

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 Categorical 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

**MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
January 14, 2025**

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE: V/C Garg led the Pledge of Allegiance.

1. ROLL CALL: Commissioners Barlas, Wolfe, V/C Garg, C/Torres

ABSENT: Rawlings

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

2. APPROVAL OF AGENDA: As Submitted.

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 CONTINUED MINUTES OF THE PLANNING COMMISSION REGULAR MEETING – November 26, 2024.

Wolfe moved, and Barlas seconded to approve consent calendar. Motion carried 3-0-1-1 by the following Roll Call vote:

AYES:	3	COMMISSIONERS: Barlas, V/C Garg, C/Torres
NOES:	0	COMMISSIONERS: None
ABSTAIN:	1	COMMISSIONERS: Wolfe
ABSENT:	1	COMMISSIONERS: Rawlings

4.2 MINUTES OF THE PLANNING COMMISSION REGULAR MEETING – December 10, 2024.

Wolfe moved, and Barlas seconded to approve consent calendar. Motion carried 3-0-1-1 by the following Roll Call vote:

AYES:	3	COMMISSIONERS: Barlas, Wolfe, C/Torres
NOES:	0	COMMISSIONERS: None
ABSTAIN:	1	COMMISSIONERS: V/C Garg
ABSENT:	1	COMMISSIONERS: Rawlings

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PLANNING COMMISSION

5. OLD BUSINESS:

- 5.1 CONTINUED GENERAL PLAN CONFORMITY FINDING:** Proposed acquisition of the Little League/PONY property for future City Park and recreation use to be in conformance with the Diamond Bar General Plan 2040.

RECOMMENDATION: Staff recommends that the Planning Commission adopt the attached Resolution (Attachment 1) finding that the proposed acquisition of the Little League/PONY property conforms with the Diamond Bar General Plan 2040.

C/Torres moved, and Barlas seconded finding that the proposed acquisition of the Little League/PONY property conforms with the Diamond Bar General Plan 2040. Motion carried 3-1-0-1 by the following Roll Call vote:

AYES:	3	COMMISSIONERS: Barlas, V/C Garg, C/Torres
NOES:	1	COMMISSIONERS: Wolfe
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	1	COMMISSIONERS: Rawlings

6. NEW BUSINESS:**7. PUBLIC HEARING:****7.1 PLANNING CASE NO. PL 2024-87**

Actions to implement the 2021-2029 Housing Element, consisting of the following:

1. A proposed amendment to the Land Use and Economic Development Element of the General Plan to make it consistent with the 2021-2029 Housing Element by establishing a minimum residential density of 20 dwelling units per acre on sites within the Town Center Mixed-Use and Neighborhood Mixed-Use Land Use Designations and a maximum residential density of 30 dwelling units per acre on sites within the Town Center Mixed-Use Land Use Designation;
2. A proposed amendment to Chapter 22.14 of Title 22 (Development Code) of the Diamond Bar City Code to establish a Housing Element Site (H) Overlay District; and
3. A proposed amendment to the Official Zoning Map of the City of Diamond Bar to apply the Housing Element Site (H) Overlay to specified sites identified

in the City of Diamond Bar 2021-2029 Housing Element to accommodate the City's unmet Regional Housing Needs Allocation (RHNA).

ENVIRONMENTAL DETERMINATION: The proposed actions would not result in any new significant impacts or a substantial increase in the severity of significant impacts previously identified in the certified General Plan 2040 and Climate Action Plan Environmental Impact Report (EIR) or addendum to the EIR prepared in conjunction with the adoption of the 2021-2029 Housing Element; therefore, no further environmental analysis is required pursuant to (Public Resources Code § 21166; CEQA Guidelines §§ 15168, 15162.).

RECOMMENDATION: Staff recommends that the Planning Commission adopt the attached Resolution (Attachment 1) recommending that the City Council adopt the proposed General Plan Amendment, Development Code Amendment and Zoning Map Amendment.

Wolfe moved, and C/Torres seconded to approve Planning Case No. 2024-87 subject to the conditions of approval. Motion carried 4-0-0-1 by the following Roll Call vote:

AYES:	4	COMMISSIONERS: Barlas, Wolfe, V/C Garg, C/Torres
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	1	COMMISSIONERS: Rawlings

8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

None.

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman reported the Planning Commission meeting of January 28, 2025 is canceled.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

ADJOURNMENT: With no further business before the Planning Commission, C/Torres adjourned the Regular Planning Commission meeting at 6:44 p.m. to the regularly scheduled meeting on Tuesday, February 11, 2025.

The foregoing minutes are hereby approved this 11TH day of February, 2025.

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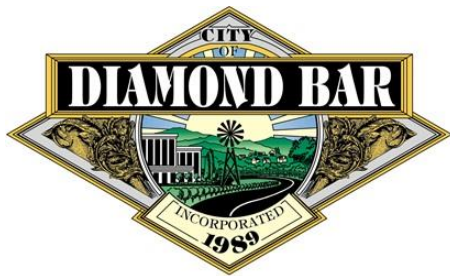
PLANNING COMMISSION

Attest:
Respectfully Submitted,

Greg Gubman, Community Development Director

Ruben Torres, Chair

DRAFT



PLANNING COMMISSION AGENDA REPORT

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

AGENDA ITEM NUMBER: **6.1**

MEETING DATE: February 25, 2025

CASE/FILE NUMBER: 2024 General Plan Status Report

RECOMMENDATION:

Approve the report for submittal to OPR and HCD, and forward to the City Council to receive and file.

BACKGROUND:

State Law requires each city to prepare and adopt a comprehensive, long-term General Plan to guide its physical development. The General Plan is a policy document comprised of goals and policies for implementation. In the fall of 2016, the City embarked on a comprehensive update to the General Plan to create a community vision and blueprint for the City through 2040. The City Council adopted *Diamond Bar General Plan 2040* on December 17, 2019.

In accordance with California Government Code Section 65400(b), the City is required to submit an annual General Plan status report to the local legislative body (City Council), the State Governor's Office of Planning and Research (OPR), and State Department of Housing and Community Development (HCD) on the status of the General Plan, its implementation progress, and how the City is meeting the region's housing needs. The attached report lists the City's progress toward the implementation of the General Plan for the period of January 1, 2024 to December 31, 2024.

The Planning Commission is asked to review the annual report and forward a recommendation to the City Council for its consideration as the legislative body responsible for administering the General Plan. Once accepted by the City Council, the report will be submitted to OPR and HCD. This report is due to HCD by April 1, 2025.

Major accomplishments during this period include the following:

- **Development Code Amendments:** Various sections of the Development Code to allow supportive housing, low barrier navigation centers and large residential care facilities along with revisions to the accessory dwelling unit (ADU) standards and

density bonus provisions were adopted to implement Housing Programs contained in the City's certified 2021-2029 Housing Element, as well to conform to changes in new State housing laws and City policies. In 2024, 42 building permits for ADUs were issued (four of the building permits included both an ADU and JADU on the property). The amendments to the Development Code implement General Plan Goal LU-G-7 and Housing Element Programs H-10, 11 and 12 of the 2021-2029 Housing Element.

Additionally, the City drafted a General Plan Amendment to allow a maximum residential density of 30 dwelling units per acre in the Town Center Mixed Use designation; a Development Code Amendment to establish the Housing Element Site Overlay ("H") zoning designation and associated development standards; and Zoning Map Amendment to rezone the sites identified in Program H-8 of the 2021-2029 Housing Element with the H zoning designation, scheduled for City Council review and adoption on January 27, 2025.

- **ALPR Camera System:** The City has been proactive to community safety needs with the implementation of the Flock Safety Automated License Plate Reader (ALPR) camera system, which consists of 50 cameras throughout the City. These cameras serve as a tool that provides local law enforcement investigators with key evidence in a number of cases and provide for a safe and secure environment for residents and property. This project implements General Plan Goal PS-G-5.
- **Genasys Project:** In collaboration with Los Angeles County Office of Emergency Management (OEM), County of Los Angeles Fire Department, and Los Angeles County Sheriff's Department, the City finalized and implemented the Genasys Project, where the City of Diamond Bar and cities throughout LA County have pre-designated fire evacuation zones that can be used to communicate to residents in the event of a fire emergency requiring evacuation. The system is complete and the zones are available through the Genasys Project and the City's Emergency Alert System. This project implements General Plan Policy PS-P-14.
- **Keep It Local: Shop Diamond Bar First Campaign:** The City launched a new City subsite to promote everything economic development, including the *Keep It Local: Shop Diamond Bar First* campaign. The subsite has information and resources for existing and prospective business, and a directory of all Diamond Bar businesses. This project implements General Plan Policy LU-P-13.
- **Area 3 Pavement Rehabilitation Project:** This was a large-scale project that rehabilitated more miles of arterial and residential roadway than ever before, but also addressed two major drainage problems and added nearly eight linear miles of new bicycle lanes. This project implements General Plan Goals and Policies LU-P-5, LU-P-14, LU-P-51, CC-G-5, CC-P-2, CR-P-2, CR-P-20, CR-P-43, RC-G-7, PS-P-12 and Climate Action Plan Objectives #2 and 6.

- **Option E LED Streetlight Conversion Project:** The scope of this project included the conversion of all 5,000 streetlight fixtures from high-pressure sodium vapor lamps to light emitting diodes (LED). The new LED light fixtures are more energy efficient, are sustainable by requiring less maintenance, and produce better quality light. This project implements General Plan Goals and Policies CC-P-1, CC-P-51, CHS-P-43 and Climate Action Plan Objective #6.

A complete summary matrix of the City's progress toward implementing the General Plan is provided in Attachment A.

PREPARED BY:

Grace Lee

Grace Lee, Planning Manager

2/25/2025

REVIEWED BY:

Grace Lee

Grace Lee, Planning Manager

2/6/2025

Greg Gubman

Greg Gubman, Community Development Director

2/14/2025

Attachments:

- A. 2024 General Plan Status Report Matrix

City of Diamond Bar General Plan Status Report 2024

Period beginning January 1, 2024, and ending December 31, 2024

OVERVIEW
On December 17, 2019, the City Council adopted Diamond Bar General Plan 2040, which is a State mandated document that the City uses to plan the framework for its future physical, social, and economic development. The General Plan is considered a long-term document that projects development within a community for approximately 20 years. The General Plan serves as the foundation for all land use decisions and provides a vision and blueprint about how a community will grow, reflecting community priorities and values while shaping the future.

The City of Diamond Bar General Plan consists of the following eight elements (“Chapters”):

- 1) Land Use & Economic Development
- 2) Community Character & Placemaking
- 3) Circulation
- 4) Resource Conservation
- 5) Public Facilities & Services
- 6) Public Safety
- 7) Community Health & Sustainability
- 8) Housing

The following information summarizes the status of the goals and policies that the City has implemented for each chapter of the updated General Plan in 2020. Each chapter is organized by color scheme for navigation.

