



# City of Diamond Bar Planning Commission Agenda

Naila Barlas, Chair  
Brian Worthington, Vice Chair  
Surendra Mehta, Commissioner  
Ruben Torres, Commissioner  
William Rawlings, Commissioner

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## Meeting Date: Tuesday, November 25, 2025

Regular Meeting 6:30 p.m.

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

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### WELCOME TO A MEETING OF THE DIAMOND BAR PLANNING COMMISSION

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

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. The Planning Commission may take action on any item listed on the agenda.

### HOW TO ACCESS THE MEETING REMOTELY

**Listen-Only:** Call +1 (415) 930-5321, Access Code: 675-239-224

**Participate:** [Join Go To Webinar](#)  
<https://attendee.gotowebinar.com/register/7022878086240183125>

### RESOURCES

Copies of agendas and agenda packets are on file and available for public inspection in the Planning Division of the Community Development Department at 21810 Copley Drive, Diamond Bar, CA 91765 or online at [www.diamondbarca.gov/agendas](http://www.diamondbarca.gov/agendas). For more information about the agendas or rules of the Planning Commission, please [email the Community Development Department](#) ([commdev@diamondbarca.gov](mailto:commdev@diamondbarca.gov)) or call 909-839-7030.

### 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 Community Development Department](#) ([commdev@diamondbarca.gov](mailto:commdev@diamondbarca.gov)) or call 909-839-7030 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 the Community Development Department](#) ([commdev@diamondbarca.gov](mailto:commdev@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 Member and noted for the record at the meeting. Please note that the meeting will proceed at

Diamond Bar City Hall – Windmill Community Room should comments by teleconferencing become infeasible due to an internet or power outage or due to technical problems outside the City's control. If you wish to make certain that your comments are heard, please attend the meeting in person or send an email by 4:00 p.m. on the day of the meeting/hearing.

Speakers are limited to five (5) 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. Any material to be submitted to the Planning Commission at the meeting should be submitted through the Administrative Coordinator.

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

**1. CALL TO ORDER:** 6:30 p.m., Windmill Room**PLEDGE OF ALLEGIANCE:****ROLL CALL:** Commissioners Torres, Rawlings, Mehta, Vice Chair Worthington, Chair Barlas**APPROVAL OF AGENDA:** Chair**2. 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 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.

**3. CONSENT CALENDAR:**

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

## 3.1 October 14, 2025 Planning Commission Meeting Minutes

**Recommended Action:**

Staff recommends the Planning Commission approve the October 14, 2025, Planning Commission meeting minutes.

**4. OLD BUSINESS:****5. NEW BUSINESS:****6. PUBLIC HEARINGS:**

6.1 Walnut Valley Unified School District Electronic Billboard Project No. PL2024-40: Under the authority of DBCC Sections 22.70, 22.58, 22.48, and 22.62, the property owner, Walnut Valley Unified School District, and applicant, Evergreen Media LLC, are requesting the following entitlement approvals for the installation and operation of a 97-foot-high, dual-faced digital LED billboard on a six-acre developed lot:

- **Development Code Amendment (DCA)** to Title 22 (Development Code) of DBCC to allow billboards and to establish standards for billboards, in the Light Industry (I) zone, subject to the approval of a Conditional Use Permit, Development Review, and a Development Agreement. The Development Code sections to be amended include 22.10.030, 22.36.080, 22.36.120, and 22.80.020;
- **Conditional Use Permit (CUP)** to authorize a billboard in the Light Industry (I) zone, consistent with the Development Code Amendment;

- **Development Review (DR)** to assess the visual design elements of the proposed billboard; and
- **Development Agreement (DA)** between the City and WVUSD governing operation and community benefits for the proposed digital billboard.

The subject property is zoned Light Industry with an underlying General Plan land use designation of School (S).

**PROJECT ADDRESS:** 680 South Lemon Avenue, Diamond Bar, CA 91789 (APN: 8760-015-901)

**APPLICANT:** Evergreen Media LLC, 9021 Sunset Boulevard, West Hollywood, CA 90069

**PROPERTY OWNER:** Walnut Valley Unified School District, 880 South Lemon Avenue, Diamond Bar, CA 91789

### **Environmental Assessment:**

This Project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City prepared an Initial Study and filed a Notice of Intent to Adopt a Mitigated Negative Declaration (MND) for the Project with the Office of Land Use and Climate Innovation and the Los Angeles County Clerk on September 19, 2025 (see Exhibit A of Attachment A). The notice was published in the *San Gabriel Valley Tribune* on September 22, 2025. A notice display board was posted at the site on September 22, 2025, and a copy of the notice was posted at the City's designated community posting sites. The notice was also mailed to property owners within a 700-foot radius of the subject property on September 22, 2025. Pursuant to CEQA Section 15105, a 30-day public review period for the MND began on September 22, 2025 and ended October 21, 2025.

