quarterly basis.

(6) *Merchandise sales.* No business owner licensee shall sell merchandise except inside the establishment.

(7) *Open doors.* No door of any business may be propped open after 6:00 p.m., except for the period during which goods are being delivered to the establishment, and then only if continuously attended by an employee of the business owner.

(8) *Designated driver signs.* Signs recommending the use of a "designated driver" shall be posted at all bar areas and at the entrance and exits to the establishment. The signs shall measure at least six inches by six inches.

(9) *Joint responsibility for violations and noise control.* Violations of this subsection (c) and violations of the noise control ordinance set forth in chapter 8.12 of the Diamond Bar Municipal Code by either the business owner promote, shall be grounds for revocation of the business license.

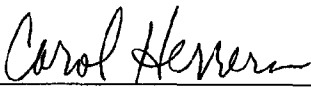
(10) All security personnel must have a California Guard Card and/or must possess a certificate of completion from a Penal Code 832 course instruction within six months of employment.

SECTION 7. Section 5.08.050 of Title 5, Chapter 5.08 of the Diamond Bar Municipal Code is repealed in its entirety and shall be shown in the Municipal Code as "Reserved."

SECTION 8. Purpose and findings; Urgency. Currently, the establishment of amusement, entertainment and other specified congregation uses and facilities are permitted in the commercial and office zoning districts subject to compliance with applicable development standards and approval of a conditional use permit if required. The City has received an increased number of complaints in recent years about the secondary impacts of these facilities, particularly pertaining to noise, traffic, parking and law enforcement. The City Council believes that it is necessary to enact regulations, consistent with State law, governing the operation of live entertainment in order to protect residents and businesses from the harmful secondary effects of these establishments. In order to alleviate and address this threat, this Urgency Ordinance is adopted to enact permanent regulations immediately so that there is no gap between the end of the existing interim ordinance and the effectiveness of new regulations. This Urgency Ordinance is adopted pursuant to California Government Code Section 36937 and shall take effect immediately upon adoption by a four-fifths vote of the City Council.

SECTION 9. This Urgency Ordinance is not subject to the California Environmental Quality Act ("CEQA"), as prescribed under Section 15361(b)(3) of the CEQA Guidelines (no potential for causing a significant effect on the environment), therefore, no further environmental review is required.

PASSED, APPROVED AND ADOPTED this 19th day of January, 2010.



MAYOR

I, Tommye Cribbins, the City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City council of the City of Diamond Bar, California, held on the 19th day of January, 2010, and was finally passed at a regular meeting of the City Council of the City of Diamond Bar, held on the 19th day of January, 2010, by the following vote:

AYES: COUNCILMEMBERS: Chang, Everett, Tanaka, M/Herrera

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAINED: COUNCILMEMBERS: None


Tommye Cribbins, City Clerk
City of Diamond Bar

ORDINANCE NO. 02(2010)

AN ORDINANCE OF THE CITY OF DIAMOND BAR AMENDING THE ZONING ORDINANCE PROVISIONS GOVERNING LIVE ENTERTAINMENT IN BARS, NIGHTCLUBS AND OTHER VENUES AND AMENDING THE DIAMOND BAR MUNICIPAL CODE

The City Council of the City of Diamond Bar does ordain as follows:

SECTION 1. Section 22.10.030 of Title 22, Chapter 22.10 of the Diamond Bar Municipal Code is amended by amending Table 2-5 to replace the Land Use under the heading "Retail Trade Uses" entitled "Bars and nightclubs" with "Bars, cocktail lounges and taverns" as shown in the table below, to replace the Land Use under the heading "Recreation, Education & Public Assembly Uses" entitled "Theaters, auditoriums, meeting halls" with "Theaters and auditoriums" as shown in the table below, and to amend the categories entitled "Community/Cultural Centers," and "Clubs, lodges and private meeting halls" under the heading "Recreation, Education and Public Assembly Uses," "Restaurants" under the heading "Retail Trade Uses," and "Hotels and motels" under the heading "Service Uses," as follows:

	Permit Requirement by District			See Standards in Section:
	OP	OB	CO	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Clubs, lodges and private meeting halls	CUP	CUP	CUP	22.42.075
Community/cultural centers	CUP	CUP	CUP	22.42.075
Theaters and auditoriums	CUP	CUP	CUP	22.42.075
RETAIL TRADE USES				
Bars, cocktail lounges and taverns			CUP	22.42.075
Restaurants	P	P	P	22.42.075
SERVICE USES				
Hotels and motels		CUP	CUP	22.42.075

SECTION 2. Section 22.10.030 of Title 22, Chapter 22.10 of the Diamond Bar Municipal Code is amended by amending Table 2-6 to replace the Land Use under the heading "Retail Trade Uses" entitled "Bars and nightclubs" with "Bars, cocktail lounges and taverns" as shown in the table below, to replace the Land Use under the heading "Recreation, Education & Public Assembly Uses" entitled "Theaters, auditoriums, meeting halls" with "Theaters and auditoriums" as shown in the table below, and to amend the categories entitled "Community/Cultural Centers," and "Clubs, lodges and private meeting halls" under the heading "Recreation, Education and Public Assembly Uses," "Restaurants" under the heading "Retail Trade Uses," and "Hotels and motels" under the heading "Service Uses," as follows:

	<i>Permit Requirement by District</i>				
	C1	C2	C3	I	See Standards in Section:
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES					
Clubs, lodges and private meeting halls		CUP	CUP		22.42.075
Community/cultural centers			CUP		22.42.075
Theaters and auditoriums		CUP	CUP		22.42.075
RETAIL TRADE USES					
Bars, cocktail lounges and taverns	CUP	CUP	CUP		22.42.075
Restaurants	P	P	P		22.42.075
SERVICE USES					
Hotels and motels	P	P	P		22.42.075

SECTION 3. Title 22, Chapter 22.42 of the Diamond Bar Municipal Code is amended by adding thereto a new Section 22.42.075 to read as follows:

Sec. 22.42.075. Live entertainment/dancing

This section establishes standards for live entertainment and dancing.

(a) Live entertainment and dancing by patrons, employees and independent contractors is prohibited in bars, cocktail lounges and taverns, motels, and restaurants.

(b) Live entertainment is permitted in community/cultural centers, "clubs, lodges and private meeting halls," and hotels only in connection with banquets, parties, and receptions. Community/cultural centers, "clubs, lodges and private meeting halls" and hotels shall not book a banquet, party or reception involving live entertainment for the same person or organization more than once in any 90-day period. The banquet or party space in a hotel in which live entertainment is provided must be accessible only through an interior lobby or foyer.

- (c) Nothing herein prohibits live entertainment in schools, and "theaters and auditoriums" provided that no alcoholic beverages are sold or otherwise made available to patrons or consumed on the premises.
- (d) This section is inapplicable to adult-oriented businesses, which are governed by Section 22.42.020.
- (e) This section is inapplicable to religious places of worship.
- (f) This section is inapplicable to City sponsored events and events approved with a temporary use permit pursuant to Chapter 22.50.
- (g) Live entertainment approved by conditional use permit and business license prior to January 19, 2010, that does not conform to the provisions of this section and which has been in operation continuously since such approval, may be continued in accordance with the provisions of Chapter 22.68 (Nonconforming Uses, Structures, and Parcels).

SECTION 4. Section 22.80.020 of Title 22, Chapter 22.80 of the Diamond Bar Municipal Code is amended by amending the definition of the following terms to read as follows:

- a. The definition of "Bars and night clubs" is deleted and replaced with the following:

"Bars, cocktail lounges and taverns. "Bar" or "cocktail lounge" or "tavern" means an establishment: (1) that sells or offers for sale alcoholic beverages pursuant to a Type 48 license from the Department of Alcoholic Beverage Control, (2) that limits entry to persons 21 years of age or older and (3) where food service, if any, is subordinate to the sale of alcoholic beverages. Does not include a bar area that is an integrated part of a restaurant. May include beer brewing as part of a microbrewery and other alcoholic beverage tasting facilities. Live entertainment and dancing by patrons, employees and independent contractors is prohibited."

- b. The definition of "Community/cultural centers" is amended to read as follows:

"Community/cultural centers. Multipurpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms, kitchen and/or outdoor barbecue facilities available only by way of advance reservation by individuals or groups for activities such as meetings, banquets, parties and receptions.

- c. The definition of "Indoor amusement/entertainment facilities" is amended by deleting the following category:

"Dance halls, clubs and ballrooms"

- d. A new definition is added to read as follows:

"Live entertainment. Any live performance, including but not limited to all forms of music, theatrical or comedic performance, song, dance, karaoke, or vocal entertainment by a disc jockey or announcer, participated in by one or more employees, independent contractors, guests, customers, or any other person or persons. Does not include ambient or incidental music provided

for guests or patrons by one (1) non-amplified musician or the use of a radio or other electronic playback device in any establishment, except when utilized by an announcer or "disc jockey" who at any time provides any form of vocal entertainment for the purpose of gaining the attention and interest of, or diverting or amusing guests or patrons, including the announcing of song titles or artists' names."

e. The definition of "Restaurant, table service" is amended to read as follows:

"Restaurant, table service. An establishment that: (1) sells, or offers for sale, food and beverages during all hours it is open for business primarily by way of table service, (2) prepares food on-site in a kitchen capable of preparing food from its component ingredients and otherwise meets the definition of a "bona fide public eating place" contained in California Business & Professions Code §23038, and (3) does not limit entry to persons 21 years of age or older and service of alcoholic beverages is secondary to service of food. Take-out service is permissible but must be secondary to on-site table service. Live entertainment and dancing by patrons, employees and independent contractors is prohibited."

SECTION 5. Section 5.04.010 of Title 5, Chapter 5.04 of the Diamond Bar Municipal Code is amended by repealing category "(7) Entertainment establishments" and renumbering the categories that follow accordingly, and by amending category "(5) Bars and nightclubs" to read as follows:

"(5) Bars, cocktail lounges and taverns."

SECTION 6. Section 5.08.040 of Title 5, Chapter 5.08 of the Diamond Bar Municipal Code is amended in its entirety to read as follows:

Sec. 5.08.040. Bars, cocktail lounges and taverns.

(a) For purposes of this chapter, *bars, cocktail lounges and taverns* shall mean businesses as defined in Section 22.80.020 of this Code.

(b) In addition to the information prescribed by section 5.04.020, the application for a license for a bar, cocktail lounge or tavern shall include:

(1) The complete standard regulatory business license application including the names and addresses of all responsible operators, managers, and property owner;

(2) A certified copy of all valid alcohol beverage control (ABC) permits, licenses, and conditions of operation;

(3) Security plan requirements. Applicants for businesses that serve alcohol with an occupancy load of 50 or greater are required to submit a security plan. All submitted security plans shall be reviewed and are subject to the approval of the director or his or her designee; and

(4) A set of plans stamped "approved" by the Los Angeles County Fire Department which identifies the use and the square footage of the establishment.

(c) Operating requirements.

(1) *Manager required.* Any bar, cocktail lounge or tavern shall have a responsible person on the premises to act as manager and supervise employees and independent contractors at all times during which the business is operating.

(2) *Facility operators.* Licensees shall maintain their operations pursuant to the security plan approved by the community development director and within the standards required by the department of alcoholic beverage control.

(3) *Display of licenses.* The business owner shall display the business license in a prominent and visible location.

(4) *Complaints.* An employee of each business owner licensee shall be appointed to address, during hours of operation, all complaints. The name and phone number of the employee shall be posted adjacent to the business license. The business owner licensee shall make reasonable efforts to address each complaint. The licensee shall keep a log of all complaints and follow-up and shall make the information available to city staff upon request.

(5) *Alcoholic beverages.* All new employees of business owner licensees serving alcohol to patrons shall enroll in a certified training program for the responsible service of alcohol. The training shall be offered to new employees on no less than a quarterly basis.