1. Land Use & Economic Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
LAND USE & ECONOMIC DEVELOPMENT				
This chapter provides the overall framework for the physical development of the community and the distribution and intensity of land uses upon which many of the goals and policies in other chapters are based.				
GENERAL				
<i>Goals</i>				
LU-G-3	Land Use	In areas planned to accommodate new growth, ensure quality design that makes a positive contribution to the character of Diamond Bar.	To bring Diamond Bar into compliance with State law, as well as implement its Housing Element Programs, the City must formulate solely objective standards to govern the design of the multi-family residential and mixed-use projects. On June 4, 2024, a consultant services agreement with Torti Gallas + Partners was awarded to prepare the Citywide Objective Design Standards (ODS). On July 24, 2024, a kickoff meeting was held to start the process. On October 8, 2024, the Planning Commission and City Council held a joint study session to introduce the project and invite feedback and direction in order to guide staff on the preparation of the ODS.	Community Development
LU-G-4	Land Use	Locate new residential growth in or adjacent to mixed-use centers and transit stations to support regional and statewide efforts to encourage sustainable land use planning and smart growth principles.	In June 2022, the City kicked off the preparation of the Town Center Specific Plan (TCSP) for the Town Center Mixed-Use focus area. The TCSP will provide the regulatory and urban design framework to establish a downtown, or “Town Center” in Diamond Bar as a walkable place with entertainment, retail, restaurants community gathering spaces and urban housing opportunities. Several tasks were commenced and/or completed in 2024. Staff and the consultant team completed the draft TCSP document. Progress on the	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			Supplemental EIR was made through the end of 2024, and the public review draft is anticipated to be released in the winter of 2025.	
Policies				
LU-P-1	Land Use	Ensure that the scale and massing of new development provides sensitive transitions or design techniques in building height, bulk, and landscaping to minimize impacts on adjacent, less intensive uses, particularly residential uses.	See <i>Land Use Chapter Goal LU-G-3</i> .	Community Development
LU-P-4	Land Use	Monitor and evaluate potential impacts of proposed adjacent, local, and regional developments to anticipate and require mitigation to the greatest extent feasible to reduce land use, circulation, and economic impacts on Diamond Bar.	In December 2022 and December 2023, the City provided letters in response to the Notice of Preparation (NOP) and Draft Environmental Impact Report (DEIR), respectively, published by the Los Angeles County Department of Regional Planning. These reports pertain to the proposed development of 360 dwelling units on a 75.65-acre portion of the Royal Vista Golf Club. The City requested further analyses and mitigation measures to address concerns related to potential blight, land use, safety, and transportation. Additionally, the City called for an evaluation of potential development impacts on the remaining 80-acre portion of the golf course. In May 2024, the Los Angeles County Department of Regional Planning published a Final Environmental Impact Report (FEIR). The City reviewed the FEIR and attended two County-held public hearings on the project. At the July 24, 2024 public hearing, the Los Angeles County Regional Planning Commission approved the project, but an appeal was filed with the Los Angeles County Board of Supervisors. At the October 1, 2024 public hearing, the County Board of Supervisors denied the appeal and upheld the original approval.	Community Development
LU-P-5	Land Use	Ensure that adequate public services, facilities, and infrastructure are available or provided to support new development, including water, wastewater, stormwater, solid waste, transportation, public safety, and parks.	Safe, Clean Water Program (Measure W) Staff prepared and submitted the City’s Measure W Annual Plan to the County of Los Angeles. The Annual Plan outlined the City’s proposed Measure W expenditures for the fiscal year, including CIP projects, routine maintenance, consultant costs, efforts to pursue grant funding, and staff time. As a result, Diamond Bar received its local return of over \$850K for FY2023-24. Stormwater Quality Improvement Projects In 2024, the City completed the construction for several stormwater quality improvement projects, such as the following: Grand Avenue Median at Diamond Bar Boulevard Drainage Improvements;	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			Groundwater Drainage Improvements Phases 4 & 5 (Copley Drive and Moonlake Street); Groundwater Drainage Improvements Phase 6 (Cold Spring Lane); Grand Avenue and Golden Springs Drive Intersection Improvements; and Steep Canyon Road Erosion Control and Sedimentation Prevention. Parks and Facility Projects The design of the redevelopment of Heritage Park was started in 2024. The project includes the complete renovation of the existing building, including a structural addition to enhance the site usability, and the reconfiguration of the park, exterior restroom, playgrounds, and parking lot. The design work is scheduled to be completed in early 2025, but construction will not start until complete funding is secured. The construction of the Maple Hille Park Improvements Project started in September 2024. This project includes the complete replacement of the restroom building and playground and significant accessibility improvements. Transportation Projects In 2024, the City was awarded funding from the Highway Safety Improvement Program (HSIP) for Citywide intersection safety enhancements aimed at improving pedestrian safety. The project includes the installation of nearside supplemental traffic signals, pedestrian countdown signal heads, and restriped high-visibility crosswalks. A construction contract was awarded in August 2024, marking the beginning of the procurement phase for the new signal hardware. This project is scheduled for completion by May 2025. <i>See Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project.</i>	
LU-P-6	Land Use	When appropriate, require new development to pay its fair share of the public facilities and off-site improvements needed to serve the proposed use.	The City requires all new development projects to pay their fair share of public improvements, including impact fees for parks, sewer, and traffic (when applicable). Brea Canyon Business Center (Parcel Map 82066) The City conditioned this new development to construct major off-site improvements along Brea Canyon Road, from Golden Springs Drive to Lycoming Street. The constructed improvements enhance the overall safety due to the increased traffic demands for this new	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			development. The scope includes a new median island, modified traffic striping and signage, traffic signal adjustments, and new decorative amenities consistent with the City’s streetscape standards along the property’s frontage.	
LU-P-7	Land Use	As larger vacant or underutilized sites within the built environment are developed or redeveloped, maximize multimodal accessibility with appropriately designed street networks, and walkable block sizes scaled to proposed uses.	The Town Center Specific Plan (see Goal LU-G-4 above) will establish a fine-grained street and block grid to encourage pedestrian and bicycle circulation, and improved connectivity between the east and west sides of Diamond Bar Boulevard.	Community Development
RESIDENTIAL				
Goals				
LU-G-7	Land Use	Promote a variety of housing and neighborhood types that respond to a range of income, household sizes, and accessibility levels.	On July 16, 2024, a Development Code Amendment was adopted to amend various provisions of the City’s Development Code, which implement Housing Programs contained in the City’s certified 2021-2029 Housing Element (to allow supportive housing, low barrier navigation centers and large residential care facilities), and conform to changes in new State housing laws and City policies, including ADU standards to be in compliance with AB 2221 (Quirk-Silva) and SB 897 (Wieckowski). The City has been processing new ADUs in accordance with the new State laws and continues to encourage ADUs and Junior ADUs, which provide an affordable housing option for lower income households. In 2024, 42 building permits for ADUs were issued (Four of the building permits included both an ADU and JADU on a property). In 2021, the California Department of Housing and Community Development (HCD) awarded the City a \$129,000 Planning Grant from the Local Early Action Planning Grants Program (LEAP Program) to offset the City’s costs for the preparation and adoption of planning documents, process improvements that accelerate housing production, and facilitate compliance in implementing the 6th Cycle Housing Element. The City submitted an invoice to HCD for reimbursement of the costs incurred to date, and on May 7, 2024, the City received a check in the amount of \$116,100. On October 10, 2024, a check in the amount of \$12,900 was received for the remaining portion of the grant.	Community Development

<i>Policies</i>				
LU-P-8	Land Use	Ensure that new residential development be compatible with the prevailing character of the surrounding neighborhood in terms of building scale, density, massing, and design. Where the General Plan designates higher densities, provide adequate transitions to existing development.	All new residential development requires review and approval by the Planning Commission through a Development Review application process to assess a project's compatibility, architectural design, size, scale and massing with the neighborhood. The Planning Commission reviews the design to ensure compliance with the City's General Plan policies and design guidelines, and to minimize adverse effects of the proposed project upon the surrounding properties and the City in general. In compliance with recent legislation, the City has begun the process of formulating objective design standards for residential development, beginning with the drafting of the Town Center Specific Plan regulatory document, and has embarked on the preparation of Citywide objective design standards.	Community Development
LU-P-9	Land Use	Incorporate architectural and landscape design features in new development that create more pedestrian-friendly neighborhoods, such as orientation to the street; set-back, or detached garages; tree-lined streets; and landscaped parkways between streets and sidewalks.	Through the development review process, all new development is reviewed to promote high functional and aesthetic architectural and landscape standards to complement and add to the economic, physical, and social character of Diamond Bar.	Community Development
LU-P-10	Land Use	Provide opportunities for and incentivize the development of housing types that are affordable to all segments of the Diamond Bar community, including senior housing and independent assisted living facilities, residential care facilities, and rental and for-sale housing units affordable to low and moderate-income households.	On November 21, 2024, the City received an application for a proposed development of a 44-unit multi-family residential project located at 2235 Morning Canyon Road. The project would provide 36 market-rate units, four very low-income units, and four moderate income units.	Community Development
COMMERCIAL, OFFICE, AND INDUSTRIAL				
<i>Goals</i>				
LU-G-11	Land Use	Support existing commercial centers by encouraging ongoing investment and, where appropriate, reuse and redevelopment.	The City approved Conditional Use Permits for a variety of business enterprises, thereby encouraging ongoing investment in existing commercial centers. In addition, 246 new business licenses and 1,682 renewals of existing business licenses were issued.	Community Development
<i>Policies</i>				
LU-P-13	Land Use	Promote the revitalization of existing neighborhood commercial centers by encouraging property owners to maintain and improve the appearance of individual buildings and commercial centers through building façade improvements, landscaping, and pedestrian improvements.	The City launched a new City subsite to promote everything economic development, including the Keep It Local: Shop Diamond Bar First campaign. The subsite currently has information and resources for existing and prospective business, and a directory of all Diamond Bar businesses. (www.diamondbarca.gov/economicdevelopment). The Community Relations Division also developed an overarching campaign to support a variety of City efforts aimed at increasing	City Manager's Office and Community Relations Division

			shopping locally, promoting small businesses, and building the local economy. Branding and marketing for the <i>Keep It Local</i> campaign include a logo, a color palette (purple and blue) pulled from our approved City brand colors, and a slogan, “It’s not just a transaction, it’s an investment in the community!”. Elements created as part of the July campaign launch were custom fabric and vinyl banners for outreach events, and social handles such as #KeepItLocalDB, #ShopDiamondBarFirst, and #ShopDBFirst	
LU-P-14	Land Use	Improve vehicular accessibility, traffic flow, and parking availability as well as pedestrian and bicycle access and amenities within office, commercial, and industrial areas.	During project review, staff ensures that all office, commercial, and industrial areas provide improved vehicular accessibility, traffic flow, and parking availability as well as review for opportunities to incorporate pedestrian and bicycle access and amenities. Adaptive Traffic Control System The City’s Adaptive Traffic Control System (ATCS) was deployed in 2020 and continues to adapt based on actual traffic demands. The system accommodates construction projects of various durations and other traffic-impacting activities to promote circulation along the City’s arterial roadways. Traffic Signal Battery Back-Up Systems All of the City’s maintained traffic signals feature a battery backup system (BBS) that helps extend operations amid power disruptions. The BBS hardware was proven to be useful amid the multiple outages and Public Safety Power Shutoff (PSPS) events throughout 2024, as traffic circulation was minimally compromised because of the backup power source available to extend the operations of impacted traffic signals. In 2024, as part of the annual Capital Improvement Program, the City replaced the BBS units at several intersections to ensure that the hardware is ready for use with future outage events as planned. SR57/60 Confluence Project The construction of the SR57/60 Confluence Project continued in 2024. The installation of the new trunk sewer mainline along Golden Springs Drive, from Gateway Center Drive to Lavender Drive, was completed in December 2024. This allows for the ongoing construction of the SR57 northbound overpass bridge extension improvements above Golden Springs Drive. In addition, the SR57 northbound ramps at Grand Avenue were modified in preparation for the upcoming Grand Avenue bridge replacement. Throughout all phases of this project, the City is collaborating with the San Gabriel Valley Council of Governments (SGVCOG) and contractors to	Community Development Public Works

