

PLANNING COMMISSION AGENDA

**Tuesday, February 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
VICE CHAIR	MAHENDRA GARG
COMMISSIONER	NAILA BARLAS
COMMISSIONER	WILLIAM RAWLINGS
COMMISSIONER	RAYMOND WOLFE

How to Observe the Meeting From Home:

Members of the public can observe the meeting by calling +1 (562) 247-8422, [Access Code: 303-369-125](https://attendee.gotowebinar.com/register/4481940793229332311), or visiting <https://attendee.gotowebinar.com/register/4481940793229332311>

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
February 25, 2025**

AGENDA

Next Resolution No. 2025-04

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

1. **ROLL CALL:** COMMISSIONERS: Barlas, Rawlings, Wolfe, Vice Chair Garg, Chair Torres
2. **APPROVAL OF AGENDA:** Chair
3. **PUBLIC COMMENTS:**

"Public Comments" is the time reserved on each regular meeting agenda to provide an opportunity for members of the public to directly address the Planning Commission on consent calendar items or other matters of interest not on the agenda that are within the subject matter jurisdiction of the Planning Commission. Although the Planning Commission values your comments, pursuant to the Brown Act, members of the Planning Commission or staff may briefly respond to public comments, if necessary, but no extended discussion and no action on such matters may take place. There is a five-minute maximum time limit when addressing the Planning Commission. Please complete a speaker card and hand it to the Minutes Secretary (completion of this form is voluntary). The Planning Commission will call on in-person speakers first and then teleconference callers, one at a time to give their name and if there is an agenda item number they wish to speak on before providing their comment. If you wish to speak on a public hearing item or Planning Commission consideration item, you will then be called upon to speak at that point in the agenda.

4. CONSENT CALENDAR:

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

- 4.1 **Minutes Of The Planning Commission Regular Meeting** – January 14, 2025.

5. OLD BUSINESS:

6. NEW BUSINESS:

6.1 **2024 General Plan Status Report**

RECOMMENDATION: Approve the report for submittal to Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD), and forward to the City Council to receive and file.

7. **PUBLIC HEARING:**

7.1 **Conditional Use Permit Planning Case No. PL2024-85:** Under the authority of DBCC Section 22.58, the property owner and applicant are requesting a Conditional Use Permit to operate a Pilates fitness studio within a 1,125 square-foot vacant lease space at Diamond Bar Town Center, a 39,965 square-foot multi-tenant shopping center. The subject property is zoned Regional Commercial (C-3) with an underlying General Plan land use designation of General Commercial (C).

PROPERTY ADDRESS: 1155 S. Diamond Bar Blvd. Unit U, Diamond Bar, CA 91765 (APN: 8717-031-010)

APPLICANT: Zhen Wang for ASA Yoga Pilates, 8755 Garibaldi Avenue, San Gabriel, CA 91775

PROPERTY OWNER: Diamond Bar Town Center, LLC, 9849 Flower St. Unit E, Bellflower, CA 90706

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 Article 19 under Section 15310(a) (interior alterations involving such things as interior partitions, plumbing, and electrical conveyances) of the CEQA guidelines. No further environmental review is required.

RECOMMENDATION: Staff recommends that the Planning Commission adopt the attached Resolution (Attachment A) approving Conditional Use Permit No. PL2024-85, based on the findings of Diamond Bar City Code Section 22.58, subject to conditions.

7.2 **Conditional Use Permit Planning Case No. PL 2024-64:** Under the authority of DBCC Section 22.58, the property owner and applicant are requesting a Conditional Use Permit (CUP) to allow the sale of beer, wine and distilled spirits (Department of Alcoholic Beverage Control (ABC) Type 21 License: Off-sale General) within an existing convenience store at a Mobil fueling station; and determine that issuing the requested CUP would serve the “public convenience or necessity.” The subject property is zoned Regional Commercial (C-3) with an underlying General Plan land use designation of Commercial (C).

PROPERTY ADDRESS: 1024 South Brea Canyon Road, Diamond Bar, CA 91765 (APN: 8763-006-021)

APPLICANT: Liliger Damaso, 8737 Venice Boulevard, Suite 105, Los Angeles, CA 90034

PROPERTY OWNER: Michael Zavaro, 1024 South Brea Canyon Road, Diamond Bar, CA 91789

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 15061(b)(3) of the CEQA Guidelines. This exemption applies because it can be determined with reasonable certainty that a CUP finding will not have a significant effect on the environment. Alcohol sales would have a negligible additive effect on impacts normally associated with retail or fuel sales, such as traffic trip generation. As such, no further environmental review is required.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Conditional Use Permit No. PL2024-64, based on the findings of Diamond Bar City Code Section 22.58, subject to conditions; and determine that issuing the requested Conditional Use Permit would serve the “public convenience or necessity”.

7.3 Development Review and Minor Conditional Use Permit No. 2024-43:

Under the authority of DBCC Section 22.38 and 22.48, the applicant, Kenneth Pang, and property owner, Katy Liu, is requesting Development Review approval to remodel the exterior, legalize a 555 square-foot addition, and construct a 385 square-foot two-story addition and 281 square-foot balcony to an existing 2,586 square-foot two-story single-family residence on a 0.65 gross-acre lot. A Minor Conditional Use Permit is requested to allow the continuation of an existing nonconforming structure with a 20’-6” front setback (where 30 feet is required). The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 2631 Rocky Trail Road, Diamond Bar, CA 91765 (APN: 8713-025-020)

APPLICANT: Kenneth Pang, 150 El Camino Real, Suite 112, Tustin, CA 92780

PROPERTY OWNER: Katy Liu, 20618 East Oak Crest 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 Categorically 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 1) approving Development Review and Minor Conditional Use Permit No. PL2024-43, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48, 22.56 and 22.68, subject to conditions.

8. PLANNING COMMISSION COMMENTS / INFORMATIONAL ITEMS:

9. STAFF COMMENTS / INFORMATIONAL ITEMS:

9.1 Project Status Report

10. SCHEDULE OF FUTURE EVENTS:

CITY COUNCIL MEETING:	Tuesday, March 4, 2025, 6:30 p.m. South Coast Air Quality Management District 21865 Copley Drive Diamond Bar, CA
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PLANNING COMMISSION MEETING:	Tuesday, March 11, 2025, 6:30 p.m. Diamond Bar City Hall The Windmill Community Room
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CITY COUNCIL MEETING:	Tuesday, March 18, 2025, 6:30 p.m. South Coast Air Quality Management District 21865 Copley Drive Diamond Bar, CA
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PLANNING COMMISSION MEETING:	Tuesday, March 25, 2025, 6:30 p.m. Diamond Bar City Hall The Windmill Community Room
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CITY COUNCIL MEETING:	Tuesday, April 1, 2025, 6:30 p.m. South Coast Air Quality Management District 21865 Copley Drive Diamond Bar, CA
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11. ADJOURNMENT