(6) *Merchandise sales.* No business owner licensee shall sell merchandise except inside the establishment.

(7) *Open doors.* No door of any business may be propped open after 6:00 p.m., except for the period during which goods are being delivered to the establishment, and then only if continuously attended by an employee of the business owner.

(8) *Designated driver signs.* Signs recommending the use of a "designated driver" shall be posted at all bar areas and at the entrance and exits to the establishment. The signs shall measure at least six inches by six inches.

(9) *Joint responsibility for violations and noise control.* Violations of this subsection (c) and violations of the noise control ordinance set forth in chapter 8.12 of the Diamond Bar Municipal Code by either the business owner promote, shall be grounds for revocation of the business license.

(10) All security personnel must have a California Guard Card and/or must possess a certificate of completion from a Penal Code 832 course instruction within six months of employment.

SECTION 7. Section 5.08.050 of Title 5, Chapter 5.08 of the Diamond Bar Municipal Code is repealed in its entirety and shall be shown in the Municipal Code as "Reserved."

PASSED, APPROVED AND ADOPTED this 2nd day of February, 2010.


CAROL HERRERA, MAYOR

I, Tommye Cribbins, the City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Diamond Bar, California, held on the 19th day of January, 2010, and was finally passed at a regular meeting of the City Council of the City of Diamond Bar, held on the 2nd day of February, 2010, by the following vote:

AYES: COUNCIL MEMBERS: Chang, Everett, Tanaka, MPT/Tye,
M/Herrera

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAINED: COUNCIL MEMBERS: None

ATTEST:



Tommye Cribbins, City Clerk
City of Diamond Bar

CHAPTER 22.30. - OFF-STREET PARKING AND LOADING STANDARDS

Sec. 22.30.010. - Purpose.

The purpose of this chapter is to provide off-street parking and loading standards to:

- (1) Provide for the general welfare and convenience of persons within the city by ensuring sufficient parking facilities to meet the needs generated by specific uses;
- (2) Provide accessible, attractive, secure, and well-maintained off-street parking and loading facilities;
- (3) Increase public safety by reducing congestion on public streets;
- (4) Ensure access and maneuverability for emergency vehicles; and
- (5) Provide loading and delivery facilities in proportion to the needs of allowed uses.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.30.020. - Applicability.

Every use, including a change or expansion of a use or structure, shall have appropriately maintained off-street parking and loading areas in compliance with the provisions of this chapter. A use shall not be commenced and structures shall not be occupied until improvements required by this chapter are satisfactorily completed.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.30.030. - General parking regulations.

- (a) *Parking and loading spaces to be permanent.* Parking and loading spaces shall be permanently available, marked and maintained for parking or loading purposes for the use they are intended to serve. The approval of a temporary use permit may allow the temporary reduction of parking or loading spaces in compliance with section 22.50.030 (Allowed temporary uses).
- (b) *Parking and loading to be unrestricted.* Owners, lessees, tenants or persons having control of the operation of a premises for which parking or loading spaces are required by this chapter shall not prevent, prohibit or restrict authorized persons from using these spaces without prior approval of the director.
- (c) *Vehicles for sale.* Vehicles, trailers or other personal property shall not be parked on private property for the purpose of displaying the vehicle, trailer, or other personal property for sale, hire, or rental, unless the property is appropriately zoned, and the person or business at that

location is licensed to sell vehicles, trailers, or other personal property. However, one vehicle or trailer owned by the owner, renter, or lessee of the property may be displayed for the purpose of sale.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.30.040. - Number of parking spaces required.

Each use shall provide at least the minimum number of off-street parking spaces required by this chapter, except where a greater number of spaces is required through land use entitlement approval or where an exception has been granted through approval of a discretionary permit.

- (1) *Parking requirements by land use.* Each land use shall be provided the number of off-street parking spaces required by Table 3-10. Additional spaces may be required/approved through discretionary entitlement approval.
- (2) *Expansion of structure, change in use.* When a structure is enlarged or increased in capacity or intensity, or when a change in use requires more off-street parking, additional parking spaces shall be provided in compliance with this chapter. Also see chapter 22.68 (Nonconforming Uses, Structures, and Parcels).
- (3) *Multitenant sites.* A site with multitenants shall provide the aggregate number of parking spaces required for each separate use; except where the site is developed as a recognized shopping center, the parking ratio shall be that required for the shopping center as a whole as provided in Table 3-10. When a multitenant shopping center includes uses whose parking requirements are greater than a typical shopping center (e.g., theaters, restaurants), additional parking shall be required unless a specific parking reduction is approved in compliance with section 22.30.050 (Reduction of off-street parking requirements).
- (4) *Uses not listed.* Land uses not specifically listed by subsection (1) (Parking requirements by land use), above, shall provide parking as required by the director. The director shall use the requirements of subsection (1) as a guide in determining the minimum number of off-street parking spaces to be provided.
- (5) *Excessive parking.* Off-street parking spaces in excess of the requirements in Table 3-10 may be approved in conjunction with a discretionary entitlement, and when additional landscaping and pedestrian improvements are also provided.
- (6) *Bench or bleacher seating.* Where fixed seating is provided in the form of benches or bleachers, a seat shall be construed to be not less than 18 inches of continuous bench space for the purpose of calculating the number of required parking spaces.
- (7) *Company-owned vehicles.* The number of parking spaces required by this chapter does not include spaces needed for the parking of company-owned vehicles. Parking spaces for company-owned vehicles shall be provided in addition to the requirements for a particular land use as provided in Table 3-10.

TABLE 3-10

PARKING REQUIREMENTS BY LAND USE AND USE TYPE

Land Use Type	Vehicle Spaces Required
Manufacturing, processing and warehousing:	
General manufacturing, industrial and processing uses	2 spaces for each 1,000 sq. ft. of gross floor area for the first 25,000 sq. ft.; and 1 space for each 1,000 sq. ft. thereafter. The gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "offices."
Recycling facilities	Determined by conditional use permit.
Research and development, laboratories	1 space for each 250 sq. ft. of gross floor area, plus 1 space for each company vehicle.
Warehouses and storage facilities	1 space for each 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft., and 1 space for each 2,000 sq. ft. thereafter. The gross floor area shall include incidental office space comprising less than 10% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "Offices."
Wholesale and distribution operations not used exclusively for storage	1 space for each 1,000 sq. ft. of gross floor area for the first 10,000 sq. ft., and 1 space for each 2,000 sq. ft. thereafter. The gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "Offices."
Recreation, education, public assembly:	
Child day care centers	1 space for each 10 children, plus one space for each employee, plus one space for each vehicle used in conjunction with the use, plus permanent drop-off area as approved by the director.
Churches, other places of worship, and mortuaries	1 space for each 3 seats or 1 space for every 35 sq. ft. of gross assembly area, classrooms, meeting rooms, etc.
Cinemas	1 space for each 3 seats, plus 1 space for each employee on largest shift.

Golf courses	10 spaces for each hole; plus clubhouse spaces as required for restaurants, bars, indoor recreation/fitness centers, etc.
Golf driving ranges	2 spaces for each tee.
Indoor recreation/fitness centers:	
Arcades	1 space for each 200 sq. ft. of gross floor area.
Bowling centers	5 spaces for each lane, plus required spaces for accessory uses.
Health/fitness clubs	1 space for each 150 sq. ft. of gross floor area.
Pool and billiard rooms	2 spaces for each table, plus required space for accessory uses.
Skating rinks	1 space for each 400 sq. ft. of gross floor area for public use, plus required spaces for accessory uses.
Libraries, museums, art galleries	1 space for each 500 sq. ft. of gross floor area, plus 1 space for each official vehicle.
Outdoor commercial recreation	Determined by conditional use permit.
Schools (public and private):	
Elementary/junior high	3 spaces for each classroom, plus 1 space for every 200 sq. ft. of assembly area in an auditorium.
High school	3 spaces for each classroom, plus 1 space for every 6 students.
College	Determined by conditional use permit.
Trade and business schools	1 space for every 50 sq. ft. of gross classroom floor area.
Studios and non-degree schools	1 space for each 200 sq. ft. of gross floor area and 1 space for each employee.
Studios for art, dance and martial arts	1 space for each 150 sq. ft. of gross floor area and 1 space for each employee.
Tennis/racquetball/handball or other courts	2 spaces for each court, plus 1 space for each 300 sq. ft. of floor area for accessory uses.
Performance theaters, places of assembly, meeting halls, and membership organizations	1 space for each 3 seats, or 1 space for every 50 sq. ft. of gross assembly or viewing area, plus accessory uses (e.g., bar, restaurant).
Residential Uses:	
Duplex housing units	2 spaces for each unit in a garage.
Mobile homes (in M.H. parks)	2 spaces for each mobile home (tandem parking allowed in an attached carport), plus guest parking.*

Multifamily dwelling, condominiums and other attached dwellings	Studio units, 1 space for each unit in a garage, plus guest parking* 1 bedroom or more, 2 spaces in a garage for each unit, plus 0.5 additional spaces for each bedroom over 2, plus guest parking.*
Mixed-use developments	Determined by conditional use permit.
Secondary residential units	1 space in addition to that required for a single-family unit.
Senior housing projects	1 space for each unit with half the spaces covered, plus 1 guest parking space for each 10 units.
Senior congregate care facilities	0.5 space for each residential unit, plus 1 space for each 4 units for guests and employees.
Single-family housing	2 spaces in a fully enclosed garage. In hillside areas, additional parking for guests may be required by the director.
Retail trade:	
Automobile, mobile home, vehicle, machinery and parts sale	1 space for each 400 sq. ft. of gross floor area, plus 1 space for each 3,000 sq. ft. of outdoor display, service area, plus 1 space for each 300 sq. ft. of gross floor area for a parts department, plus 1 space for each 2 employees.
Banks and financial services	1 space for each 300 sq. ft. of gross floor area.
Building materials, hardware stores and plant nurseries	1 space for each 300 sq. ft. of indoor display area, plus 1 space for each 1,000 sq. ft. of outdoor display area.
Convenience stores	1 space for each 250 sq. ft. of gross floor area.
Restaurants (except fast food), cafes, cafeterias, nightclubs, taverns, lounges or similar establishments for the consumption of food and beverages on the premises	1 space for each 75 sq. ft. of gross floor area for patrons, plus 1 space for each 300 sq. ft. of service area, plus one space for each 100 sq. ft. of outdoor dining area.
Restaurants, fast food	1 space for each 100 sq. ft. of gross floor area, plus 1 space for each 100 sq. ft. of outdoor dining area.
Restaurants, delicatessens, take out only, no customer seating	1 space for each 250 sq. ft. of gross floor area.
Retail stores:	
General merchandise	1 space for each 250 sq. ft. of gross floor area, plus 1 space for each 600 sq. ft. of storage area, and 1 space for each company vehicle, plus 1 space for each 1,000 sq. ft. of outdoor display area.