			manage traffic flow affected by the various stages of construction. The project is scheduled for completion in 2028. Grand Avenue and Golden Springs Drive Intersection Improvements Project The improvements at the Grand Avenue and Golden Springs Drive intersection were completed in 2024. This project's scope included roadway widening, traffic striping and signage modifications, and decorative amenities and landscaping enhancements consistent with the City's streetscape theming. <i>See Land Use & Economic Development Chapter Policy LU-P-5 for the update on the Highway Safety Improvement Program (HSIP) Project, which includes Citywide pedestrian safety enhancements.</i>	
MIXED USE				
<i>Goals – General</i>				
LU-G-12	Land Use	Encourage compact mixed-use developments and projects that are walkable, designed to encourage community interaction, and fulfill a diversity of local commercial, employment, housing, and recreational needs.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
LU-G-13	Land Use	Maximize multi-modal accessibility to and connectivity within mixed-use areas.	<i>See Land Use Chapter Goal LU-P-7.</i>	Community Development
LU-G-14	Land Use	Foster development of nodes or clusters of mixed-use centers to promote city and neighborhood identity, improve accessibility to stores, parks, natural open spaces, and services, and promote walkable, pedestrian-scaled retail and dining destinations.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
<i>Goals – Town Center Mixed Use</i>				
LU-G-22	Land Use	Promote and support the commercial area on both sides of Diamond Bar Boulevard from Golden Springs Drive to SR-60 as a vibrant, pedestrian-oriented Town Center that serves as Diamond Bar's primary specialty retail and dining destination and is accessible to all Diamond Bar residents.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
LU-G-23	Land Use	Ensure an inviting and comfortable public realm to encourage pedestrian activity in the Town Center area.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
LU-G-24	Land Use	Allow residential and office uses as secondary to commercial (retail, dining, and entertainment) uses.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development

<i>Policies – General</i>				
LU-P-17	Land Use	Promote site designs that create active street frontages and introduce pedestrian-scaled street networks and street designs.	<i>See Land Use Chapter Goal LU-G-3.</i>	Community Development
LU-P-18	Land Use	Development should be sensitive to the building form, density, massing, and scale of surrounding residential neighborhoods.	<i>See Land Use Chapter Goal LU-G-3.</i>	Community Development
<i>Policies – Town Center Mixed Use</i>				
LU-P-35	Land Use	Ensure that any reuse, redevelopment, or refurbishment of the Town Center area maintains a dominance of retail, dining, and entertainment uses. Allow residential uses within the designation's permitted maximum range, as well as offices, either on upper floors or otherwise in locations that do not detract from the area's predominant role as a community shopping, dining, and entertainment destination.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
LU-P-36	Land Use	Prioritize and support renovation, infill, and reuse of the existing commercial center. Require, where appropriate, redesign and modernization of architectural treatment and the introduction of finer-grained pedestrian network, as well as utilization of parking lots to create central gathering spaces and make the Town Center more pedestrian-friendly.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
LU-P-37	Land Use	Utilize buildings and streetscapes to define the public realm and encourage pedestrian activity and comfort. To further promote these objectives, incorporate attractive landscaping elements and usable outdoor green spaces, and discourage new drive through uses.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
LU-P-38	Land Use	Promote site designs that create an active street frontage and screen off-street parking from the Diamond Bar Boulevard and Golden Springs Drive frontages.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
LU-P-39	Land Use	Streetscape and intersection improvements along the major corridors of South Diamond Bar Boulevard and Golden Springs Drive should enhance connectivity, comfort, and safety for all modes of travel, and increase accessibility to and from surrounding areas.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
LU-P-40	Land Use	Study, as necessary, the implementation of safe pedestrian connectivity between the north and south sections of the Town Center Mixed-Use project site and at Lorbeer Middle School. <i>Potential strategies for achieving safe pedestrian connectivity may include traffic calming measures along the roadways, crosswalk</i>	<i>See Land Use Chapter Policy LU-P-5 for the update on the Highway Safety Improvement Program (HSIP) Project, which includes pedestrian safety enhancements at the intersection of Diamond Bar Boulevard and Golden Springs Drive.</i>	Public Works

		<i>visibility improvements, ensuring adequate time for walk signals, refuge islands, bulb-outs, bridges, and others.</i>	<i>See Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project.</i>	
LU-P-41	Land Use	Maximize accessibility for transit, automobiles, cyclists, and pedestrians to the Town Center from surrounding neighborhoods, the Metrolink station, and other Diamond Bar destinations.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
LU-P-42	Land Use	Avoid expanses of surface parking and encourage the consolidation and location of parking to the rear or side of buildings where appropriate.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
LU-P-43	Land Use	When updating the Development Code's parking standards or preparing specific plans, evaluate parking ratios for the Town Center to balance the financial feasibility of development projects with the provision of adequate parking for visitors. Coordinate with developers and transit agencies to the extent possible to provide alternative modes of transportation to allow for reduced parking requirements.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
Policies – Community Core Overlay				
LU-P-51	Land Use	Provide streetscape and intersection improvements along Golden Springs Drive to enhance comfort and safety for all modes of travel and increase accessibility to and from surrounding areas.	<i>See Land Use Chapter Policy LU-P-14 for the update on the Grand Avenue and Golden Springs Drive Intersection Improvements Project.</i>	Public Works
PUBLIC FACILITIES, OPEN SPACE, AND HILLSIDES				
Policies				
LU-P-56	Land Use	Ensure that development on privately owned, residentially designated land in hillside areas is compatible with surrounding natural areas promoting the following design principles: a) Minimize—as articulated by the landform grading criteria of the Development Code's Hillside Management regulations—excavation, grading, and earthwork to retain natural vegetation and topography; b) Preserve existing vistas of significant hillside features such as ridgelines, particularly from public places; c) Do not create unsafe conditions; d) Incorporate site and architectural designs that are sensitive to natural contours and land forms and hydrological features; e) Preserve natural watersheds, including existing vegetation within undeveloped hillside areas to the maximum extent feasible, including mature trees and native plant materials; f) Incorporate fuel modification as part of the Fire Department's approved fuel modification program;	All new residential development requires review and approval by the Planning Commission through a Development Review application process to ensure compliance with the design principles listed. MS4 Permit and NPDES Program Compliance To comply with the City's MS4 Permit and Municipal NPDES Program, the City conducted investigations for illicit discharges and inspected eligible businesses for stormwater-related violations.	Community Development Public Works

		g) Utilize planting palettes consisting of drought tolerant, fire resistant, non-invasive plants that are native to or compatible with those in the surrounding area; and h) Group plants within swale areas to more closely reflect natural conditions within landform graded slopes.		
ECONOMIC DEVELOPMENT				
<i>Goals</i>				
ED-G-1	Economic Development	Prioritize infill development opportunities and the reuse of existing vacant commercial space to grow the city's base of residents and employment to ensure long-term fiscal sustainability and promote conservation of natural open space.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
ED-G-2	Economic Development	Provide for the development of jobs and commercial uses within Diamond Bar to reduce residents' commutes, and to encourage residents to shop and dine locally.	The TCSP envisions the Town Center to become Diamond Bar's downtown, a mixed-use village setting where the local workforce can live and work, and provide the greater community with more local options to shop and dine.	Community Development
ED-G-3	Economic Development	Support the retention, rehabilitation, and/or expansion of existing businesses, and the attraction of new businesses.	<i>See Land Use Goal LU-G-11.</i>	Community Development
ED-G-4	Economic Development	Promote development of flexible workspaces that are adaptable over time to changing economic needs; support co-working and start-up/ incubator business spaces.	On February 13, 2024, a tenant improvement permit was issued at 1470 Valley Vista Drive, Unit # 111 for the creation of 29 leasable office cubicles for a co-working environment.	Community Development
<i>Policies – Commercial Centers</i>				
ED-P-3	Economic Development	Create commercial centers or districts that have a sense of place and provide attractive places to shop, dine, and gather. Within these areas, support the development of uses and distinct characters that complement other commercial areas within Diamond Bar and adjacent jurisdictions.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
<i>Policies – Community-Serving Uses</i>				
ED-P-7	Economic Development	Allow for home occupations where compatible with the privacy and residential character of the neighborhood.	Home based businesses are allowed, and are required to comply with the operating standards in Diamond Bar City Code Section 22.42.070, where the business shall be incidental and secondary to the residential use of the property. Modifications that alter the character of the residence or change its occupancy classification are prohibited, and activities that create nuisances, such as glare, light, noise, solid waste, or other characteristics in excess of that customarily associated with similar residential uses are prohibited. A total of 92 home-based business licenses were issued.	Community Development