The Initial Study is a preliminary analysis to determine whether or not a Negative Declaration, Mitigation Negative Declaration, or Environmental Impact Report (EIR) is needed for a project. If the Initial Study concludes that the proposed Project will not significantly affect the environment, a Negative Declaration may be prepared. If there are potential impacts from the proposed Project that can be mitigated to a level of less than significant, a Mitigated Negative Declaration may be prepared. The Initial Study concluded that the Project will not significantly affect the environment through the incorporation of six mitigation measures.

An MND is a written document that describes the reasons that the Project will not have a significant effect on the environment by properly conditioning the Project ("mitigation measures") to make the Project acceptable. It is used to guide and assist the City staff, Planning Commission, City Council, and the public in the consideration and evaluation of potential environmental impacts that may result from the Project and must be considered by the Commission prior to recommending approval of the Project.

The MND for the Project documents reasons to support the findings that the Project would not have any potentially significant impacts on the environment with the proposed mitigation measures which are contained with the Mitigation Monitoring and Report Program (MMRP) prepared as part of the MND. The purpose of the MMRP is to ensure

compliance with the mitigation measures, address site-specific conditions for the Project, and also identifies timing and responsibility for monitoring each measure and is attached to the Resolution recommending adoption of the MND (Exhibit B of Attachment A). The Project is conditioned to include these mitigation measures as part of the Project approval.

During the public review period, the City received three comments on the draft IS/MND from the following agencies/person:

1. California Department of Toxic Substances Control (DTSC): Recommends that if the project uses California Department of Education (CDE) funds, it complies with CDE and DTSC site review requirements, and regardless of funding, investigate potential contamination, test for hazardous materials during demolition, and ensure all imported soil is clean and contaminant-free per state regulations.
2. California Department of Transportation (Caltrans): Commented that the proposed billboard may be located along a designated Landscape Freeway where new outdoor advertising is prohibited, and that any work or materials transported within the State Highway right-of-way would require the appropriate Caltrans permits.
3. William Moore: Expressed concern that the billboard's ownership by an out-of-area company (Evergreen Media from West Hollywood) could allow nonlocal entities to control advertising content, questioning whether Diamond Bar or Walnut residents would have any say in what is displayed.

### Cultural Resources

*Assembly Bill 52 – Tribal Consultation:* AB52 requires notification/request for tribal consultation for projects. AB52 applies to projects subject to CEQA. The City sent notices to three Tribes that have sent written consultation requests, informing them of the opportunity to request consultation on June 13, 2025. Those three Tribes are the Gabrieleño Band of Mission Indians (Kizh Nation), Gabrieleño Tongva San Gabriel Band of Mission Indians, and the Soboba Band of Luiseño Indians. On June 24, 2025, the City received a letter from the Gabrieleño Band of Mission Indians (Kizh Nation), indicating that the Project lies in an area where the ancestral territories of the Kizh (Kitc) Gabrieleño villages adjoined and overlapped. In accordance with the request by the tribe, mitigation measures were added requiring the applicant to retain a culturally-affiliated Native American monitor to observe earthmoving activities for the purpose of identifying the potential presence of any significant historic or prehistoric cultural resources.

#### **Recommended Action:**

Adopt the attached Resolution (Attachment A) recommending that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Adopt the attached Resolution (Attachment B) recommending that the City Council approve Development Code Amendment No. PL2024-40 based on the findings of Diamond Bar City Code (DBCC) Section 22.70.

Adopt the attached Resolution (Attachment C) recommending that the City Council

adopt Development Agreement No. 2026-01 between the City and District, based on the findings of DBCC Section 22.62 and included as Exhibit A thereto.

Adopt the attached Resolution (Attachment D) recommending that the City Council approve Conditional Use Permit and Development Review Planning Case No. PL2024-40, based on the findings of DBCC Sections 22.58 and 22.48, subject to conditions.

**7. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:**

**8. STAFF COMMENTS/INFORMATIONAL ITEMS:**

8.1 Project Status Report

**Recommended Action:**

Staff recommends the Planning Commission receive and file the Project Status Report dated November 25, 2025.

**9. SCHEDULE OF FUTURE EVENTS:**

- 9.1 City Hall is closed on November 27, 2025 and November 28, 2025 for the Thanksgiving Holiday.
- 9.2 City Council Meeting - December 2, 2025 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.
- 9.3 Planning Commission Meeting - December 9, 2025 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr.
- 9.4 City Council Meeting - December 16, 2025 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.
- 9.5 Planning Commission Meeting - December 23, 2025 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr.

**10. ADJOURNMENT:**

**CERTIFICATION**

I, Arlene Laviera, Administrative Coordinator, 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](http://www.diamondbarca.gov), and Diamond Bar Library.

Arlene Laviera  
Administrative Coordinator  
Date Posted: November 20, 2025