Appliance, furniture and bulk goods stores	1 space for each 500 sq. ft. of gross floor area and 1 space for each company vehicle, plus 1 space for each 1,000 sq. ft. of outdoor display area.
Shopping centers (shall use unsegregated parking area)	1 space for each 200 sq. ft. of gross floor area for centers of less than 20,000 sq. ft. and 1 space for each 250 sq. ft. of gross floor area for centers of 20,000 to 50,000 sq. ft., and 1 space for each 300 sq. ft. of gross floor area for centers over 50,000 sq. ft., plus 1 space for each 1,000 sq. ft. of outdoor display area.
Service Uses:	
Bed and breakfast inns	1 space for each guest room, in addition to the required parking for the residential use.
Copy and reproduction centers	1 space for each 400 sq. ft. of gross floor area.
Consumer products - repair and maintenance	1 space for each 250 sq. ft. of gross floor area.
Depots: Bus, freight, or rail	Determined by conditional use permit.
Equipment rental	1 space for each 300 sq. ft. of floor area, plus 1 space for each 1,000 sq. ft. of outdoor use area.
Hotels and motels	1 space for each guest room, plus 1 space for each 2 employees on largest shift, plus required spaces for accessory uses.
Medical services:	
Clinics, medical/dental offices	1 space for each 250 sq. ft. of gross floor area.
Extended care (elderly, skilled nursing facilities and residential care homes)	1 space for each 3 beds the facility is licensed to accommodate.
Hospitals	1 space for each patient bed the facility is licensed to accommodate, plus 1 space for each 400 sq. ft. of office area, plus required spaces for accessory uses as determined by the director.
Medical/dental labs	1 space for each 300 sq. ft. of gross floor area.
Offices, administrative, corporate	1 space for each 400 sq. ft. of gross floor area.
Pet grooming	1 space for each 400 sq. ft. of gross floor area
Personal services	1 space for each 250 sq. ft. of gross floor area
Kennels and animal boarding	1 space for each 500 sq. ft. of gross floor area, plus 1 space for each 800 sq. ft. of boarding area, plus 1 space for each employee.
Laundries and dry cleaning plants	1 space for each 1,000 sq. ft. of gross floor area.
Dry cleaning pickup facilities	1 space for each 400 sq. ft. of activity area, plus 1 space for each 1,000 sq. ft. of storage area.
Laundromats	1 space for each 250 sq. ft. of gross floor area.

Laboratories and research/development facilities	1 space for each 300 sq. ft. of gross floor area.
Service stations	1 space for each 250 sq. ft. of gross floor area; plus 3 spaces for each service bay.
Storage, personal storage facilities	4 spaces for manager office.
Vehicle repair and maintenance:	
Repair garage	4 spaces for each service bay, plus adequate queuing lanes for each bay, plus 1 space for each 2 employees on the largest shift.
Self-service vehicle washing	2.5 spaces for each washing stall, for queuing and drying.
Full-service vehicle washing	10 spaces, plus 10 spaces for each wash lane for drying area, plus queuing area for 5 vehicles ahead of each lane exclusive of fueling areas.
Veterinary clinics and hospitals	1 space for each 250 sq. ft. of gross floor area, plus 1 space for each 800 sq. ft. of boarding area.

* Guest parking shall be provided at the ratio of one space for each four required parking spaces.

Spaces shall be dispersed evenly throughout the project and clearly marked for guest parking only.

(Ord. No. 02(1998), § 2, 11-3-98; Ord. No. 02(2001), § 17, 11-6-01; Ord. No. 04(2005), § B, 3-15-05; Ord. No. Ord. No. 07(2016), § 3, 11-1-16; Ord. No. 03(2021), § 2, 12-7-21)

Sec. 22.30.050. - Reduction of off-street parking requirements for shared use.

Where two or more nonresidential uses are developed as a recognized shopping or professional center and two or more uses have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a reduction in the required number of parking spaces may be allowed through the approval of a parking permit, provided that the most remote space is located within 300 feet of the use it is intended to serve (as measured along the most direct pedestrian path). The amount of reduction may be up to the amount of spaces required for the least intensive of the two or more uses sharing the parking. A shared parking analysis may be required by the director to support a request for a parking reduction.

Reductions in parking in exchange for transportation demand management programs shall be considered for projects subject to the requirements of section 22.40.030 (Transportation demand management program requirements).

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.30.060. - Disabled/handicapped parking requirements.

Parking areas shall include parking spaces accessible to the disabled as follows:

- (1) *Number of spaces, design standards.* Parking spaces for the disabled shall be provided in compliance with section 1129B of the Uniform Building Code (UBC). (Figure 3-43)
- (2) *Reservation of spaces required.* Disabled accessible spaces required by this chapter shall be reserved by the property owner/tenant for use by the disabled throughout the life of the approved land use.
- (3) *Upgrading of markings required.* If amendments to state law change standards for the marking, striping, and signing of disabled parking spaces, disabled accessible spaces shall be upgraded in compliance with the new state standards. Upgrading shall be completed by affected property owners within 60 days of being notified in writing by the department of new state standards.
- (4) *Fulfilling parking requirements.* Disabled accessible parking spaces required by this chapter shall count toward fulfilling off-street parking requirements.

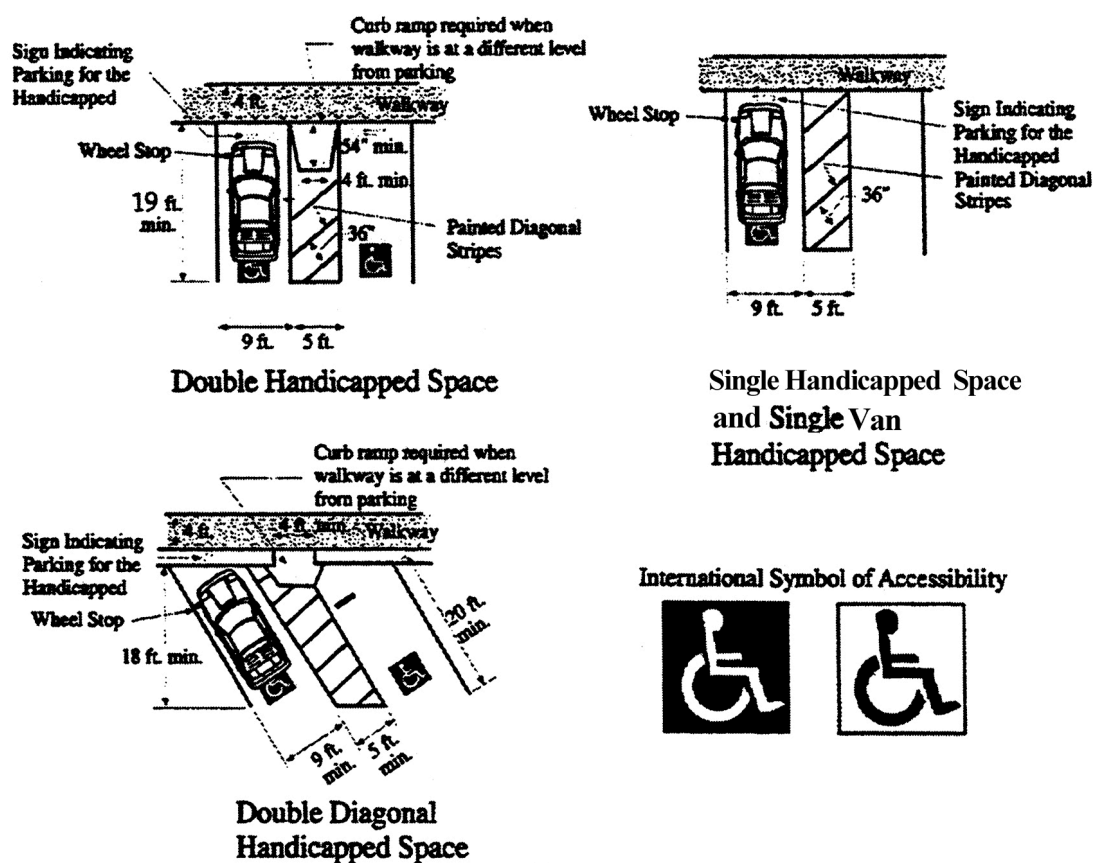


Figure 3-43

Figure 3-43

(Ord. No. 02(1998), § 2, 11-3-98; Ord. No. 02(2001), § 18, 11-6-01)

Sec. 22.30.070. - Development standards for off-street parking.

Off-street parking areas shall be provided as follows:

- (1)

Access to parking. Access to off-street parking areas shall be provided in the following manner:

- a. Parking areas shall provide suitable maneuvering room so that vehicles enter an abutting street in a forward direction. Parking lots shall be provided so as to prevent access at any point other than at designated access drives. The director may approve exceptions for single-family homes and duplexes.
 - b. Industrial uses located on arterial streets and commercial uses that provide 50 or more parking spaces shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 50 feet from the street right-of-way line.
 - c. Access driveways for multifamily residential uses shall not allow parking within a required setback area.
 - d. A minimum unobstructed clearance height of 14 feet shall be maintained above areas accessible to vehicles.
- (2) *Access to adjacent sites.* Applicants for nonresidential developments are encouraged to provide shared vehicle and pedestrian access to adjacent nonresidential properties to provide for convenience, safety, and efficient circulation. A joint access agreement running with the land shall be recorded by the owners of the abutting properties, as approved by the director, guaranteeing the continued availability of the shared access between the properties.
- (3) *Location.* Off-street parking areas shall be located as follows:
- a. Parking spaces shall be accessible by drives and aisles in compliance with Table 3-12;
 - b. Required parking shall be located on the same parcel as the uses served, except that parking may be located on a parcel adjacent to the parcel served subject to a recorded covenant running with the land recorded by the owner of the parking lot guaranteeing that the required parking will be maintained for the use or activity served; and
 - c. Carpool and bicycle spaces shall be located as close as is practical to the entrance(s) to the use they are intended to serve. Spaces shall be situated so that they do not obstruct the flow of pedestrians at entrances or sidewalks.
- (4) *Parking space and lot dimensions.*
- a. *General requirements for residential uses.* Minimum parking dimensions shall be as indicated in Table 3-11.

TABLE 3-11

MINIMUM PARKING STALL DIMENSIONS

RESIDENTIAL USES

	Standard Stall		Compact Stall	
	Length	Width	Length	Width
Garage (interior dimension)	20 ft.	10 ft.	N/A	N/A
Uncovered spaces	Spaces shall conform to the standards in Table 3-12		N/A	N/A

- b. *General requirements for nonresidential uses.* Minimum parking dimensions shall be as indicated in Table 3-12 and as illustrated by Figure 3-44.

TABLE 3-12
MINIMUM PARKING STALL AND LOT DIMENSIONS

Standard Parking Stall Dimensions	
Length	Width
19 feet including bumper overhang See (8)e. (below)	9 feet

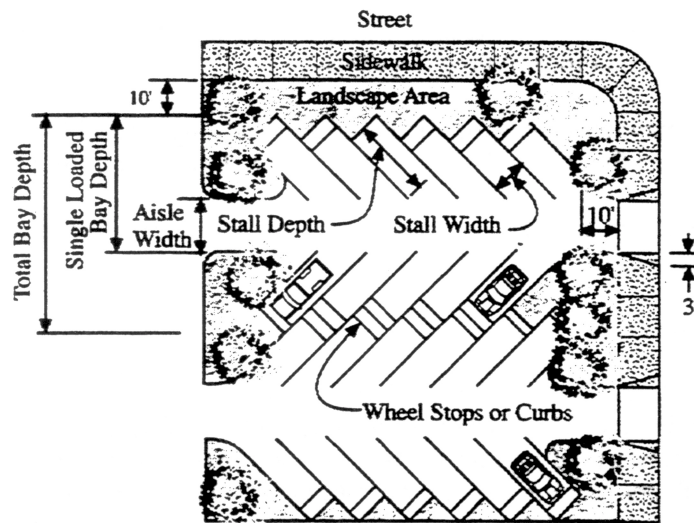
One-Way Traffic and Double-Loaded Aisles			
Parking Angle (degrees)	Stall Depth, with Bumper Overhang	Aisle Width (travel lane)	Total Bay Width
30	17.5 feet	12 feet	47 feet
45	20 feet	13 feet	53 feet
60	21 feet	18 feet	60 feet
90	19 feet	26 feet	64 feet

Two-Way Traffic and Double-Loaded Aisles			
Parking Angle (degrees)	Stall Depth, with Bumper Overhang	Aisle Width (travel lane)	Total Bay Width
30	17.5 feet	26 feet	61 feet
45	20 feet	26 feet	66 feet
60	21 feet	26 feet	68 feet
90	19 feet	26 feet	64 feet

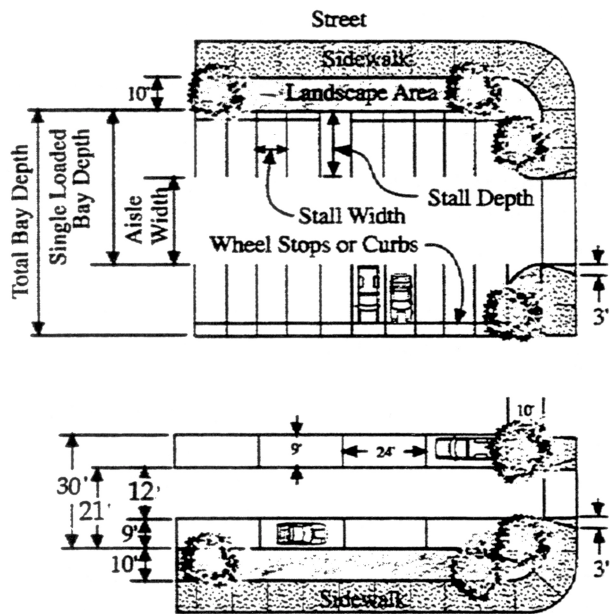
- c. *Parallel parking spaces.* Parallel parking spaces shall have minimum width of nine feet and a minimum length of 24 feet. Aisle widths shall be 12 feet for one-way traffic and 26 feet for two-way traffic.