2. Community Character & Placemaking

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
COMMUNITY CHARACTER & PLACEMAKING This Chapter guides the physical form and character of the City by providing strategies to strengthen the City’s identity through both new development and public improvements. Placemaking elements include features such as monuments and decorative treatments that define City entry points, public art installations, decorative streetscape elements at key intersections or districts, and landscaping that creates a memorable and unified character. The Goals and Policies contained in this Chapter provide direction to incorporate such elements into both new development projects and public improvements. The majority of the Goals and Policies are related to the new opportunities within the four mixed-use focus areas and encourage walkable and pedestrian-oriented neighborhoods.				
OVERALL CHARACTER & DESIGN				
<i>Goals</i>				
CC-G-2	Community Character & Placemaking	Encourage development within mixed-use areas that is inviting to pedestrians, promotes community interaction and activity, and contributes to an engaging street environment.	See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.	Community Development
CC-G-4	Community Character & Placemaking	Preserve the scale and character of existing residential neighborhoods and ensure sensitive transitions between densities and uses.	See Land Use Chapter Goal LU-G-3, Policies LU-P-1 and LU-P-8.	Community Development
CC-G-5	Community Character & Placemaking	Provide an expanded pedestrian and bicycle infrastructure network to improve connectivity throughout the city where topography and technology permit.	Diamond Bar Boulevard Complete Streets Corridor The redesign of the project plans for the Diamond Bar Boulevard Complete Streets Project was completed in 2024. This redesign work was necessary to ensure that the improvements complement the TCSP. The City also secured the total funding to commence construction of the improvements in mid-2025. Area 3 Pavement Rehabilitation Project In August 2024, as part of the Area 3 Pavement Rehabilitation Project, the City expanded its existing bicycle infrastructure network by adding nearly 4.5 miles of new bike lanes to both travel directions of Golden Springs Drive, between Grand Avenue and Sylvan Glen Road; 1.25 miles of new bike lanes to both travel directions of Grand Avenue, between Diamond Bar Boulevard and Longview Drive; and 1.75 miles of new bike lanes within the Gateway Corporate Center.	Public Works
CC-G-6	Community Character & Placemaking	Encourage high-quality, human-scaled design and development that respects the surrounding built environment while offering a diversity of building types.	See Land Use Chapter Goal LU-G-3.	Community Development
<i>Policies – City Identity</i>				
CC-P-1	Community Character & Placemaking	Develop visual gateways at entry points to the city and at the entrances to the Neighborhood Mixed Use, Town Center, Transit-Oriented Mixed Use, and Community Core areas. Establish a gateway design palette and guidelines consistent with the existing	Illuminated Street Name Sign Replacement The City completed the replacement of all illuminated street name signs at each signalized intersection Citywide in February 2024. The	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		gateway at Grand Avenue and Longview Drive, employing the same or a similar elements of streetscape design, monument signage, lighting, and building massing and setback.	new signs are internally illuminated through LED lights and feature a new design that is consistent with the City’s streetscape standards. Residential Street Name Sign Replacement The City completed the replacement of all residential street name signs Citywide in November 2024. The new signs feature a new shape, the windmill logo, and a standard typeface that is consistent with the City’s streetscape standards.	
CC-P-2	Community Character & Placemaking	Incorporate prominent corner architectural features, such as prominent entries or corner towers, on new development at key intersections or gateways.	<i>See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.</i>	Public Works
CC-P-5	Community Character & Placemaking	Establish a landscaping palette made up of native, drought-tolerant plants and stormwater management systems with a view to enhancing beautification and sustainable landscaping practices.	<i>See Land Use & Economic Development Chapter Policy LU-P-5 and Community Character & Placemaking Chapter Goal CC-G-5 and Policy CC-P-1.</i> The streetscape design in the TCSP project area will be centered around reducing the number of years to carbon neutral/zero carbon in order to reduce the effects of climate change by planting evergreen trees and installation of cool pavements such as hydro pavers. In April 2024, the City improved the landscaping at Diamond Canyon Park retention basin and along the medians on Grand Avenue, between Summitridge Drive and Shotgun Lane. All the new plants include native, drought-tolerant shrubs that require less maintenance and also enhance cross-traffic visibility (for the medians).	Community Development Public Works
CC-P-6	Community Character & Placemaking	Prioritize sustainability in site design. When incorporating on-site stormwater management through the use of bioswales, rain gardens, permeable pavement, and/or other available low-impact development technologies, require such features to be aesthetically integrated into the site design.	The City requires developers to responsibly manage and mitigate the stormwater quality impacts from their projects, in compliance with the City’s MS4 Permit and NPDES Program. Every project’s proposed Low Impact Development (LID) best management practices are reviewed and approved by the City.	Public Works
<i>Policies – Streetscapes & Building to Street Interface</i>				
CC-P-9	Community Character & Placemaking	Encourage pedestrian orientation in mixed-use development using a variety of site planning and architectural strategies, such as locating and orienting buildings to street frontages, plazas, or pedestrian paseos; providing visual transparency through fenestration; entries and arcades close to the street edge and sidewalk; and/or incorporating porches, patios, or outdoor spaces that overlook or interact with front yards or sidewalks.	The TCSP is intended to create vibrant public realm with a high intensity mix of uses to include retail, office, hotel, civic, and residential uses, and a bustling active environment during both day and evening hours. Numerous new public spaces, both hardscape squares and landscaped greener park spaces, will be located throughout the Plan area to provide a variety of environments that will serve residents and downtown visitors alike.	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			<i>See Land Use Chapter Goal LU-G-4 and LU-P-7 and Community Character & Placemaking Chapter Goal CC-G-5 and Policy CC-P-1</i>	
CC-P-11	Community Character & Placemaking	In residential and mixed-use areas, use traffic calming measures such as pavers, bollards, sidewalk bulb-outs, and speed humps to slow travel speeds.	Neighborhood Traffic Management Program In June 2024, the City completed the construction of the Hawkwood Road NTMP, Phase 2 Improvements, which included new speed humps for additional traffic calming support.	Public Works
CC-P-12	Community Character & Placemaking	Develop and enforce private slope maintenance standards for properties with rear descending slopes that face public streets, with special emphasis on those along Grand Avenue, Diamond Bar Boulevard, Golden Springs Drive, Pathfinder Road, and the freeways.	Private Slopes Affected by the February 2024 Winter Storms In early February 2024, several private slopes along Diamond Bar Boulevard and Golden Springs Drive were affected by the Winter Storms and subsequently failed. The City emergently responded to protect the public right-of-way from erosion and is actively working with private property owners to properly restore the slope.	Public Works
<i>Policies – Parks & Open Spaces</i>				
CC-P-13	Community Character & Placemaking	Encourage landscaped common public spaces to be incorporated into new mixed-use development.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
CC-P-16	Community Character & Placemaking	Ensure that common spaces be integrated elements of development, coordinating landscaping and amenities with the projects' architecture and character.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
<i>Policies – Site Planning & Parking</i>				
CC-P-17	Community Character & Placemaking	Encourage the aggregation of individual small lots into larger development parcels within mixed-use areas that will support an appropriately-scaled, cohesive and economically viable development.	<i>See Land Use Chapter Goal LU-G-4.</i> The TCSP is an important component of the City's overall strategy to revitalize older areas and expand housing production. Incentives for lot consolidation are being considered as the TCSP is being crafted to encourage the improvement of underutilized properties.	Community Development
CC-P-18	Community Character & Placemaking	As large vacant or underutilized sites are developed or redeveloped, maximize multimodal accessibility with fine-grained street networks and walkable block sizes. Generally limit new block sizes to a maximum of about 400 feet in length. Mid-block plazas or alleys may be considered if the intent is to ensure fine-grained patterns where pedestrian access can be accommodated in intervals no more than 400 feet apart.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
CC-P-21	Community Character & Placemaking	Site plans should be designed to create pedestrian-oriented neighborhoods that follow these guidelines: a) Buildings should be oriented to the street;	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i> The planning goals for the TCSP include the following:	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		b) Garages and parking areas should be screened and/or located at the side or rear of properties wherever possible; and c) Landscaping, sidewalk conditions, and other streetscape elements should be improved during rehabilitation and new construction.	1. To implement the community vision, goals and policies of the General Plan, which established the Town Center Mixed-Use land use designation to “foster the development of a vibrant, pedestrian-oriented Town Center in Diamond Bar that serves as a place for Diamond Bar’s residents to shop, dine, and gather. 2. To make the Town Center a complete neighborhood with a sense of place, that takes advantage of its location, to provide residents and visitors a unique experience. 3. Ensure that the physical design and programming of the Town Center supports health, wellbeing, and environmental sustainability, the latter so as to make progress toward meeting the greenhouse gas reduction targets of the Diamond Bar Climate Action Plan by supporting compact, infill, mixed-use development. 4. The Town Center allows for car-lite/car-optional living allowing those who choose not to use their car on a daily basis or who choose not to own a car at all to be easily accommodated thus furthering progress to the City’s climate action goals. 5. The Town Center provides great public spaces, and small parks with regenerative landscapes to support the goal of environmental sustainability.	
CC-P-22	Community Character & Placemaking	Orient buildings adjacent to public spaces such that entries, windows, and seating areas face the public space.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-23	Community Character & Placemaking	Where appropriate and feasible, locate and orient active uses (such as commercial uses and parks) along the street edges of new mixed-use development, at street corners, or along main roadways internal to larger developments.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-25	Community Character & Placemaking	Encourage the design of shared parking for commercial and office uses where possible.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-26	Community Character & Placemaking	Establish reduced minimum commercial parking requirements for all development within new mixed-use land use designations. Reduced parking requirements should be supported by proximity to transit, shared parking, and technologies that, once mainstreamed, would reduce the need for conventional parking layouts.	<i>See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i>	Community Development

<i>Policies – Building Massing and Design</i>				
CC-P-30	Community Character & Placemaking	Ensure that infill residential development is designed to be sensitive to the scale, character, and identity of adjacent existing development.	All new residential development requires review and approval by the Planning Commission through a Development Review application process to assess a project's compatibility, architectural design, size, scale and massing with the neighborhood. The Planning Commission reviews the design to ensure compliance with the City's General Plan policies and design guidelines, and ensure sensitive transitions between densities and uses. Additionally, the City is currently drafting Citywide Objective Design Standards (ODS), which will apply to all new multi-family and mixed-use housing projects. Once adopted, all applicable projects will be evaluated and analyzed for adherence to the ODS, which includes a mandatory checklist of relevant standards such as gradual transitions between larger-scale housing projects and adjacent smaller-scale single-family housing.	Community Development
CC-P-32	Community Character & Placemaking	Emphasize human-scaled design within large-scale commercial and mixed-use centers. Employ measures such as articulated massing, awnings, and landscape elements to break down the scale of development.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-33	Community Character & Placemaking	Encourage new mixed-use and commercial development to incorporate visual quality and interest in architectural design on all visible sides of buildings through the following approaches: a) Utilizing varied massing and roof types, floor plans, detailed planting design, or color and materials; b) Maintaining overall harmony while providing smaller-scale variety; and c) Articulating building facades with distinctive architectural features like awnings, windows, doors, and other such elements.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-34	Community Character & Placemaking	Update the City of Diamond Bar Citywide Design Guidelines as needed to reflect the design guidance articulated in the General Plan.	<i>See Land Use Chapter Goal LU-G-3.</i>	Community Development
TOWN CENTER MIXED USE FOCUS AREA				
<i>Goals</i>				
CC-G-11	Community Character & Placemaking	Support an intense mix of active uses on both sides of Diamond Bar Boulevard within the Town Center focus area.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-21.</i>	Community Development
CC-G-12	Community Character & Placemaking	Establish an inviting and comfortable public realm that encourages pedestrian activity in the Town Center focus area.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development

CC-G-13	Community Character & Placemaking	Establish a new pedestrian-oriented “Main Street” within the Town Center focus area lined with retail uses.	See <i>Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
<i>Policies</i>				
CC-P-41	Community Character & Placemaking	Through development review, ensure that the Town Center remains predominantly a community shopping, dining, and entertainment destination, and that residential uses and offices are located so as not to detract from this image.	See <i>Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i>	Community Development
CC-P-42	Community Character & Placemaking	Prioritize retail and other uses that promote pedestrian activity on the ground floor of buildings.	See <i>Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-43	Community Character & Placemaking	Establish gateways to the Town Center area at the intersections of Diamond Bar Boulevard and Golden Springs Drive and at Diamond Bar Boulevard and Palomino Drive. Gateway elements should be consistent with the gateway design palette.	See <i>Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-44	Community Character & Placemaking	As the Town Center redevelops, enhance pedestrian connectivity throughout the district through the incorporation of a new “Main Street” within the western portion of the focus area that is off of or set back from Diamond Bar Boulevard.	See <i>Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-45	Community Character & Placemaking	The design of new development should be pedestrian-oriented, with the majority of building frontages located at the new street edge and with entrances located along the roadway or along pedestrian pathways or public spaces.	See <i>Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-46	Community Character & Placemaking	Ensure that new buildings employ horizontal and vertical building articulation and diversity in color, materials, scale, texture, and building volumes.	See <i>Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i>	Community Development
CC-P-47	Community Character & Placemaking	Develop specific building height and other development standards through implementation mechanisms such as the City’s Zoning Ordinance or a master or specific planning process.	See <i>Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i>	Community Development
CC-P-48	Community Character & Placemaking	Encourage dining establishments to incorporate outdoor dining or sidewalk cafés.	See <i>Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i>	Community Development
CC-P-49	Community Character & Placemaking	Encourage reductions in surface parking and allow for the development of consolidated parking structures, provided that they are screened from view from Diamond Bar Boulevard and Golden Springs Drive.	See <i>Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-50	Community Character & Placemaking	Where possible, above-grade parking structures should be wrapped with pedestrian uses where they front onto active streets. If active uses are not feasible, frontages should be architecturally attractive. This may include unique designs and materials such as glass, articulated masonry, murals, or landscaping setbacks.	See <i>Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development

