

PLANNING COMMISSION AGENDA

**Tuesday, March 25, 2025
6:30 PM**

**Diamond Bar City Hall – Windmill Community Room
21810 Copley Drive, Diamond Bar, CA 91765**

PUBLIC ADVISORY:

Members of the public are encouraged to participate and address the Planning Commission during the public comment portion of the meeting either in person or via teleconference.

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

How to Observe the Meeting From Home:

Members of the public can observe the meeting by calling +1 (415) 930-5321, [Access Code: 285-781-863](https://attendee.gotowebinar.com/register/6724603665929116251), or visiting <https://attendee.gotowebinar.com/register/6724603665929116251>

How to Submit Public Comment:

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

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

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

American Disability Act Accommodations:

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

City of Diamond Bar
Planning Commission

MEETING RULES

PUBLIC INPUT

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

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

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

INFORMATION RELATING TO AGENDAS AND ACTIONS OF THE PLANNING COMMISSION

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

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

HELPFUL CONTACT INFORMATION

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

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

**CITY OF DIAMOND BAR
PLANNING COMMISSION
March 25, 2025**

AGENDA

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

- 1. ROLL CALL: COMMISSIONERS:** Barlas, Rawlings, Mehta, Worthington, Chair Torres
- 2. REORGANIZATION OF PLANNING COMMISSION:** Selection of Chairperson and Vice Chairperson.
- 3. APPROVAL OF AGENDA:** Chair
- 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 Planning Commission on consent calendar items or other matters of interest not on the agenda that are within the subject matter jurisdiction of the Planning Commission. Although the Planning Commission values your comments, pursuant to the Brown Act, members of the Planning Commission or staff may briefly respond to public comments, if necessary, but no extended discussion and no action on such matters may take place. There is a five-minute maximum time limit when addressing the Planning Commission. Please complete a speaker card and hand it to the Minutes Secretary (completion of this form is voluntary). The Planning Commission will call on in-person speakers first and then teleconference callers, one at a time to give their name and if there is an agenda item number they wish to speak on before providing their comment. If you wish to speak on a public hearing item or Planning Commission consideration item, you will then be called upon to speak at that point in the agenda.

5. CONSENT CALENDAR:

The following items listed on the consent calendar are considered routine and are approved by a single motion. Consent calendar items may be removed from the agenda by request of the Planning Commission only:

- 5.1 Minutes Of The Planning Commission Regular Meeting** – February 25, 2025.

6. OLD BUSINESS:

7. NEW BUSINESS:

8. PUBLIC HEARING:

- 8.1 **Development Review No. PL 2023-46:** Under the authority of DBCC Section 22.48, the applicant, Raz Grinbaum, and property owner, Mehul Dave, are requesting Development Review approval to remodel the exterior and construct a 211 square-foot first floor addition, 622 square-foot two-story addition, a 754 square-foot covered patio and a 153 square-foot balcony to an existing 1,276 square-foot single-story residence on a 7,801 square foot lot. The subject property is zoned Low-Medium Density Residential (RLM) with an underlying General Plan land use designation of Low Density Residential.

PROJECT ADDRESS: 1829 Los Cerros Drive, Diamond Bar, CA 91765
(APN: 8292-022-009)

APPLICANT: Raz Grinbaum, 5959 Topanga Canyon Boulevard,
Suite 150, Woodland Hills, CA 91367

PROPERTY OWNER: Mehul Dave, 1829 Los Cerros Drive, Diamond
Bar, CA 91765

ENVIRONMENTAL DETERMINATION: The project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorical Exempt from the provisions of CEQA pursuant to Article 19 under Section 15301(e)(additions to existing structures) of the CEQA Guidelines. Therefore, no further environmental review is required.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review No. PL2023-46, based on the findings of Diamond Bar City Code Section 22.48, subject to conditions.

- 8.2 **Development Review No. PL2022-74:** Under the authority of DBCC Section 22.48, the applicant, Ricardo Moura, and property owner, Diane Shi, is requesting Development Review approval to construct a new 6,034 square-foot, three-level single-family residence with an attached 719 square-foot subterranean garage, 1,008 square-foot covered patio and balcony areas, and rear yard improvements on a 1.07 gross- acre (46,508 gross square-foot) undeveloped lot. The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 2725 Clear Creek Lane, Diamond Bar, CA 91765
(APN: 8713-038-018)

APPLICANT: Ricardo Moura, 5236 Yarmouth Avenue, Suite 113, Encino, CA 91316

PROPERTY OWNER: Diane Shi, PO Box 373, Sierra Madre, CA 91025

ENVIRONMENTAL DETERMINATION: The project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorically Exempt from the provisions of CEQA pursuant to Article 19 under Section 15303(a) (construction of a new single-family residence) of the CEQA Guidelines. No further environmental review is required.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review No. PL2022-74, based on the findings of Diamond Bar City Code Section 22.48, subject to conditions.

9. PLANNING COMMISSION COMMENTS / INFORMATIONAL ITEMS:

10. STAFF COMMENTS / INFORMATIONAL ITEMS:

10.1 Project Status Report

11. SCHEDULE OF FUTURE EVENTS:

CITY COUNCIL MEETING: Tuesday, April 1, 2025, 6:30 p.m.
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

PLANNING COMMISSION MEETING: Tuesday, April 8, 2025, 6:30 p.m. (Cancelled)
Diamond Bar City Hall
The Windmill Community Room
21810 Copley Drive
Diamond Bar, CA

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

PLANNING COMMISSION
MEETING:

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

12. ADJOURNMENT