(5) *Drainage.*

- a. Surface water from parking lots shall not drain over sidewalks or adjacent parcels; and
- b. Parking lots shall be designed in compliance with the stormwater quality and quantity standards of the city's best management practices.



45 Degree Angle Parking



90 Degree Parking

Figure 3-44

Figure 3-44

(6) *Directional arrows and signs.*

- a. In parking facilities containing 40 or more parking spaces, aisles, approach lanes and maneuvering areas shall be clearly marked with directional arrows and lines to ensure the safe and efficient flow of vehicles.
- b. The director may require the installation of the traffic signs in addition to directional arrows to ensure the safe and efficient flow of vehicles in a parking facility.

- c. The exit from a parking area which provides parking for 40 or more vehicles shall be clearly marked with a vehicle "STOP" sign.

(7) *Grades of parking areas.*

- a. *Interior circulation drives/aisles.* Ramps or driveways within the interior of a parking area (beyond 20 feet from ultimate right-of-way line) shall have a maximum grade of 15 percent. If a ramp or driveway exceeds ten percent, the design shall include transitions (at each end of the ramp) not less than eight feet in length, having a slope equal to one-half the ramp or driveway slope.
- b. *Parking spaces.* Parking spaces and abutting access aisles shall have a maximum grade of seven percent, measured in any direction.
- c. *Vertical clearance.* Covered parking spaces shall have a vertical clearance of at least seven feet six inches above the parking lot surface for all uses except residential.

(8) *Landscaping.* Landscaping shall be provided in compliance with the following requirements:

- a. *Landscape plan required.* A comprehensive landscape and irrigation plan shall be submitted for review and approval by the review authority in compliance with chapter 22.24 (Landscaping Standards).
- b. *Landscape materials.* Landscaping materials shall be provided throughout the parking lot area using a combination of trees, shrubs and ground cover.
- c. *Curbing, irrigation.* Areas containing plant materials shall be bordered by a concrete curb at least six inches high and six inches wide, and provided with an automatic irrigation system. Alternative barrier design to protect landscaped areas from damage by vehicles may be approved by the director.
- d. *Location of landscaping.* Parking lot landscaping shall be located so that pedestrians are not required to cross landscaped areas to reach building entrances from parked cars. This should be achieved through proper orientation of the landscaped fingers and islands.
- e. *Bumper overhang areas.* To increase the parking lot landscaped area, a maximum of two feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a two-foot bumper overhang while maintaining the required parking dimensions.
- f. *Perimeter parking lot landscaping.*
 - 1. *Adjacent to streets.* Parking areas adjoining a public street shall be designed to provide a landscaped planting strip between the street right-of-way and parking, equal in depth to the setback required by the zoning district or seven feet, whichever is more.

The landscaping shall be designed and maintained to screen cars from view from the street to a height of between 30 inches and 42 inches. Screening materials may include a combination of plant materials, earth berms, solid masonry walls, raised planters, or other screening devices which meet the intent of this requirement. Trees shall be provided at a rate of one for every 20 lineal feet of landscaped area. Plant materials, signs, or structures within a traffic safety sight area of a driveway shall not exceed 30 inches in height.

2. *Adjacent to side or rear property lines.* Parking areas shall provide a perimeter landscaped strip at least four feet wide (inside dimension) where the facility adjoins a side or rear property line. The perimeter landscaped strip may include a required yard or buffer area. Trees shall be provided at the rate of one for each 20 lineal feet of landscaped area.
 3. *Adjacent to structures.* When landscaping is located adjacent to structures, the width of the landscaped area shall be proportional to the height of the structure. The minimum width of a landscaped strip adjacent to a structure shall be five feet for structures up to two stories. For each additional story, the width of the adjacent landscaped strip shall be increased by two feet.
 4. *Adjacent to residential use.* Parking areas for nonresidential uses adjoining residential uses shall provide a landscaped buffer yard with a minimum 15-foot width between the parking area and the common property line bordering the residential use. A solid masonry wall and landscaping shall be provided along the property line. For each 100 feet of landscaped area, a minimum of 12 trees and ten shrubs shall be provided.
- g. *Interior parking lot landscaping.*
1. *Amount of landscaping.* Multifamily, commercial, and office uses shall provide landscaping within the parking area at a ratio of five percent of the gross area of the parking lot. One tree shall be provided for every eight parking spaces.
Industrial/manufacturing uses shall provide landscaping within the parking area at a ratio of five percent of the gross area of the parking lot. One tree shall be provided for every ten parking spaces.
Landscaping shall be evenly dispersed throughout the parking area. Parking lots with more than 100 spaces should provide a concentration of landscape elements at primary entrances, including specimen trees, flowering plants, enhanced paving, and project identification.
 2. *Planters required.* Trees shall be in planters located throughout the parking area. In order to be considered within the parking area, trees shall be located in planters that are bounded on at least three sides by parking area paving. Planters shall have a

minimum interior dimension of five feet and be of sufficient size to accommodate tree growth.

(9) *Lighting.*

- a. *General requirements.* Parking areas shall have lighting capable of providing adequate illumination for security and safety. Lighting fixtures shall be energy-efficient. Lighting standards shall be in scale with the height and use of the on-site structure(s). All illumination, including security lighting, shall be directed downward, away from adjacent properties and public rights-of-way in compliance with section 22.16.050 (Exterior lighting).
- b. *Lighting requirements for commercial projects.* Parking areas within commercial projects shall be provided with exterior lighting as follows:
 1. A minimum of one footcandle of illumination shall be maintained at the parking surface throughout the parking area.
 2. Lighting shall be on a time-clock or photo-sensor system.
 3. All lighting shall be designed to confine direct rays to the property. No spillover beyond the property line shall be permitted.
 4. Lighting fixtures shall have 90-degree horizontal cut-off flat lenses.

(10) *Shopping cart storage.* Parking facilities for commercial uses shall contain shopping cart storage areas for appropriate uses (e.g., supermarkets, drugstores, etc.). The number, dimensions and locations of storage areas shall be determined by the director.

(11) *Striping and identification.*

- a. *Vehicular.* Parking spaces shall be clearly outlined with four-inch wide lines painted on the surface of the parking facility. Carpool spaces shall be clearly identified for compact vehicle and carpool use only.
- b. *Restriping.* The restriping of any parking space or lot shall require the approval of a restriping plan by the director.

(12) *Surfacing.*

- a. *Vehicular.* Parking spaces and maneuvering areas shall be paved and permanently maintained with asphalt, concrete or other all-weather surfacing approved by the director.
- b. *Motorcycle.* Motorcycle parking areas shall be paved with concrete or equivalent all-weather surfacing approved by the director.
- c. *Bicycle.* Bicycle parking areas shall be surfaced so as to keep the area in a dust-free condition, subject to the approval of the director.

(13)

Wheel stops/curbing. Continuous concrete curbing at least six inches high and six inches wide shall be provided for parking spaces located adjacent to fences, walls, property lines, landscaped areas and structures. Individual wheel stops may be provided in lieu of continuous curbing when the parking is adjacent to a landscaped area, and the drainage is directed to the landscaped area.

When provided, wheel stops shall be placed to allow for two feet of vehicle overhang area within the dimension of the parking space.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.30.080. - Driveways and site access.

Driveways providing site access shall be from an improved street, alley or other public right-of-way, and shall be designed, constructed and maintained as follows:

- (1) *Number of driveways.* A maximum of two driveways shall be allowed for each multifamily and nonresidential parcel two acres or less in size unless the director and city engineer determine that more than two driveways are required to accommodate traffic volumes on specific projects. Additional driveways shall not be allowed if it is determined to be detrimental to traffic flow on the adjacent street(s). Whenever a property has access to more than one street, access shall be generally limited to the lowest volume street where the impact of a new access will be minimized.

Single-family and duplex residential shall be allowed one driveway. Circular driveways shall be allowed for parcels with 70 feet or more of street frontage.
- (2) *Distance from street corners.* Driveways to parking areas shall be located a minimum of 150 feet from the nearest intersection, as measured from the centerline of the driveway to the centerline of the nearest travel lane of the intersecting street. For parcels with frontages less than 150 feet, the minimum distance shall be 100 feet unless a lesser distance is approved by the city engineer.
- (3) *Driveway spacing.* Driveways shall be separated along the street frontage as follows:
 - a. *Single-family and duplex residential development.* Driveways shall be separated by at least six feet, unless a shared, single driveway is approved by the director. The six-foot separation does not include the transition or wing sections on each side of the driveway; and
 - b. *Multifamily and nonresidential development.* Where two or more driveways serve the same or adjacent multifamily or nonresidential development, the centerline of the driveways shall be separated by a minimum of 50 feet. Exceptions to this standard shall be subject to the approval of the city engineer.

(4)

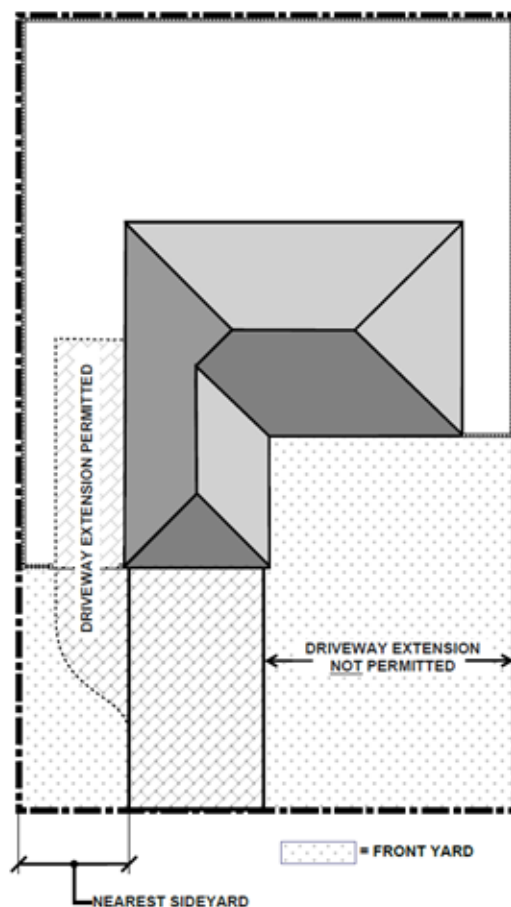
Grades at entrance driveways. Driveways for nonresidential uses shall not exceed a maximum grade of 15 percent. Driveways for residential uses shall not exceed a maximum grade of 20 percent. Where there is a change in the slope of the driveway, it shall be demonstrated that vehicles will be able to pass over the change in slope without interference with the vehicle's undercarriage.