CC-P-51	Community Character & Placemaking	Enhance the pedestrian experience along Diamond Bar Boulevard within the Town Center area with widened sidewalks, shade trees, and pedestrian amenities such as street furniture, attractive paving, pedestrian-scaled lighting, and landscape buffers.	See <i>Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
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3. Circulation

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CIRCULATION This Chapter is aimed at improving the transportation network within the City, balancing the circulation needs with safety and access across a variety of modes of transportation, including automobile travel, public transit, non-motorized transportation and goods movement through a Complete Streets approach.				
TRANSPORTATION NETWORK AND STREET DESIGN				
<i>Goals</i>				
CR-G-1	Circulation	Improve the operating efficiency of the transportation system by reducing vehicle travel demand and providing opportunities for other modes of travel. Before approving roadway improvements that focus on increasing vehicle capacity, consider alternatives that reduce vehicle volumes and prioritize projects that would reduce single-occupancy vehicle use and greenhouse gas emissions.	Transportation Study Guidelines The City’s Transportation Study Guidelines are implemented in the review of the new development projects for, among other things, the mitigation and reduction of the level of Vehicle Mile Traveled (VMT) of the projects. Additionally, the City updated the Transportation Study Guidelines per the new requirements and clarifications from the State and the new (2020) model data from SCAG.	Public Works
CR-G-2	Circulation	Maintain a street classification system that considers the broad role of streets as corridors for movement but also reflects a Complete Streets concept that enables safe, comfortable, and attractive access for pedestrians, bicyclists, motorists, and transit users of all ages and abilities, in a form that is compatible with and complementary to adjacent land uses, including neighborhood schools.	<i>See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.</i>	Public Works
CR-G-3	Circulation	Strive to achieve a finer grained network of streets and pedestrian/bicycle connections as development occurs, especially in focus areas such as the Transit-Oriented, Neighborhood, Town Center, and Community Core mixed-use areas.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CR-G-4	Circulation	Design roadways serving pedestrian-oriented mixed-use areas to promote neighborhood interaction, pedestrian comfort and walkability, and commercial patronage.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CR-G-5	Circulation	Develop neighborhood streets and alleys that encourage walking, biking, and outdoor activity through engineering and urban design principles that reduce the potential for speeding and cut-through traffic, which may include traffic calming measures.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
<i>Policies</i>				
CR-P-1	Circulation	When redesigning streets, plan for the needs of different modes by incorporating elements such as shade for pedestrians, safe pedestrian-friendly crossings/ intersections, lighting at the pedestrian scale, bike lanes, signage visible to relevant modes, transit amenities, etc.	<i>See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.</i>	Public Works
CR-P-2	Circulation	Promote new street designs and efforts to retrofit existing streets in residential neighborhoods minimize traffic volumes and/or speed as appropriate without compromising connectivity for emergency vehicles, bicycles, pedestrians, and users of mobility devices.	<i>See Land Use & Economic Development Chapter Policy LU-P-5 for update on the Highway Safety Improvements Program (HSIP) Project.</i>	Public Works
CR-P-3	Circulation	Plan for and provide new connections within the Transit-Oriented, Neighborhood, Town Center, and Community Core mixed-use areas to create finer grained, pedestrian-scaled circulation networks that support the development of connected and accessible neighborhoods. Connections should facilitate the use of alternatives to single-occupancy vehicles, such as walking, bicycling, and transit by improving the safety and accessibility of those modes.	<i>See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.</i> <i>See Circulation Chapter Policy CR-P-1.</i>	Public Works
CR-P-4	Circulation	Develop traffic calming strategies for Diamond Bar Boulevard between Temple Avenue and Golden Springs Drive in order to provide a safe and comfortable pedestrian-friendly environment along and through the Neighborhood Mixed Use and Town Center Mixed Use areas.	<i>See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.</i>	Public Works
CR-P-5	Circulation	Necessary transportation improvements should be in place, or otherwise guaranteed to be installed in a timely manner, before or concurrent with new development. In evaluating whether a transportation improvement is necessary, consider alternatives to the improvement consistent with CR-G-1, and the extent to which the improvement will offset the traffic impacts generated by proposed and expected development.	<i>See Circulation Chapter Goal CR-G-1.</i>	Public Works
CR-P-7	Circulation	Support the development of City street design standards that: a) Address the needs of different modes according to roadway classification b) Reduce the potential for conflicts and safety risks between modes; and c) Support and manage the use of transportation options that will become increasingly popular in the future, such as TNCs, AVs, micro-transit (privately operated transit), and other emerging transportation technologies.	<i>See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Area 3 Pavement Rehabilitation Project, which added additional bicycle lanes along an existing arterial roadway.</i>	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
VEHICLE CIRCULATION				
Goals				
CR-G-7	Circulation	Ensure smooth traffic flows by maintaining or improving traffic levels of service (LOS) that balance operational efficiency, technological and economic feasibility, and safety.	See Circulation Chapter Goal CR-G-1.	Public Works
CR-G-8	Circulation	Encourage reduction in vehicle miles traveled (VMT) as part of a strategy to reduce greenhouse gas (GHG) emissions.	See Circulation Chapter Goal CR-G-1.	Public Works
CR-G-10	Circulation	Discourage traffic from SR-57 and SR-60 from using Diamond Bar roadways as alternatives to the freeway.	See Land Use & Economic Development Chapter Policy LU-P-14 for update on the SR57/60 Confluence Project.	Public Works
Policies – Level of Service (LOS) Standards				
CR-P-12	Circulation	Balance meeting LOS standards with the need to reduce VMT through maintaining and supporting multi-modal connectivity such as transit, bicycling, walking, and by encouraging infill development with a pedestrian-friendly urban design character.	See Circulation Chapter Goal CR-G-1.	Public Works
CR-P-13	Circulation	Maintain a standard of LOS D during peak hour conditions on all streets in the City’s jurisdiction, with exceptions as noted below: a) Brea Canyon Rd south of Diamond Bar Blvd (LOS F) b) Brea Canyon Rd north of Diamond Bar Blvd (LOS E) c) Grand Ave west of Country View Dr (LOS E) d) Diamond Bar Blvd at SR-60 Eastbound Ramps (LOS F).	See Circulation Chapter Goal CR-G-1.	Public Works
CR-P-14	Circulation	Prioritize pedestrian movement and safety— through wider sidewalks, more frequent pedestrian crossings, sidewalk bulbouts, median pedestrian refuges etc.—rather than LOS in Community Character Priority Areas, which are areas designated for higher density mixed-use development in the General Plan. See Section 4.4 for more detailed policies on bicycle and pedestrian movement in mixed-use areas.	See Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project.	Public Works
CR-P-17	Circulation	Maintain roadway design standards to manage vehicle speeds and traffic volumes, updating them as needed.	See Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project.	Public Works
Policies – Adaptive Traffic Control (ATCS) & Intelligent Traffic Systems (ITS)				
CR-P-20	Circulation	Implement measures such as additional signal timing and synchronization, speed limit regulations, and ITS techniques to increase safety and reduce congestion. Maintain a pavement management system and maintenance program for all public roadways throughout the City.	See Land Use & Economic Development Chapter Policy LU-P-14.	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CR-P-21	Circulation	On an ongoing basis, examine opportunities to avoid delay, spillover, or cut-through traffic onto Diamond Bar's roadways through techniques such as adaptive traffic control systems along major corridors and traffic calming measures along cut-through routes that would reduce speeds and discourage drivers from electing to drive on them. Consider financial and technological feasibility and community priorities to determine whether and how strategies should be implemented.	See <i>Land Use & Economic Development Chapter Policy LU-P-14</i> and <i>Circulation Chapter Policy CR-P-20</i> .	Public Works
<i>Policies – Safety</i>				
CR-P-22	Circulation	Implement traffic calming measures to slow traffic on local and collector residential streets and prioritize these measures over congestion management where appropriate and feasible.	See <i>Community Character & Placemaking Chapter Policy CC-P-11</i> .	Public Works
CR-P-23	Circulation	Maintain the integrity of existing residential areas and discourage cut-through traffic by retaining cul-de-sacs and implementing other traffic calming measures that promote safe driving at speeds appropriate to the surrounding neighborhood, particularly at Prospectors Road, Chaparral Drive, Sunset Crossing Road, Lycoming Street, and Washington Street.	See <i>Community Character & Placemaking Chapter Policy CC-P-11</i> .	Public Works
<i>Policies – Inter-Jurisdictional Coordination</i>				
CR-P-26	Circulation	As opportunities arise, coordinate with other jurisdictions, including neighboring cities, Los Angeles County, San Bernardino County, and Caltrans, on improvements to street segments common to the City of Diamond Bar and other jurisdictions.	See <i>Circulation Chapter Policy CR-P-2</i> .	Public Works
CR-P-27	Circulation	Encourage improvements to regional routes and arterial streets to account for environmental, aesthetic, and noise concerns, as well as to provide adequate buffers to adjacent land uses.	See <i>Community Character & Placemaking Chapter Policy CC-P-1</i> .	Public Works
CR-P-29	Circulation	Solicit State and Federal funds to improve area freeways and local streets.	See <i>Community Character & Placemaking Chapter Goal CC-G-5</i> and <i>Circulation Chapter Goal CR-P-2</i> .	Public Works
PEDESTRIAN AND BICYCLE CIRCULATION				
<i>Goals</i>				
CR-G-11	Circulation	Expand and strengthen existing pedestrian and cyclist network and facilities.	See <i>Community Character & Placemaking Chapter Goal CC-G-5</i> .	Public Works
CR-G-12	Circulation	Improve safety and accessibility for pedestrians and cyclists.	See <i>Community Character & Placemaking Chapter Goal CC-G-5</i> .	Public Works