(5) *Driveway width and length.*

a. *Single-family uses.*

1. Driveways are intended only to provide access to required off-street parking spaces in garages. No other paving, except walkways, shall be allowed within the front yard area. An extension of the primary driveway may be approved if the pavement width of the extension does not exceed 12 feet, is located toward the side property line nearest to the driveway and the total hardscape area of the front yard does not exceed 50 percent of the existing front yard area. An extension of the driveway toward the side yard farthest from the driveway shall not be permitted. Front yard area shall be measured from the front property line to the front building line.

Front Yard



2. Driveways that provide access to garages having a setback greater than 24 feet from the street property line shall have a minimum width of ten feet and a maximum width of 14 feet at the property line.

3. Driveways that provide access to garages having a setback less than 24 feet from the street property line shall not exceed the width of the garage door opening plus two feet.
 4. When a garage is perpendicular (90 degrees) to the driveway, a minimum 24-foot deep unobstructed backout area shall be provided.
 5. Driveways may be allowed with greater widths than provided above with the approval of a minor conditional use permit.
- b. *Multifamily uses.*
1. Driveways for multifamily uses with six or less units shall have a minimum paved width of 12 feet.
 2. Driveways for multifamily uses with more than six units shall have a minimum paved width of 26 feet.
- c. *Nonresidential uses.* Driveways for nonresidential uses shall have a minimum paved width of 12 feet for one-way driveways and 26 feet for two-way driveways. The maximum driveway width shall be 30 feet, exclusive of the area provided for a median divider.
- (6) *Clearance from obstruction.* The nearest edge of a driveway curb cut shall be at least three feet from the nearest property line, the centerline of a fire hydrant, utility pole, traffic signal, light standards, or other similar facilities. Street trees shall be a minimum of ten feet from the driveway access, measured at the trunk. Driveways shall have an overhead clearance of ten feet in height except within a parking structure which may be reduced to seven feet, six inches.
- (7) *Traffic safety sight area.* Structures or landscaping over 30 inches in height shall not be allowed within a traffic safety sight area formed by the intersection of public rights-of-way, driveways or alleys.

(Ord. No. 02(1998), § 2, 11-3-98; Ord. No. 02(2003), 9-16-03; Ord. No. 03(2024), § 10, 7-16-24)

Sec. 22.30.090. - Bicycle parking.

Bicycle parking facilities shall be provided for nonresidential uses as follows:

- (1) *Number of spaces required.* Bicycle parking spaces shall be provided at a rate of five percent of the number of required vehicle parking spaces. The director may modify this requirement where it can be demonstrated that a lesser number of bicycle spaces can adequately serve the intended use.
- (2) *Bicycle parking design and devices.* Bicycle parking areas shall be designed and provided as follows:
 - a.

Parking equipment. Each bicycle parking space shall include a stationary parking device to adequately support the bicycle.

b. *Parking layout.*

- 1. *Aisles.* Providing access to bicycle parking spaces shall be at least five feet in width.
- 2. *Spaces.* Each bicycle space shall be a minimum of two feet in width and six feet in length and have a minimum of seven feet of overhead clearance.
- 3. *Location.* Bicycle spaces shall be conveniently located and generally within proximity to the main entrance of a structure but not closer than ten feet.
- 4. *Relationship to motor vehicle parking.* Bicycle spaces shall be separated from motor vehicle parking spaces or aisles by a fence, wall, curb, or at least five feet of open area, marked to prohibit motor vehicle parking.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.30.100. - Off-street loading space requirements.

(a) *Number of loading spaces required.* Nonresidential uses with less than 5,000 square feet of gross floor area shall provide one off-street loading space, which may be combined with an off-street parking space. Nonresidential uses with 5,000 square feet of floor area or more shall provide off-street loading space in compliance with Table 3-13. Requirements for uses not specifically listed shall be determined by the director based upon the requirements for comparable uses and upon the particular characteristics of the proposed use.

TABLE 3-13
REQUIRED LOADING SPACES

Type of Land Use	Total Gross Floor Area	Loading Spaces Required
Manufacturing, research and development, institutional, and service uses	5,000 to 20,000 sq. ft.	1
	20,001 + sq. ft.	1 for each additional 20,000 sq. ft, plus additional as required by director
Office uses	5,000 to 35,000 sq. ft.	1
	35,001 + sq. ft.	1 for each additional 35,000 sq. ft., plus additional as required by director

Commercial and other allowed uses	5,000 to 10,000 sq. ft.	1
	10,001 + sq. ft.	1 for each additional 10,000 sq. ft., plus additional as required by director

(b) *Standards for off-street loading areas.* Off-street loading areas shall be provided in the following manner:

- (1) *Dimensions.* Loading spaces shall be not less than 15 feet in width, 25 feet in length, with 14 feet of vertical clearance;
- (2) *Lighting.* Loading areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of adjacent structure(s) and be provided in compliance with section 22.16.050 (Exterior lighting);
- (3) *Loading doors and gates.* Loading bays and rollup doors shall be painted to blend with the exterior structure wall(s) and be located on the rear of the structure only. Bays and doors may be located on the side of a structure, away from a street frontage, where the director determines that the bays, doors and related trucks can be adequately screened from view from adjacent streets;
- (4) *Loading ramps.* Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions and overhead clearances;
- (5) *Location.* Loading spaces shall be located and designed as follows:
 - a. As near as possible to the main structure and limited to the rear two-thirds of the parcel, if feasible;
 - b. Situated to ensure that the loading facility is screened from adjacent streets as much as possible;
 - c. Situated to ensure that loading and unloading takes place on-site and in no case within adjacent public rights-of-way or other traffic areas on-site;
 - d. Situated to ensure that vehicular maneuvers occur on-site; and
 - e. Situated to avoid adverse impacts upon neighboring residential properties.
- (6) *Screening.* Loading areas abutting residentially zoned parcels shall be screened in compliance with section 22.16.080 (Screening and buffering); and
- (7)

Striping. Loading areas shall be striped indicating the loading spaces and identifying the spaces for "loading only." The striping shall be permanently maintained by the property owner/tenant in a clear and visible manner at all times.

(Ord. No. 02(1998), § 2, 11-3-98)

CHAPTER 22.36. - SIGN STANDARDS

Sec. 22.36.010. - Purpose.

The purpose of this chapter is to provide minimum standards to safeguard life, health, property and public welfare, and to preserve the character of the city by regulating the size, height, design, quality of materials, construction, location, lighting and maintenance of signs and sign structures not enclosed within a building, to accomplish the following:

- (1) Provide a reasonable and comprehensive system of sign controls;
- (2) Encourage a desirable city character with a minimum of clutter, while recognizing the need for signs as a major form of communication;
- (3) Provide for fair and equal treatment of sign users;
- (4) Encourage signs that are well designed and pleasing in appearance by providing incentive and latitude for variety, good design relationship, spacing and location;
- (5) Provide for maximum public convenience by properly directing people to various activities; and
- (6) Promote public safety by providing that official traffic regulation devices be easily visible and free from nearby visual obstructions, including blinking signs, excessive number of signs, or signs resembling official traffic signs.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.020. - Applicability.

- (a) The sign standards provided in this chapter are intended to apply to signs in each zoning district in the city. Only signs authorized by this chapter shall be allowed in that zoning district unless otherwise expressly provided in this chapter.
- (b) If a new zoning district is created after the enactment of this chapter, the director shall have the authority to make determinations as to the applicability of appropriate sign regulations in compliance with chapter 22.04 (Interpretation of Development Code Provisions) until this chapter is amended to govern the new zoning district.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.030. - General provisions for all signs.

- (a) *Maintenance of signs.* Signs and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times. Repairs to signs shall be of equal or better in quality of materials and design as the original sign. Signs which are not properly

maintained and are dilapidated shall be deemed to be a public nuisance.

When existing signs are removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed. Unpainted areas shall be painted to match the adjacent portion of the building or sign support structure.

- (b) *Measurement of sign height.* Sign height shall be measured from the uppermost part of the sign used in determining the area of the sign to the elevation of the base of the sign nearest the curb of the public street or nearest the base of the adjacent on-site building, whichever is closer to the location of the sign. (Figure 3-45)

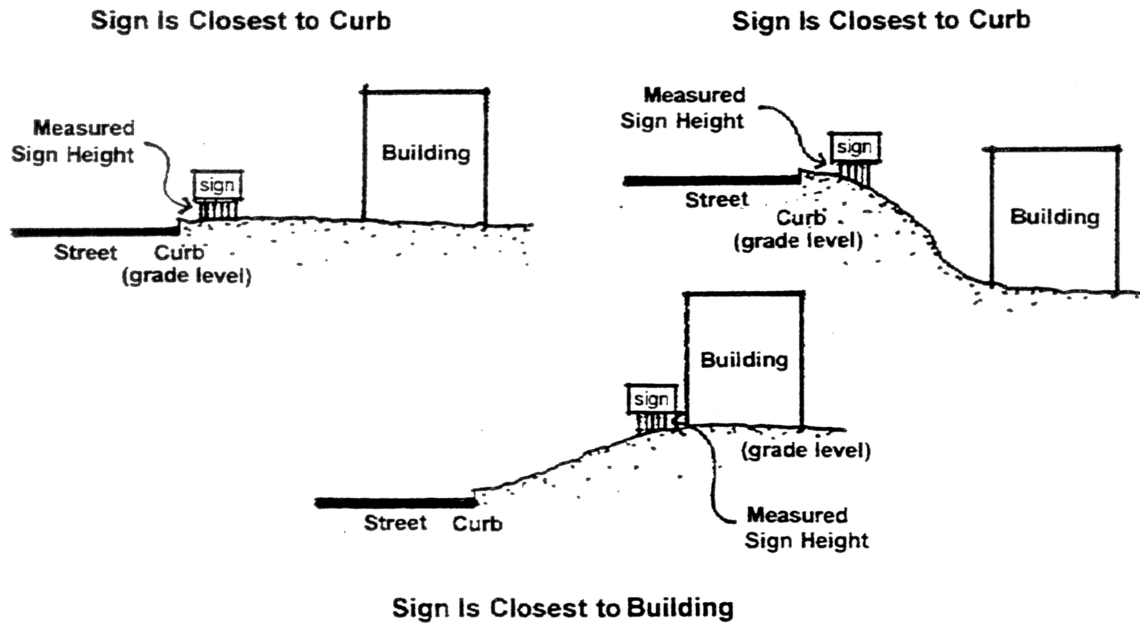
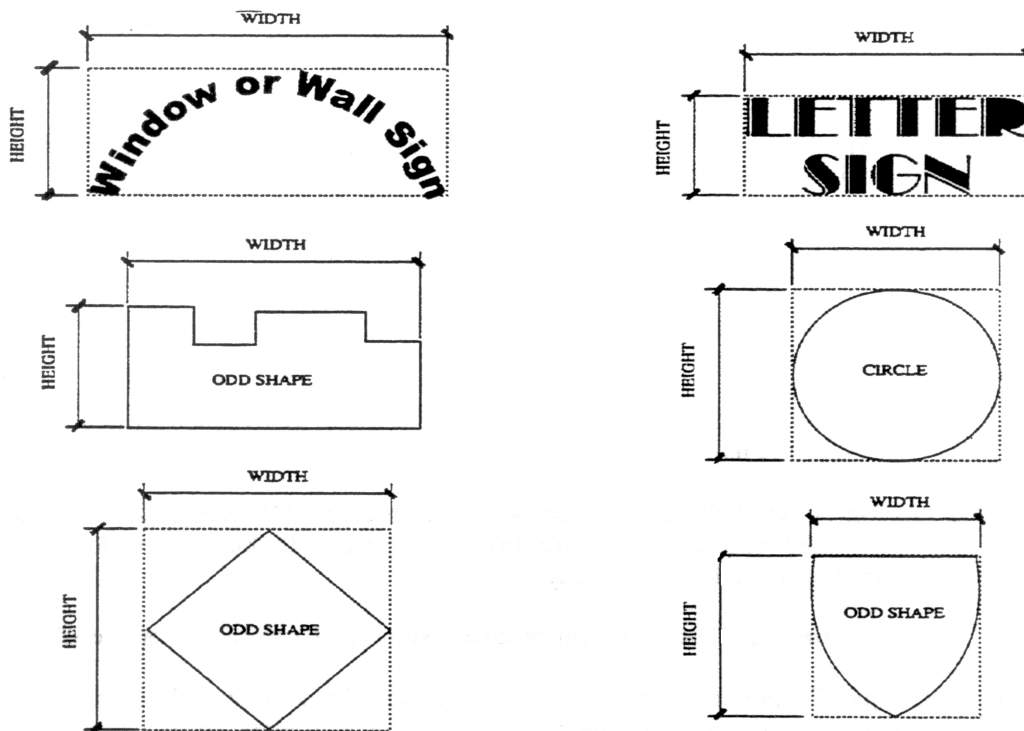


Figure 3-45

Figure 3-45



SIGN AREA = WIDTH X HEIGHT

Figure 3-46

Figure 3-46

(c) *Measurement of sign area.*

- (1) The surface area of a sign shall be calculated by enclosing the extreme limits of all writing, logo, representation, emblem, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines.
- (2) Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.
- (3) Signs composed of more than one sign face shall be computed as including only the maximum single display surface that is visible from any ground position at one time.
- (4) Where a sign consists of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture or statue-like trademarks), the sign area shall be measured as their maximum projection upon a vertical plane.
- (5) For signs that incorporate time and temperature devices, the area of these devices shall not be included in the total area of the sign.

(d) *Illumination of signs.* The artificial illumination of signs, either from an internal or external source, shall be designed to eliminate negative impacts on surrounding rights-of-way and properties.

- (1) External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.
- (2)

The light from an illuminated sign shall not be of an intensity or brightness which will interfere with the reasonable enjoyment of residential properties in direct visual proximity to the sign.

- (3) Signs shall not have blinking, flashing, or fluttering lights or other illuminating devices that have a changing light intensity, brightness or color.
- (4) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
- (5) Neither the direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles.
- (6) Reflective-type bulbs and incandescent lamps that exceed 15 watts shall not be used on the exterior surface of signs so as to expose the face of the bulb or lamp to a public right-of-way or adjacent property.
- (7) Light sources shall utilize energy-efficient fixtures to the greatest extent possible.
- (e) *Sign copy.* The sign copy (text) of permanent signs shall relate only to the name and/or nature of the business. Permanent "come-on" signs that advertise continuous sales, special prices, etc., shall not be allowed.

Each business must provide identification signage in English characters not less than four inches in height. All commercial businesses shall contain the address or unit number or letter of the occupant. Unit letters shall be in the English alphabet. Address numbers shall be in Arabic numerals. All letters and numerals shall be provided in digits which are visible from the adjacent street or parking lot drive aisle.

Freestanding monument signs shall contain the street address of the use(s) in compliance with section 22.36.120(b) (Freestanding monument signs).

- (f) *Substitution clause.* Notwithstanding any other provision of this Code, any noncommercial copy may be substituted for any commercial copy on any sign permitted by this Code. If non-commercial copy is substituted, the resulting sign will continue to be treated as the original commercial sign under this Code and will not be deemed or treated as an off-site sign. The content of any noncommercial copy on any sign otherwise permitted by this Code may be changed without complying with any provisions of this Code normally required for sign copy or design approval.

(Ord. No. 02(1998), § 2, 11-3-98; Ord. No. 02(2005), § 1, 2-15-05)

Sec. 22.36.040. - Sign permits.

- (a) *Sign permits required.* To ensure compliance with the regulations of this chapter, a sign permit shall be required in order to erect, move, alter, or reconstruct any permanent or temporary sign, except signs that are exempt from permits in compliance with section 22.36.050 below.

(b)

Sign permit fee. A sign permit processing fee shall be collected upon application for a sign permit or appeal thereof.

- (c) *Temporary sign permit bond.* To ensure the removal of temporary signs in a timely manner, the director may require that the applicant post a bond in an amount sufficient to cover the cost of removing the temporary sign and restoring the premises to its proper condition.
- (d) *Approval of sign permits.* A sign permit application shall be approved by the director provided that the proposed sign is consistent with the intent and provisions of this chapter.

Review of the sign permit shall include consideration of size, color, material, illumination, location, and other elements of design in compliance with the sign design guidelines ([section 22.36.070](#)).

- (e) *Revocation of sign permits.* The director may revoke or modify a sign permit, in compliance with chapter 22.76 (Revocations and Modifications) if it is found that the sign(s) has been erected, altered, reconstructed, or is being maintained in a manner that is inconsistent with the approved permit.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.050. - Exemptions from sign permits.

Sign permits shall not be required for the signs listed in this section. Exempt signs shall not be included in the determination of the total allowable number of signs or total allowable sign area for a site/use.

- (1) *Permanent signs without specific size limitation.* The following signs are exempt from sign permit review subject to the following limitations:
 - a. Signs located within shopping centers or similar areas where the signs are not visible from any point on the boundary of the premises;
 - b. Official and legal notices required by a court or governmental agency;
 - c. A sign erected and maintained in compliance with and in discharge of a governmental function or required by a law, ordinance or governmental regulation, including signs erected by a public utility;
 - d. Signs on licensed commercial vehicles, including trailers; provided, however, that vehicles/trailers shall not be used as parked/stationary outdoor display signs;
 - e. Bench and other signs located at designated public transit locations; and
 - f. Change of copy within an approved comprehensive sign program that conforms to the provisions of the comprehensive sign program ([section 22.36.060](#)).
- (2) *Permanent signs limited by maximum size.* The following signs are exempt from sign permit review subject to the following limitations:
 - a.

Occupant name, street number, and street name signs not exceeding two square feet in area per single-family or multifamily unit. Street address signs shall have Arabic numbers a minimum of four inches in height;

- b. Signs for commercial, office and industrial uses not exceeding two square feet and limited to business identification, hours of operation, address and emergency information;
 - c. Vehicle oriented safety and directional signs solely for the purpose of guiding traffic, parking, and loading on private property, and not bearing advertising materials. Maximum sign area shall be four square feet in residential zoning districts and six square feet in commercial zoning districts. Maximum height for freestanding signs shall be four feet. Taller signs may be approved by the director, if visibility will not be impaired;
 - d. Affiliation signs for auto-related uses, motels, and hotels that show notices of services provided or required by law, trade affiliations, credit cards accepted, and similar signs provided they are attached to an otherwise approved freestanding sign or structure. Signs or notices shall not exceed one-half square foot in area per sign, and no more than six signs are allowed per business;
 - e. Gasoline pump signs identifying the brand, types, and octane rating provided the signs do not exceed two square feet per pump face;
 - f. Names of structures, commemorative plaques, tables, dates of construction, and the like when carved in stone, concrete, or similar materials or made of bronze, aluminum, or other similar permanent material and mounted permanently on a structure. These signs shall not exceed four square feet in area and five feet in height; and
 - g. Official flags of a nation, the State of California, other states of the nation, and municipalities provided that the pole height shall not exceed 25 feet in residential zoning districts and 35 feet in nonresidential zoning districts. The length of the flag shall not be more than one-fourth of the height of the pole. Larger flags may be approved subject to approval by the director.
- (3) *Menu boards.* Menu boards for drive-through restaurants shall not exceed a height of six feet and shall be placed within a landscaped area. Only two menu signs shall be allowed for each restaurant.
- (4) *Temporary signs limited by size and period of display.*
- a. *Real estate signs.* Real estate signs offering property for sale, lease, or rent are allowed on private property in any zoning district subject to the owner's permission and the following limitations:
 - 1. For single-family dwellings, one sign per street frontage not to exceed four square feet in area and six feet in height. In addition, up to four "open house" signs not exceeding two square feet each are allowed when a sales agent or owner is present at the site.

Signs shall be removed when the open house ends.

2. For multifamily dwellings, one sign per street frontage not to exceed 32 square feet and six feet in height;
 3. Individual commercial, office, and industrial properties not located in a commercial center or industrial/business park, one sign per street frontage not to exceed 16 square feet and six feet in height. Parcels with more than 200 feet of frontage, or that have a freeway orientation, or have limited visibility due to topographic constraints, may be allowed larger and/or higher signs subject to approval of the director; and
 4. Individual tenant spaces within multitenant commercial centers, office structures and industrial subdivisions offered for sale, rent, or lease, one sign per street frontage not to exceed 16 square feet and six feet in height. In addition, one sign for each tenant space available not to exceed six square feet to be located at the individual tenant space for rent or lease.
 5. Signs shall be removed within ten days after sale, lease, or rental of the property.
- b. *Garage sale signs.* Signs that announce the occurrence of a garage or yard sale may be allowed subject to the following limitations:
1. Signs shall not exceed three square feet in area;
 2. Signs shall only be displayed during the time of the sale and shall be promptly removed at the end of the sale; and
 3. Signs shall not be placed on any public property, including properties of public utility companies.
- c. *Future tenant signs.* Future tenant identification signs that announce the future use of a project while under construction subject to compliance with the following limitations:
1. One sign per street frontage except where a project has in excess of 500 lineal feet of street frontage, one additional sign may be allowed;
 2. Signs shall be limited to a maximum of 32 square feet and six feet in height. Maximum 50 square feet if combined with a construction sign; and
 3. Signs shall be removed upon occupancy of the site.
- d. *Construction signs.* Signs that provide the names of the architects, engineers, and contractors working on the site of a development project subject to compliance with the following limitations:
1. One sign per street frontage not to exceed 20 square feet with a maximum height of six feet. Maximum size of 32 square feet if combined with a future tenant sign; and
 2. Signs shall be removed upon first occupancy of the site.

Temporary signs placed upon public property. The following provisions shall control the placement or proposed placement of signs on public property:

- a. No sign shall project over any public walkway, alley, street or public property except as may be expressly permitted pursuant to this section. On private property, in any outdoor area open to the public, no portion of any sign attached to a building and extending below a height of seven feet above ground level shall project more than six inches from the face of the building.
- b. No sign, other than those required for traffic safety or pursuant to law, shall be placed, located or maintained upon any center median of any street, highway or other improvement intended for utilization by vehicular traffic.
- c. No sign may be placed, located or maintained in, on or over any public walkway, parkway, alley, street or any other public property which interferes with the construction, maintenance or repair thereof or of any facilities therein or thereon, including, but not limited to, landscape, hardscape, meters, or irrigation facilities.
- d. No sign shall be affixed to any tree or other plant materials located in any public walkway, parkway, alley, street or any other public property.
- e. No sign placed on public property pursuant to this Code shall contain more than six square feet of sign area.
- f. Only one sign advertising, identifying, displaying, or directing or attracting attention to a particular idea or event shall be placed in the public right-of-way on each side of any single block. For the purposes of this section, "block" shall mean that portion of a street lying between the nearest two intersecting or intercepting streets.
- g. Any sign advertising, identifying, displaying, directing or attracting attention to, or conveying an idea related to an event which is to occur on a certain date shall not be placed in the public right-of-way more than 30 days prior to that date and shall be removed not later than ten days after that date.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.060. - Comprehensive sign program.

- (a) *Purpose.* The purpose of a comprehensive sign program is to integrate a project's signs with the design of the structures to achieve a unified architectural statement. A comprehensive sign program provides a means for the flexible application of sign regulations for multitenant projects and other users of multiple signs in order to encourage creativity and provide incentive and latitude in the provision of multiple signs and to achieve, not circumvent, the intent of this chapter.