<i>Policies – Bicycle & Pedestrian Network</i>				
CR-P-30	Circulation	Use Figure 4-2: Proposed Bicycle Network as the overall guide for undertaking bikeway and pedestrian improvements in the community, with the Parks and Recreation Master Plan providing a more detailed implementation strategy.	<i>See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Area 3 Pavement Rehabilitation Project, which added additional bicycle lanes along an existing arterial roadway.</i>	Public Works
<i>Policies – Bicycle & Pedestrian Movement in Mixed Use Areas</i>				
CR-P-39	Circulation	Ensure a safe environment for pedestrians and cyclists while allowing for local traffic to access freeways in the Neighborhood Mixed Use area through the following strategies: a) Widening sidewalks, providing planting strips between sidewalks and streets and providing pedestrian amenities such as shade trees and street furniture along Diamond Bar Boulevard; b) Implementing traffic calming measures such as reduced vehicle speeds, striping and signage along Diamond Bar Boulevard; c) Buffering bike lanes along Diamond Bar Boulevard; d) Enhancing pedestrian crossings at the intersection of Diamond Bar Boulevard and Sunset Crossing Road, at Diamond Bar Boulevard and Highland Valley Road, and at Diamond Bar Boulevard and the SR-60 on/off ramps; and e) Incorporating multi-use pathways internal to new development and connecting to existing development.	<i>See Community Character & Placemaking Chapter Goal CC-G-5. All of these elements and considerations are being incorporated into the design of the Diamond Bar Boulevard Complete Street Project and the future TCSP. After completion, this project will be referenced as the Complete Streets template for the remainder of the City.</i>	Public Works
CR-P-40	Circulation	Provide for a vibrant Town Center that encourages pedestrian activity and comfort within the Town Center Mixed Use area while accommodating through traffic along Diamond Bar Boulevard through the following strategies: a) Establishing a new pedestrian-oriented main street or pedestrian pathway in the Town Center; b) Enhancing the pedestrian experience along Diamond Bar Boulevard within the Town Center area with widened sidewalks, shade trees, and pedestrian amenities such as street furniture, attractive paving, pedestrian-scaled lighting, and landscape buffers; c) Buffering bike lanes along Diamond Bar Boulevard; d) Improving crosswalks at the intersection of Diamond Bar Boulevard and Palomino Drive, at Diamond Bar Boulevard and Golden Springs Drive, and where Diamond Bar Boulevard intersects with the driveway to the Town Center; and e) Strengthening cyclist and pedestrian connections between the Town Center area and nearby schools to provide safe	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i> <i>See Circulation Chapter Goal CR-P-39.</i>	Community Development Public Works

		and convenient routes to the Town Center for students by identifying barriers such as safety hazards and gaps in the bicycle and pedestrian networks and implementing improvements to address those barriers.		
CR-P-41	Circulation	Promote a fine-grained network of safe pedestrian, bicycle, and vehicle connections in the Transit Oriented Mixed-Use area, emphasizing connectivity to the Metrolink station through the following strategies: a) Improving crosswalks along Brea Canyon Road and Lemon Avenue; b) Enhancing the pedestrian experience along South Brea Canyon Road within the Transit Oriented Mixed Use area with widened sidewalks, shade trees, and pedestrian amenities such as street furniture, attractive paving, and pedestrian-scaled lighting, where feasible; c) Providing high-visibility pedestrian and bicycle connections to the Metrolink station; d) Incorporating multi-use pathways internal to new development and connecting to existing development; and e) Studying the potential for shuttle, bikeshare, and/or other linkages to improve the convenience of travel within the mixed-use area.	<i>See Land Use & Economic Development Chapter Policy LU-P-5 for update on the Highway Safety Improvements Program (HSIP) Project.</i>	Public Works
Policies – Safety				
CR-P-43	Circulation	When planning capital improvement programs, ensure that projects incorporate measures that strengthen the protection of cyclists in bike lanes by implementing improvements such as increasing visibility of lane markings and signage, increasing bike lane widths, raising lanes, designing safer intersection crossings and turns, and buffering lanes from traffic wherever feasible, prioritizing bicycle lanes along arterials.	<i>See Land Use & Economic Development Chapter Policy LU-P-5 for update on the Highway Safety Improvements Program (HSIP) Project.</i>	Public Works
CR-P-44	Circulation	Enhance bicycle and pedestrian safety and comfort where feasible through means such as: a) Introducing bicycle- and pedestrian-level street lighting to improve safety at night; b) Furnishing intersections with crosswalks on all legs of the intersection; c) Improving pedestrian safety with intersection design features such as improved signal timing, sidewalk bulbouts, pedestrian refuge islands with “noses” that extend past the crosswalks, advance vehicle stop bars, high visibility crosswalk striping or decorative paving;	<i>See Community Character & Placemaking Chapter Goal CC-G-5. All of these elements and considerations are being incorporated into the design of the Diamond Bar Boulevard Complete Street Project and the future TCSP. After completion, this project will be referenced as the Complete Streets template for the remainder of the City.</i>	Public Works

		d) Improving bicycle safety with intersection design features such as bicycle detection and signalization, painted bike boxes, and intersection crossing markings; e) Widening sidewalks, providing planting strips between sidewalks and streets and providing pedestrian amenities such as shade trees and street furniture; and f) Implementing traffic calming measures to reduce vehicle speeds and congestion.		
CR-P-45	Circulation	Routinely review pedestrian and cyclist collision data for type, location, severity, and cause, and develop strategies to prevent these collisions.	The City always reviews collision data to develop prevention strategies. This process occurs after the Los Angeles County Sheriff's Department concludes its investigation of the collision and provides the accident report with findings.	Public Works
PUBLIC TRANSPORTATION				
<i>Goals</i>				
CR-G-13	Circulation	Support the availability, efficiency, and effectiveness of public transit service.	<i>See Circulation Chapter Policy CR-P-1</i>	Public Works
<i>Policies</i>				
CR-P-48	Circulation	As opportunities arise, work with Foothill Transit to maintain and improve bus stops and shelters, as well as identify areas where service can be improved or expanded to increase system use.	The City maintains and improves bus stops and shelters as necessary, and coordinates with Foothill Transit to identify areas where service can be improved or expanded to increase system use. <i>See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Area 3 Pavement Rehabilitation Project, which included the maintenance of bus stop infrastructure along the arterial roadways.</i>	Public Works
PARKING				
<i>Goals</i>				
CR-G-14	Circulation	Provide adequate parking for all land use types, while balancing this against the need to promote walkable, mixed-use districts and neighborhoods in targeted areas, and promoting ride-sharing and alternative transportation modes.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development

Policies – Truck Routes				
CR-P-64	Circulation	Continue prohibiting trucks heavier than 5 tons from operating on designated residential streets, except for emergency, maintenance, residential moving trucks, and transit vehicles, to maintain pavement integrity.	The City currently implements this restriction.	Public Works
CR-P-65	Circulation	Periodically review collision data for type, location, severity, and cause. Develop countermeasures for sites with recurrent truck-involved collisions.	The City reviews collision data to develop prevention strategies. This process occurs after the Los Angeles County Sheriff’s Department concludes its investigation of the collision and provides the accident report with findings.	Public Works

4. Resource Conservation

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
RESOURCE CONSERVATION A conservation element is required to provide guidance for the conservation, development, and utilization of natural resources, including water quality and hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and others as applicable to each jurisdiction. An open space element is intended to ensure that cities and counties recognize that open space land is a limited and valuable resource, and that they prepare and carry out open space plans to guide the comprehensive long-range preservation and conservation of open space land. The Resource Conservation Chapter provides policies to guide the City’s stewardship of its resources, ensuring the conservation and enhancement of open spaces, biological resources, water and air quality, and cultural resources.				
OPEN SPACE				
Policies				
RC-P-7	Resource Conservation	Minimize visual and environmental impacts to ridgelines, hilltops, and slopes through regulations that minimize grading, ensure that development conforms to natural topography, and maximize safety, correlating development intensity with the steepness of terrain. Landform grading criteria and maximum allowable densities shall be based upon the slope density formula as set forth in the Development Code.	The Planning Division reviews each project to ensure compliance with the City’s General Plan policies and City’s Hillside Management Design Guidelines. The guidelines were created to ensure that development will complement the character and topography of hillside areas set forth in the Development Code.	Community Development
RC-P-8	Resource Conservation	To the extent feasible, support and cooperate with the efforts of other jurisdictions and conservation organizations to protect prominent ridges, slopes, and hilltops in and adjacent to the City and its Sphere of Influence. <i>Such features include, but are not limited to, areas identified by Los Angeles County as Significant Ecological Areas; Tonner Canyon; the hills within Tres Hermanos Ranch; and the hillsides along SR-57, between Diamond Bar and Brea.</i>	Tres Hermanos Ranch is owned by the Tres Hermanos Conservation Authority (Authority), a consortium/joint powers authority with the cities of Chino Hills, Diamond Bar and Industry. In coordination with the Authority, a one day guided tour of the Tres Hermanos Ranch was provided free of charge for approximately 100 members of the public on June 15, 2024. The guided tours included exhibits and historical presentations led by local historians, current City Managers and staff.	Parks & Recreation

BIOLOGICAL RESOURCES				
Goals				
RC-G-6	Resource Conservation	Utilize native and drought-tolerant vegetation in landscaping, site stabilization and restoration where practical to prevent the spread of invasive plant species into natural open spaces.	The Canyon Loop Trail project included many improvements to the existing trail and triggered habitat monitoring to comply with all state and federal requirements for the protection, replacement and restoration of native habitat affected by the project. The City contracted with Michael Baker International and Helix Environmental to implement the five-year Habitat Mitigation Monitoring Program to implement mitigation measures supporting the natural habitat found around the Canyon Loop Trail. Currently, three unique areas on the trail are being restored and enhanced to meet the existing conditions.	Parks & Recreation
			During project review, the Planning Division ensures that the plant palette is diverse, Southern California native and drought-tolerant vegetation is utilized, and that the planting and irrigation plans comply with the City’s Water Efficient Landscaping Ordinance.	Community Development
Policies				
RC-P-9	Resource Conservation	Require, as part of the environmental review process prior to approval of discretionary development projects involving parcels within, adjacent to, or surrounding a significant biological resource area, a biotic resources evaluation of the site by a qualified biologist. Focused plant surveys shall be conducted at the appropriate time of year, and local reference populations checked to ensure detectability of the target species. Wildlife shall also be evaluated by a qualified biologist through appropriate survey or trapping techniques necessary to determine presence. Such evaluation shall analyze the existing and potential natural resources of a given site as well as the potential for significant adverse impacts on biological resources. The report shall identify measures to avoid, minimize, or mitigate any impacts to species that have been observed or have the potential of being present on the site. In approving any permit based on the evaluation, the City shall require implementation of mitigation measures supported by the evaluation, or work with the applicant to modify the project if mitigation is determined not to be adequate to reduce the impacts to a non-significant level.	In compliance with the Mitigation Monitoring and Reporting Program (MMRP) for the Canyon Loop Trail project, focused plant and nesting bird surveys were conducted prior to any habitat restoration work during the breeding seasons of the California Gnatcatcher and Cactus Wren.	Parks & Recreation
RC-P-10	Resource Conservation	Require, to the greatest extent feasible, new development to preserve mature native trees including oak and walnut, and trees of significant cultural or historical value such as sycamore and arroyo willow, etc., as set forth under the Diamond Bar Tree Preservation	The Planning Division reviews each project to evaluate if a protected tree can be preserved or retained on-site. If preservation is not feasible, trees are required to be replanted at a minimum 3:1 ratio pursuant to the City’s Tree Preservation and Protection Ordinance.	Community Development