(b)

Comprehensive sign program required. Standards for signs provided in this chapter shall serve as a reference for evaluating comprehensive sign program applications. A comprehensive sign program shall be required whenever any of the following circumstances exist:

- (1) New multitenant developments of three or more separate tenants that share either the same parcel or structure and use common access and parking facilities;
 - (2) Whenever five or more signs are proposed for a new or existing development;
 - (3) Whenever wall signs are proposed on structures over two stories in height;
 - (4) Whenever two or more signs are requested by a single tenant in an existing multitenant project that currently is not covered by a comprehensive sign program; and
 - (5) Whenever the director determines that a comprehensive sign program should be developed for a project due to special circumstances (e.g., the number or size of signs proposed, constrained visibility of the site, location of site relative to major transportation routes, etc.).
- (c) *Single-use buildings.* For single-use buildings with 200 feet or more of frontage, a comprehensive sign program may be approved which exceeds the maximum aggregate sign area up to a limit of 200 square feet, provided that:
- (1) No single wall sign so approved exceeds 125 square feet, and no freestanding sign exceeds 24 square feet, except as stated by the provisions of this chapter.
 - (2) Any two signs placed on the same frontage which taken together exceed 125 square feet shall be separated by no less than one-half the length of the building frontage.
 - (3) No comprehensive sign program shall be approved which allows any combination of signs which exceed an overall maximum of 125 square feet per use, except as stated by the provisions of this chapter.
- (d) *Lessees to be informed of comprehensive sign program.* Lessees within developments subject to the requirements of an approved comprehensive sign program shall be made aware of the program in their lease and their responsibility to follow the approved comprehensive sign program.
- (e) *Findings.* In approving a comprehensive sign program, the commission hearing officer shall make the following findings:
- (1) The comprehensive sign program satisfies the purpose of this chapter and the intent of this section;
 - (2) The signs enhance the overall development, are in harmony with, and are visually related to other signs included in the comprehensive sign program and to the structure and/or uses they identify, and to surrounding development;
 - (3) The comprehensive sign program accommodates future revisions which may be required due to changes in uses or tenants; and

(4) The comprehensive sign program complies with the standards of this chapter, except that flexibility is allowed with regard to sign area, number, location, and/or height to the extent that the comprehensive sign program will enhance the overall development and will more fully accomplish the purposes of this chapter.

(f) *Revisions to comprehensive sign programs.* Revisions to a comprehensive sign program may be approved by the director if it is determined that the revision is minor and that the intent of the original approval, and any conditions attached thereto, are not affected. Revisions that would substantially deviate from the original approval may require planning commission approval.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.070. - Sign design guidelines.

In determining the consistency of each proposed sign with the purposes of this chapter, the following guidelines shall be applied:

- (1) That the proposed sign will be legible to the intended audience under normal viewing conditions, based on its proposed location, and the design of its visual element;
- (2) That the proposed sign will not obscure front view or detract from existing signs, based on its location, shape, color, and other similar considerations;
- (3) That the proposed sign will be in harmony with adjacent properties and surroundings, based on the size, shape, height, color, placement, and the proximity of the proposed signs to adjacent properties and surroundings;
- (4) That the proposed structure, sign or display will be designed, constructed, and located so that it will not constitute a hazard to the public; and
- (5) That the proposed sign is not designed to be viewed from a freeway, unless specifically provided for under the terms of this chapter.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.080. - Prohibited signs.

The following signs are inconsistent with the purposes and standards of this chapter and are, therefore, prohibited in all zoning districts:

- (1) Abandoned and/or dilapidated signs and sign structures;
- (2) Animals or human beings, live or simulated, designed or used so as to attract attention to the premises;
- (3) Animated, moving, flashing, blinking, reflecting, revolving, or other similar signs, except time/temperature devices and barber poles and signs or decorations commemorating a national, state, or local holiday;

- (4) Banners, streamers, and pennants, except as specifically allowed by the provisions of section 22.36.120(f);
- (5) Bench signs, except at approved bus passenger loading areas;
- (6) Changeable copy signs, except as approved for a civic organization/institution, place of worship, movie theater, or gasoline pricing sign;
- (7) Electronic reader board signs, except time/temperature devices and except as provided in section 22.36.120(c)(7);
- (8) Inflated signs, balloons, and figures except as provided in section 22.36.120(f)(2);
- (9) Neon signs, except as approved through a comprehensive sign program;
- (10) Obscene or offensive signs containing statements, words, or pictures of an obscene, indecent or immoral character which appeal to the prurient interest in sex, or which are patently offensive and do not have serious literary, artistic, political, or scientific value;
- (11) Off-site signs not specifically allowed by the provisions of this chapter, including billboards and outdoor advertising;
- (12) Painted signs on fences, walls, or roofs;
- (13) Portable signs, except as approved through a comprehensive sign program;
- (14) Pole-mounted signs;
- (15) Price signs, except for service stations;
- (16) Projecting signs;
- (17) Roof signs extending above the edge of the roof of a structure;
- (18) Signs erected in a manner that a portion of its surface or supports will interfere in any way with the free use of a fire escape, exit, or standpipe or obstruct a required ventilator, door, stairway, or window above the first story;
- (19) Signs not in compliance with the provisions of this chapter;
- (20) Signs emitting audible sounds, odors, or visible matter;
- (21) Signs that conflict with or imitate traffic control devices due to color, wording, design, location or illumination, or that interfere with the safe and efficient flow of vehicular and/or pedestrian traffic;
- (22) Signs on public property or projecting within the public right-of-way, except political signs and signs with an encroachment permit issued by the city;
- (23) Strings of lights or signs outlined with individual light bulbs; and
- (24) Signs attached to or painted on motor vehicles or trailers that are parked on or adjacent to property for more than 48 consecutive hours, the principal purpose of which is to attract attention to a product sold or business located on or near the property where the vehicle or

trailer is located;

(25) Signs attached to trees.

(Ord. No. 02(1998), § 2, 11-3-98; Ord. No. 01(2002), § 1, 1-29-02)

Sec. 22.36.090. - Nonconforming signs.

It is the intent of this section to recognize that the eventual elimination of signs that do not comply with the provisions of this chapter is as important as the prohibition of new signs that would violate these standards.

- (1) *Amortization.* Existing signs that are determined to be nonconforming on the effective date of this chapter (date of adoption) shall be modified or removed to comply with all provisions of this chapter within the time periods specified below. The specified time periods shall commence on the date of first written notice by the director to the sign owner that the sign is nonconforming and subject to a specified amortization period.

If the sign owner fails to alter or remove the sign to comply with the requirements of this chapter within the specified amortization period, the sign may be removed by the city at the expense of the owner.

- a. *Temporary signs.*

1. *Ninety days.* Paper, cloth and cardboard signs, banners, balloons, flags, bunting, portable signs, moving, flashing and oscillating signs, and other similar signs.
2. *Twelve months.* Signs painted on structures, walls, roofs, or fences.

- b. *Permanent signs - 15 years.* Signs constructed of durable materials (e.g., metal, plastic, wood) designed to have a useful life of more than one year.

- (2) *Annexed areas.* Except as otherwise provided in this section, signs in areas annexed to the city after the date of adoption of this chapter, which do not conform to the provisions of this chapter, shall be regarded as nonconforming signs and may remain for the amortization period as listed above, following notification by the director.
- (3) *Exception.* If a nonconforming sign has historical significance apart from its main purpose of advertising, the sign may be granted a conditional use permit for continued use in compliance with chapter 22.58 (Conditional Use Permits).
- (4) *Maintenance and repair.* Nonconforming signs and sign structures may be maintained and repaired in compliance with section 22.68.020 (Restrictions on nonconforming structures and uses).

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.100. - Abandoned signs.

A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business that it advertises is no longer conducted on the premises. The sign shall be removed within 30 days of the close of business. If the owner or lessee fails to remove the sign, the director shall give the owner 30 days written notice to remove it. Upon failure to comply with the notice, the director may have the sign removed at the owner's expense.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.110. - Inventory and abatement of illegal and abandoned signs.

- (a) *Inventory of signs required.* Within six months following the adoption of this chapter, the director shall commence an inventory and identification of all illegal and abandoned signs within the city.
- (b) *Authority to abate.* The director is authorized to abate illegal and abandoned signs. Abatement of identified illegal or abandoned signs shall commence within eight months of the adoption of this chapter and shall be ongoing thereafter.
- (c) *Illegal signs in the public right-of-way.* Illegal signs posted in the public right-of-way or upon public property may be removed by the director without notice or hearing. Signs shall be retained by the city for a period of not less than 30 days. Thereafter, any unclaimed signs may be discarded.
- (d) *Recovery of costs.* When the city is required to remove illegal or abandoned signs in compliance with this section, the reasonable cost of the removal may be assessed against the owner of the sign(s).

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.120. - Standards for specific types of signs.

- (a) *Awning signs.*
 - (1) Signs on awnings shall only be located on building frontages, including those fronting a parking lot or pedestrian way.
 - (2) Signs on awnings are limited to ground level and second story occupancies only.
 - (3) Awnings shall not be internally illuminated. Lighting directed downwards that does not illuminate the awning is allowed.
- (b) *Freestanding monument signs.*
 - (1) Signs are allowed only for frontages adjoining a public street.
 - (2) Signs shall not be located closer than 25 feet from a property line, except that a sign may be located up to ten feet from an ultimate street right-of-way line.
 - (3)

There shall be a minimum of 75 feet between two freestanding signs on adjoining sites to ensure adequate visibility for all signs. The director may waive this requirement in situations where its enactment would be impractical due to the locations of existing signs on adjacent properties.

- (4) Signs shall not project over public property, vehicular easements, or rights-of-way. Signs shall not obstruct traffic safety sight areas.
 - (5) Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign. For example, 30 square feet of sign area = 60 square feet of landscaped area.
 - (6) Signs shall contain an Arabic number address plate identifying the project or use by specific street address. The address plate shall not exceed four square feet of sign face area. Numbers shall be a minimum of three inches in height and shall be clearly visible from the adjacent street. Address plates shall not be calculated against the permitted sign face area.
- (c) *Freeway-oriented signs.* On-site and off-site freestanding signs may be permitted by conditional use permit in lieu of freeway-oriented wall signs for certain properties when they are visible from and adjacent to a freeway right-of-way in compliance with the following:
- (1) Signs are only for the purpose of advertising fuel, food, and/or lodging accommodations;
 - (2) Freeway-oriented signs are permitted only on freeway-adjacent sites for uses that are located within 200 feet of the freeway right-of-way;
 - (3) It can be demonstrated that wall signage cannot be located on the building itself in a manner that will be visible to motorists traveling in either direction along the freeway;
 - (4) The height of a freestanding sign shall not exceed 25 feet above adjacent street grade or the freeway travel lanes (excluding on/off ramps);
 - (5) The maximum sign face areas shall not exceed ten feet in height and 20 feet in width. If the site upon which lodging accommodations are located contains businesses engaged in the sale of food and fuel in addition to the place of lodging, these uses may also be identified on the freeway sign provided that:
 - a. No more than one freestanding sign shall be permitted per site;
 - b. Changeable copy signage is not allowed;
 - c. The maximum size permitted for the freestanding sign is not exceeded;
 - d. No wall signs are visible from the freeway for uses identified on the freestanding sign; and
 - e. Signs shall be separated by a minimum distance of 1,320 feet.
 - (6) More than one use of each type may be identified on the freeway-oriented signs.
 - (7) Freeway-oriented signs with an electronic reader board may be permitted by conditional use permit for commercial development complexes located within the C-3 zone containing one parcel equaling 4.5 acres or more or a group of parcels equaling 4.5 acres or more located

immediately adjacent to the freeway. In addition, electronic reader boards shall meet the following requirements:

- a. Only one freeway-oriented sign with an electronic reader board shall be permitted for businesses which are located on the same parcel, or which are otherwise located in a single commercial development complex;
 - b. Freeway-oriented signs with an electronic reader board shall be required to identify more than one business within a commercial development complex;
 - c. Freeway-oriented signs with an electronic reader board shall not exceed a height of 65 feet and a total sign face area of 1,000 square feet, which shall include the electronic reader board area. The sign face area of the electronic reader board shall not exceed 33 percent of the total sign face area;
 - d. Businesses utilizing a freeway-oriented sign with an electronic reader board may be located on a parcel different from that which the sign is located. However, such businesses shall be located within the commercial development complex that the sign is identifying;
 - e. The property upon which an electronic reader board sign is located shall be a minimum 1,300 feet from any residential property; and
 - f. Freeway-oriented signs with an electronic reader board shall be integrated with the design of structures on site in order to achieve a unified architectural statement.
- (8) Monument signs may be permitted by conditional use permit for commercial development complexes within the C-3 zone containing one parcel or a group of parcels equaling 4.5 acres or more located immediately adjacent to the freeway. In addition, the monument signs shall meet the following requirements:
- a. A monument sign may be more than six feet in height but shall not exceed 12 feet in height and 72 square feet and sign face area;
 - b. Except as provided within this section, a monument sign shall be required to meet specific sign standards within chapter 22.36.
- (9) Wall signs may be permitted by conditional use permit for commercial development complexes within the C-3 zone containing one parcel or a group of parcels equaling 4.5 acres or more located immediately adjacent to the freeway. In addition, a wall sign shall meet the following requirements:
- a. A wall sign shall not exceed 300 square feet in total sign face area for commercial development complexes with 300 linear feet or more of property frontage adjacent to the freeway, and
 - b.

Except as provided within this section, a wall sign shall be required to meet specified sign standards within chapter 22.36.

(d) *Marquee signs.*

- (1) Signs shall be mounted only on the front or sides of a marquee, or suspended below.
- (2) Signs shall not project more than six inches from the face of a marquee.
- (3) Signs shall not extend above the top of a marquee.
- (4) A clear distance of eight feet shall be maintained from the lowest part of a suspended sign to the ground below.

(e) *Neon signs and architectural lighting.* The use of neon tubes for signs or architectural elements shall be permitted in commercial zoning districts only subject to the following requirements:

- (1) Neon signs and linear tubing shall be UL (Underwriters Laboratories) listed with a maximum 20 amps per circuit and be designed to accommodate a dimmer in order to reduce the brightness of the neon;
- (2) The neon manufacturer shall be registered with Underwriters Laboratories;
- (3) Neon tubing shall not exceed one-half inch in diameter;
- (4) Neon lighting adjacent to residential uses shall not exceed one-half footcandle measured at the property line;
- (5) Neon tubing shall not be combined with any reflective materials (e.g., mirrors, polished metal, highly glazed tiles, or other similar materials);
- (6) When used as an architectural element, neon tubing shall be used only to reinforce specific architectural elements of the structure and shall be concealed from view whenever possible through the use of parapets, cornices, or ledges; and
- (7) Neon signs hung inside a storefront window shall not occupy more than 25 percent of the window area.

(f) *Temporary signs.*

- (1) *Temporary special event signs.* A special event sign or banner is intended to inform the public of a unique happening, action, purpose, or occasion (e.g., grand opening or community event), and shall comply with the following standards:
 - a. A business or commercial center may be allowed to display special event signs or banners for a grand opening or similar event for six periods per calendar year for a maximum of 14 days per event, with a minimum of 30 days between events. Sign area is limited to 50 square feet;
 - b. An organization may be allowed to display special event signs or banners in any zoning district for a period of up to two weeks. Periods up to 60 days may be approved by the director if the applicant provides written justification. Sign area is limited to 50 square

feet. Inflatable devices shall not exceed three feet in diameter; and

- c. Special event signs shall not include promotional advertising.

(2) *Temporary advertising/promotional signs and devices.* Temporary advertising/promotional signs painted on a window or constructed of paper, cloth, or similar disposable materials, windblown devices (e.g., pennants, streamers, and banners), and inflatable devices subject to the following limitations:

- a. Signs and other devices may be displayed for a maximum of 30 days within a 90-day period and a maximum of 90 days per calendar year to promote a particular event, sale, or product;
- b. The total area of all temporary signs and banners shall not exceed 25 square feet per business;
- c. Inflatable devices are allowed on freeway-oriented parcels in a commercial zoning district. Tethered balloons and inflatable devices shall not exceed a height of 60 feet above finished grade;
- d. The area of temporary signs attached to or painted on windows shall not exceed 25 percent of the window area;
- e. Signs shall not be attached to the exterior of windows or doors except painted-on signs; and
- f. Signs shall not be located above the edge of the roof or above the sill of the second story windows on a multistory structure.

(3) *Temporary business identification signs.* A maximum of two temporary signs for the identification of a new business until permanent signs can be erected are allowed for a period not to exceed 90 days. One time extension may be granted by the director. Maximum sign area is limited to 50 square feet.

(4) *Temporary subdivision signs.* The placement of on-site subdivision identification/directional signs shall comply with the following standards:

- a. Signs may contain only the name of the subdivision, name of the developer and/or agent, an identification emblem, sales price, and directional message;
- b. A maximum of two on-site signs may be located within the project;
- c. The total area of each sign shall not exceed 32 square feet;
- d. The height of each sign shall not exceed six feet;
- e. Signs shall not be illuminated;
- f. Signs may be displayed during the two years following date of recordation of the final map, or until 100 percent of the units have been sold, whichever occurs first. Small apartment complexes (29 units or less) may display sales signs during construction and

for a period of one year following the issuance of the certificate of occupancy; and

- g. Apartment and group housing complexes of 30 units or more shall be considered within the definition of a subdivision for the purpose of this subsection.

(g) *Wall signs.*

- (1) Signs shall be located only on building frontages unless specifically approved by the director.
- (2) Signs shall not project from the surface upon which they are attached more than required for construction purposes and in no case more than 12 inches.
- (3) Signs shall not project above the edge of the roof of a structure.
- (4) Signs shall not be placed to obstruct any portion of a window.

(h) *Window signs.*

- (1) Signs shall be allowed only on windows located on the ground level and second story of a building frontage.
- (2) Signs shall be permanently painted or mounted on the inside of windows and doors.
- (3) Signs shall not occupy more than 25 percent of the window area of any one window including permanent and temporary signs.

(Ord. No. 02(1998), § 2, 11-3-98; Ord. No. 01(2002), § 2, 1-29-02)

Sec. 22.36.130. - Sign standards by zoning district.

The sign standards provided in this section are intended to apply to signs in all zoning districts. Only signs authorized by this section shall be allowed unless otherwise expressly provided in this chapter. The following standards are maximums and lesser standards may be applied to a particular project if the circumstances warrant.

Table 3-14 does not provide standards for temporary signs or signs that are exempt from sign permits. Standards for these signs are provided in section 22.36.120(p) (Temporary signs) and section 22.36.050 (Exemptions from sign permits).

TABLE 3-14
SIGN STANDARDS BY ZONING DISTRICT

(a) *Signs permitted in residential zoning districts.*

Sign Class	Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements

1. Single-family and duplex identification	Name plate or street address	1 per dwelling or occupant	1 s.f.	Below edge of roof	Wall, fence, or mailbox	Yes	Name and address of occupant only. Address numbers shall be clearly visible from the adjacent street and shall comply with any dimension requirements of the Los Angeles County Fire Department. Illumination shall not exceed 25 watts.
2. Multi-family, condominium, and mobile home park identification	Wall or monument	1 per facility	16 s.f. max.	Below edge of roof; 4 ft. monument	10 ft. minimum front setback, 5 ft. side setback	Yes	Name and address of facility only. Shall not be internally illuminated.
3. Bed and breakfast facility	Wall or monument	1 per facility	4 s.f. max.	Below edge of roof; 4 ft. monument	10 ft. min. front and streetside setback	Yes	Name and address of facility only. Shall not be internally illuminated.
4. Religious, educational, and governmental facilities	Wall or monument	1 per street frontage	16 s.f. max. 24 s.f. with 100 ft or more of frontage	Below edge of roof, 6 ft. monument	10 ft. min. front and streetside setback	Indirect only	Name, address, and manual changeable copy board only.

5. Subdivision entry feature	Monument	1 per entrance	24 s.f. max. each	6 ft.		Indirect only	Shall include minimum 50 s.f. of landscaping including trees.
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(b) *Signs permitted in commercial/industrial zoning districts.*

Sign Class	Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
A. Single-tenant sites, not a center							
1. Business identification	Wall	1 per building frontage	1.25 s.f. of sign area/linear ft. of building frontage. 1 s.f. of sign area for frontage on secondary street, 125 s.f. max. per use	Below edge of roof.	Within sign band area if provided.	Yes	Signs shall not cover more than 80% of sign band area.
2. Business identification	Monument	1 per street frontage	24 s.f. max. per sign. 32 s.f. max. per sign with 200 ft. or more of street frontage.	6 ft.	Signs shall be set back 10 ft. from property lines or ultimate row line and shall not block traffic safety area.	Yes	Refer to section 22.36.120(b) .
3. Business identification	Window permanent and temporary		25% of each window area. 100 s.f. max. per use.			No	Refer to section 22.36.120(h) .

4. Business identification	Awning or canopy	1 per use	Single row of text/numbers 7 in. max. high.		On valance only	No	Business name and address only. Refer to <u>section 22.36.120(a)</u> .
5. a. Service station identification	Wall	2 per street frontage	1.25 s.f. of sign area/linear ft. of frontage	Below edge of roof.		Yes	No pricing information permitted.
b. Service station identification and pricing	Monument	1 per use	32 s.f. per sign	6 ft	Shall not block traffic safety area.	Yes	Signs shall be designed to include the identification of the station and gasoline prices. No other price signs are allowed.
6. Secondary tenant identification	Wall	4 per building or 1 per tenant whichever is less	20 s.f. per sign. Max. letter height 18 in.	Below the second floor or 20 ft. whichever is less	Near unit entrance	Yes	Intended for use by major tenants only.
7. Center identification	Monument	1 per street frontage	32 s.f. per sign	6 ft.	Near main entrance	Yes	Shall contain only the name of the center or project, no tenant information. Refer to <u>section 22.36.120(b)</u> .
B. Multi-tenant sites shopping center							

1. Center identification	Monument	1 per street frontage	36 s.f. per sign	6 ft.	Signs shall be set back 10 ft. from property lines or ultimate row line and shall not block traffic safety area.	Yes	Allowed in addition to other business identification signs.
2. Business Identification (detached buildings greater than 10,000 s.f. of G.F.A.)	Monument	1 per street frontage for business located within 40 ft. of public street	20 s.f. per sign	5 ft.	Signs shall be set back 10 ft. from property lines or ultimate row line and shall not block traffic safety area.	Yes	
3. Business Identification	Wall	1 per tenant	1.25 s.f. of sign area per lineal foot of building frontage for ground floor uses. 1.0 s.f. per lineal foot of business frontage for uses on second floors. 30 s.f. min. and 125 s.f. max. per use.	Below edge of roof		Yes	Refer to <u>section 22.36.120(g)</u> .
4. Business identification	Awning	1 per use	Single row of text/numbers 7 in. max. high.		On valance only	No	Business name and address only. Refer to <u>section 22.36.120(a)</u> .

5. Business identification	Window		25% of each window area. 100 s.f. max. per use.			No	Refer to <u>section 22.36.120(h)</u> .
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(Ord. No. 02(1998), § 2, 11-3-98; Ord. No. 04(2012), § 10, 4-17-12)