		and Protection Ordinance. Review the ordinance periodically and update it as necessary to reflect current best practices.		
WATER RESOURCES				
<i>Goals</i>				
RC-G-7	Resource Conservation	Protect waterways—including creeks, riverines, artesian springs, seeps, and wetlands—and watersheds in Diamond Bar from pollution and degradation as a result of urban activities.	<i>See Land Use & Economic Development Chapter Policy LU-P-5.</i> In December 2024, staff prepared and submitted the City's annual Urban Runoff and Stormwater NPDES compliance report. The report summarizes the City's effort for the year on the protection of the City's storm drain system from pollution.	Public Works
<i>Policies – Water Conservation</i>				
RC-P-17	Resource Conservation	Continually evaluate and upgrade the efficiency of City irrigation systems, prioritizing the use of reclaimed water.	The City continues to evaluate and upgrade the efficiency of City irrigation systems and prioritize the use of reclaimed water, wherever possible and feasible.	Public Works
RC-P-19	Resource Conservation	Encourage the implementation of the latest water conservation technologies into new developments.	Building and Safety requires water conservation fixtures as required by the California Green Building Code (CALGreen) and the California Plumbing Code.	Community Development
<i>Policies – Water Quality</i>				
RC-P-23	Resource Conservation	Ensure that post-development peak stormwater runoff discharge rates do not exceed the estimated predevelopment rate and that dry weather runoff from new development not exceed the pre-development baseline flow rate to receiving water bodies.	The City implements this engineering standard on all development projects by reviewing the stormwater quality and quantity (hydraulic and hydrology study) impacts and requiring construction and maintenance of low impact development (LID) best management practices (BMPs).	Public Works
AIR QUALITY				
<i>Goals</i>				
RC-G-14	Resource Conservation	Aim for a diverse and efficiently-operated local and regional ground transportation system that reduces VMT and generates the minimum amount of pollutants feasible.	<i>See Circulation Chapter Goal CR-G-1 for VMT Guidelines and implementation efforts.</i>	Public Works
<i>Policies</i>				
RC-P-24	Resource Conservation	Encourage new development to minimize impacts on air quality through the following measures: a. Use of building materials and methods that minimize air pollution. b. Use of fuel-efficient heating equipment, and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, boiler units, and low or zero-emitting architectural coatings. c. Use of clean air technology beyond what is required by South Coast Air Quality Management District (SCAQMD), leveraging State and local funding sources.	Building & Safety implements CALGreen. Whenever a building permit is issued for construction, CALGreen requires the building inspector to verify the reduction of dust and volatile organic compounds (VOCs). Dust control measures include watering of dirt on projects that are moving earthwork and VOCs are limited in quantity by requiring materials with certified lower VOCs be used.	Community Development

			- Through the implementation of the California Energy Code and CALGreen, more efficient equipment and reduced VOC's are required respectively. The CA Energy Code requires highly efficient heating and cooling systems through requiring high seasonal energy efficiency ratings and energy efficient materials such as low-E (low emissivity) windows. The CA Energy Code also requires high efficacy lighting, energy efficient switching and sensors, certified cooktop hoods, rooftop solar installations in new construction, and mostly instantaneous water heaters for new construction. CALGreen requires low emitting architectural coatings through limiting the VOC's and requiring certified listed low-emitting products including paints and sealants. - CALGreen requires clean air within buildings including through requiring higher minimum efficiency reporting value (MERV) filters and minimum outdoor air circulation. Higher filtration removes contaminants and outdoor air circulation reduces carbon dioxide levels within structures	
RC-P-25	Resource Conservation	Conserve natural open spaces, biological resources, and vegetation, recognizing the role of these resources in the reduction and mitigation of air pollution impacts, and the promotion of CO2 sequestration.	Building & Safety follows various SCAQMD rules including requiring SCAQMD proof of notification before some projects are demolished, preventing wood burning fireplaces from being installed, prevention of excessive dust on construction sites, and requiring SCAQMD notification prior to the issuance of permits for char-broilers.	Community Development
RC-P-28	Resource Conservation	Cooperate with the ongoing efforts of the U.S. Environmental Protection Agency (EPA), SCAQMD, the Southern California Association of Governments (SCAG), and the State of California Air Resources Board in improving air quality in the regional air basin.	Building & Safety Department requires all construction projects to provide proper mechanical ventilation systems pursuant to the California Mechanical Code. The California Building Code limits the amount of hazardous materials on a site which could lead to further Toxic Air Contaminants. During construction, dust mitigation and erosion control are required and enforced by the building inspector on any construction project. The remainder of this work is conducted through the Public Works Department.	Community Development
RC-P-30	Resource Conservation	For new or modified land uses that have the potential to emit dust, odors, or TACs that would impact sensitive receptors, require the business owners to obtain all necessary SCAQMD clearances or permits prior to business license or building permit issuance. <i>Sensitive receptors include residences, schools, childcare centers, playgrounds, parks and other recreational facilities, nursing homes, hospitals, and other medical care facilities.</i>	The Public Works Department requires an erosion control plan to be provided prior to permit issuance, including sandbags around the property and intermittent watering of a grading site. Prior to any demolition, the Building & Safety Division requires that SCAQMD to be notified before permits are issued.	Community Development Public Works
RC-P-33	Resource Conservation	Require construction and grading plans to include State and AQMD-mandated measures to the maximum extent possible fugitive dust and pollutants generated by construction activities and those related to vehicle and equipment cleaning, fueling and	Public Works implements all dust control measures during grading with assistance from Building & Safety during construction.	Community Development Public Works

		maintenance as well as mono-nitrogen oxides (NOx) emissions from vehicle and equipment operations.		
RC-P-39	Resource Conservation	Reduce paved road dust emissions through targeted street sweeping of roads subject to high traffic levels and silt loadings.	The City continually monitors and adjusts the frequency of the street sweeping service depending on the season.	Public Works
RC-P-40	Resource Conservation	Continue to advocate at all levels of government for improvements to the confluence of the SR-57 and SR-60 freeways, including the construction of the missing interchanges between the two freeways, to reduce congestion and delays on the freeways, as well as affected surface streets and on/offramps.	<i>See Land Use & Economic Development Chapter Policy LU-P-14 for update on the SR57/60 Confluence Project.</i> The City continues to advocate for additional improvements to the SR-57 and SR-60 freeways, including the missing interchanges from the westbound SR-60 to northbound SR-57 and southbound SR-57 to eastbound SR-60.	Public Works
CULTURAL AND HISTORIC RESOURCES				
Policies – Tribal Cultural Resources				
RC-P-46	Resource Conservation	Conduct project-specific Native American consultation early in the development review process to ensure adequate data recovery and mitigation for adverse impacts to significant Native American sites. Ensure that City staff and local developers are aware of their responsibilities to facilitate Native American consultation under Senate Bill 18 and Assembly Bill 52.	For SB 35 projects to proceed with the streamlined ministerial approval process, tribal consultation must be completed. The applicant for the 44-unit apartment project located at 2235 Morning Canyon Road satisfied the requirements of the tribal consultation process and executed an enforceable covenant with the Gabrieleño Band of Mission Indians - Kizh Nation on September 24, 2024.	Community Development

5. Public Facilities and Services

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
PUBLIC FACILITIES & SERVICES				
This Chapter sets forth the policy framework for the City to manage infrastructure and services, identify areas for improvement, and ensure that public utilities, services, and programs can meet the needs of the community into the future.				
PARKS & RECREATION				
Goals				
PF-G-3	Public Facilities & Services	Ensure that new development bears the costs of new parks and recreation facilities that are needed to meet any increase in demand resulting from the new development, or from which the new development would benefit.	As a condition of tentative map approval, the applicant is required to dedicate land and/or pay a fee in compliance with DBCC Section 21.32.040 for the purpose of developing new or rehabilitating existing park or recreation facilities to serve the subdivision.	Community Development
Policies – General				
PF-P-2	Public Facilities & Services	Continue to seek public input on parks and recreation needs and preferences through surveys, presentation to the Parks and Recreation Commission, neighborhood meetings and workshops, and other community outreach methods as necessary, such as	In February and April 2024, the City held two public outreach opportunities where the City Council considered community feedback on the multiple options presented for the Heritage Park design project.	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		when siting/ designing new parks, when updating the Parks and Recreation Master Plan, when renovating existing parks, etc.		
PF-P-6	Public Facilities & Services	Monitor and seek to actively engage in Cal Poly Pomona's plans for the redevelopment of the former Lanterman site, and seek joint use opportunities for parks and recreation facilities developed on the site.	City staff continue to utilize the revised Joint Use Agreement with Walnut Valley Unified School District for indoor athletic space for community programming.	Parks & Recreation
<i>Policies – Parks & Recreation Facilities</i>				
PF-P-8	Public Facilities & Services	Develop and maintain a parkland dedication requirement/in-lieu fee consistent with the General Plan standard of five acres per 1,000 residents in Diamond Bar.	<i>See Public Facilities and Services Chapter Goal PF-G-3.</i>	Community Development
PF-P-9	Public Facilities & Services	Prioritize public parkland dedication as a condition of new residential development, allowing the use of in lieu fees only where parkland dedication is not feasible, to ensure a public park system available to the entire community.	<i>See Public Facilities and Services Chapter Goal PF-G-3.</i>	Community Development
PF-P-16	Public Facilities & Services	Continue to provide programming and services for seniors, including active programs, classes, and activities and outings, adjusting programming based on needs and preferences, particularly as Diamond Bar's residents age.	The City hosted a Senor Health Day on November 13, 2024 which provided aging resources, health checks, and free information to approximately 250 local seniors at the Diamond Bar Center	Parks & Recreation
SCHOOLS AND COMMUNITY FACILITIES				
<i>Policies – Schools</i>				
PF-P-28	Public Facilities & Services	Continue sponsoring and promoting events and cultural activities that bring the community together in different locations throughout the city.	City staff continues to organize and update City-wide special events such as the Windmill Lighting, Veterans Day, Corporate Showcase, and Wedding & Event Expo in order to promote community enrichment and the business community.	Parks & Recreation
UTILITIES				
<i>Goals</i>				
PF-G-6	Public Facilities & Services	Ensure that public facilities and services, including water, wastewater, sewage, electricity, natural gas, and solid waste, are provided in a safe, efficient, and timely manner to meet the current and future needs of the city.	Will serve letters from outside agencies are required for building permit issuance to show that adequate facilities are or will be available to serve a proposed Accessory Dwelling Unit or subdivision.	Community Development

<i>Policies – Water & Wastewater</i>				
PF-P-37	Public Facilities & Services	As opportunities arise, work with the Los Angeles County Public Works Department (LACPWD) and Los Angeles County Sanitation District (LACSD) to ensure that wastewater treatment conveyance systems and treatment facility capacity is available to serve planned development within Diamond Bar.	Will serve letters from the LACSD are required for building permit issuance to show that adequate sewer facilities are or will be available to serve a proposed Accessory Dwelling Unit or subdivision.	Community Development
<i>Policies – Communications</i>				
PF-P-42	Public Facilities & Services	Encourage the deployment of broadband to as many areas in the community and key transportation corridors as possible and pursue additional providers to increase competition and improve quality of service.	In 2024, the City issued Encroachment Permits to Frontier Communications for their proposed expansion of fiber service to areas only served by standard cable service.	Public Works

6. Public Safety

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
PUBLIC SAFETY The purpose of this Chapter is to identify the natural and man-made public health and safety hazards that exist within the City, and to establish preventative and responsive policies and programs to mitigate their potential impacts, particularly in light of our unique environmental, seismic, and topographic conditions. This Chapter also addresses the excellent public safety services provided by the L.A. County Sheriff’s and Fire Departments, and endorses the continuation of the contract model of government for the continuation of these services. Lastly, the Public Safety Chapter addresses noise and serves to limit the exposure of the community to excessive noise levels. The Goals and Policies emphasize partnerships with local, regional and State agencies to ensure the City’s readiness for public safety threats through action plans and educational efforts.				
SEISMIC AND GEOLOGIC HAZARDS				
<i>Goals</i>				
PS-G-1	Public Safety	Partner with the Los Angeles County Fire and Sheriff’s Departments in community education efforts aimed at preventing potential loss of life, physical injury, property damage, public health hazards, and nuisances from seismic ground shaking and other geologic hazards such as landslides and mudslides.	Public safety and emergency preparedness was the topic of the September 2024 City Government Explained presentation. In addition to providing an overview of the City’s emergency readiness plan, the presentation provided emergency preparedness tips to participants, and hands-only CPR training to those interested. In 2024, the City also teamed up with LA County Fire to expand awareness about the annual brush clearance requirements required for more than 3,500 parcels in Diamond Bar.	Community Relations Division
<i>Policies</i>				
PS-P-2	Public Safety	Require areas identified as having significant liquefaction potential (including secondary seismic hazards such as differential compaction, lateral spreading, settlement, rock fall, and landslide) to undergo site-specific geotechnical investigation prior to development and to mitigate the potential hazard to a level of	The City implements this engineering standard on all grading projects by requiring a site-specific geotechnical investigation to identify any hazards and to develop proper hazard mitigation as appropriate.	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		insignificance or, if mitigation is not possible, to preserve these areas as open space or agriculture. <i>Figure 7-3 (Page 7-8 of the Public Safety Element) shows areas where historical occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacements.</i>		
PS-P-4	Public Safety	Carry out a review of City-owned critical facilities that may be vulnerable to major earthquakes and landslides and develop programs to upgrade them.	The City regularly inspects and evaluates its facilities and infrastructure. In 2024, the City conducted a geotechnical evaluation for a damaged section of Diamond Bar Boulevard, between Cold Spring Lane and Crooked Creek Drive, and will be developing plans to restore the public right-of-way in 2025.	Public Works
PS-P-6	Public Safety	Prevent and control soil erosion and corresponding landslide risks on public property and in conjunction with new private development through hillside protection and management.	<i>See Land Use & Economic Development Chapter Policy LU-P-5 for information about the Steep Canyon Road Erosion Control and Sedimentation Prevention Project constructed in 2024.</i>	Public Works
FLOOD HAZARDS AND PROTECTION				
<i>Goals</i>				
PS-G-2	Public Safety	Implement measures aimed at preventing the potential for loss of life, physical injury, property damage, public health hazards, and nuisances from the effects of a 100- year storm and associated flooding.	The City prepared a comprehensive update to the City's Hazard Mitigation Plan (Plan) with the assistance of a Federal Emergency Management Agency (FEMA) grant, which was adopted by the City Council and approved by FEMA July 19, 2022. The Plan Update includes an all-hazards summary of potential risks to the City from earthquakes, fires, floods, severe storms, and other natural disasters. City staff has begun the process to annually review the Plan, with the goal of preparing for the next update in 2026-27. The Plan, in concert with the City's Emergency Operations Plan (EOP), can eventually be used to support resilient planning, mitigation, reconstruction strategies, and response efforts to climate conditions and incidents impacting the community. The Plan review process included a public comment period, including initial submission and review by FEMA. Very High Severity Fire Zones have been mapped throughout the City hillside areas requiring new construction to be fire-resistant at exterior surfaces exposed to wildland areas. <i>Also applies to Public Safety Chapter Goals PS-G-3 and PS-G-8 and Policies PS-P-7, PS-P-38, PS-P-39, and PS-P-44</i>	City Manager's Office

<i>Policies</i>				
PS-P-7	Public Safety	Work with the Federal Emergency Management Agency (FEMA) as needed to ensure that the City's floodplain information is up to date with the latest available hydrologic and hydraulic engineering data.	<i>See Public Safety Chapter Goal PS-G-2</i>	City Manager's Office
PS-P-8	Public Safety	Continue to implement flood control programs, such as the City's Grading and Floodplain Ordinances, that reduce flood hazards to comply with State flood risk management requirements.	The City routinely implements flood control programs that reduce hazards to comply with State requirements.	Public Works
PS-P-9	Public Safety	Consider the impacts to health and safety from potential flooding on future development in flood-prone areas, including those identified as being within the 100- or 500-year floodplains. Require installation of protective structures or other design measures to protect proposed building and development sites from the effects of flooding in these areas. <i>Figure 7-4 (Page 7-12 of the Public Safety Element) shows flood zones in and around the Planning Area based on FEMA's 2016 flood hazard data.</i>	The City considers the impacts of potential flooding on future development in flood-prone areas and requires mitigation measures, as appropriate.	Public Works
PS-P-12	Public Safety	As part of the Capital Improvement Program, consider and incorporate flood control improvements identified in the drainage master plan that specifies funding and timing of prioritized improvements. Coordinate the City's Capital Improvement Program with planned County improvements.	<i>See Land Use & Economic Development Chapter Policy LU-P-5 for information about the flood control and drainage improvement projects constructed in 2024.</i>	Public Works
PS-P-13	Public Safety	As resources become available, reduce the flooding impact of a storm event by enhancing the city's green infrastructure system to complement the gray infrastructure system where feasible.	<i>See Community Character & Placemaking Chapter Goal CC-G-5 for information about the green street component included in the scope of the Diamond Bar Boulevard Complete Streets Project.</i>	Public Works
FIRE HAZARDS				
<i>Goals</i>				
PS-G-3	Public Safety	Partner with the Los Angeles County Fire Department and affiliated agencies to implement hazard mitigation plans and community education efforts aimed at preventing the potential for loss of life, physical injury, property damage, public health hazards, and nuisances from wildland and urban fires.	<i>See Public Safety Chapter Goal PS-G-2</i>	City Manager's Office
<i>Policies – General</i>				
PS-P-14	Public Safety	Educate the public about fire hazards and fire prevention. Work with the County of Los Angeles Fire Department and CAL FIRE to disseminate information on fire weather watches and fire risks and encourage all Diamond Bar residents to engage in risk reduction and fire preparedness activities.	The City continues to expand upon public education and outreach efforts to educate residents with a comprehensive approach to fire and weather-related hazards, through a variety of platforms such as City's website, monthly DBConnection newsletter, public presentations, emergency alert system, and informational videos. The information, in collaboration with City and Public Safety partners with Los Angeles County Sheriff and Fire Departments, is aimed at	City Manager's Office

		<i>The Los Angeles County Fire Department maintains information on family fire preparedness plans and risk reduction measures such as vegetation management.</i>	improving public safety preparedness efforts, increase resident awareness, and ensure compliance with State and County Public Health Orders. The Los Angeles County Fire Department also has an active fire brush clearance program that incorporates inspections from local fire stations in areas of known fire danger to ensure that residents are aware of mitigation measures they can implement on their property. The City, in collaboration with Los Angeles County Office of Emergency Management (OEM), County of Los Angeles Fire Department, and Los Angeles County Sheriff's Department, finalized and implemented the Genasys Project – where the City of Diamond Bar and cities throughout the County have pre-designated fire evacuation zones that can be used to communicate to residents in the event of a fire emergency requiring evacuation. The system is complete and the zones are available through Genasys Project and the City's Emergency Alert System. <i>Also applies to Public Safety Chapter Goal PS-G-9 and Policies PS-P-18 and PS-P-42</i>	
PS-P-15	Public Safety	Ensure adherence to applicable Fire and Building Codes, including standards for minimum road widths, access and clearance for emergency vehicles, and the identification of all roads, streets, and major public buildings in a manner that is clearly visible to fire protection and other emergency vehicles.	Prior to building permit issuance, all residential projects located in the High Fire Hazard Severity Zone are required to submit landscape plans designed to comply with the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans are submitted to the Los Angeles Fire Department for review and approval.	Community Development
PS-P-16	Public Safety	For privately-owned property within areas designated for development that are subject to high wildfire risk, condition approval of development upon the implementation of measures to reduce risks associated with that development, including, but not limited to, fuel modification plans and Fire Code requirements in effect at the time of project approval.	Prior to building permit issuance, all residential projects located in the High Fire Hazard Severity Zone are required to submit landscape plans designed to comply with the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans are submitted to the Los Angeles Fire Department for review and approval.	Community Development
PS-P-18	Public Safety	Work cooperatively with the County of Los Angeles Fire Department, CAL FIRE, and fire protection agencies of neighboring jurisdictions to address regional wildfire threats.	<i>See Public Safety Chapter Policy PS-P-14</i>	City Manager's Office
<i>Policies – Fire Hazard Severity Zones & State Responsibility Areas</i>				
PS-P-19	Public Safety	Maintain and update the City's High Fire Hazard Severity Zones map consistent with changes in designation by CAL FIRE to ensure that the County of Los Angeles Fire Department is protecting the	<i>See Public Safety Chapter Policy PS-P-14.</i>	City Manager's Office

		community from wildland-urban fires as future development takes place.		
PS-P-20	Public Safety	Prior to permit approval, ensure that all new development located in a Very High Fire Hazard Severity Zone or a State Responsibility Area (SRA) is served by adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression.	<i>See Public Safety Chapter Policy PS-P-14.</i>	Community Development
PS-P-21	Public Safety	Collaborate with the County of Los Angeles Fire Department to ensure that properties in and adjacent to High or Very High Fire Hazard Severity Zones as indicated in Figure 7-6 are adequately protected from wildland fire hazards in a manner that minimizes the destruction of natural vegetation and ecosystems through inspection and enforcement. Update Figure 7-6 as new information becomes available from CAL FIRE.	<i>See Public Safety Chapter Policy PS-P-14.</i>	Community Development
PS-P-22	Public Safety	Support the County of Los Angeles Fire Department's Provision of weed abatement and brush thinning and removal services in High and Very High Fire Hazard Severity Areas in order to curb potential fire hazards.	<i>See Public Safety Chapter Policy PS-P-14.</i>	Community Development
PS-P-23	Public Safety	Where development is proposed within High or Very High Fire Hazard Severity Zones, ensure that the County of Los Angeles Fire Department has the opportunity to review the proposal in terms of its vulnerability to fire hazards and its potential as a source of fire, including fuel modification plan review for new development or additions that are equal or greater than 50 percent of the existing square footage.	Prior to building permit issuance, all residential projects located in the High Fire Hazard Severity Zone are required to submit landscape plans designed to comply with the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans are submitted to the Los Angeles Fire Department for review and approval.	Community Development
HAZARDOUS MATERIALS AND OPERATIONS				
<i>Policies</i>				
PS-P-25	Public Safety	On sites with known contamination of soil and groundwater, work with State and local agencies to continue to identify and compel cleanup of such sites to ensure that construction workers, future occupants, the public, and the environment are adequately protected from hazards associated with contamination. <i>The City may reference the State Water Resources Control Board's Geotracker database and the California Department of Toxic Substances Control's EnviroStor database to identify potentially hazardous sites. Figure 7-8 (Page 7-26 of the Public Safety Element) shows sites identified through these databases in 2019.</i>	City staff is continuing to monitor the progress of groundwater remediation of the vacant lot at 23671 Golden Springs Drive. The owner is currently working with the California Regional Water Quality Control Board to test and cleanup releases from underground gas storage tanks, from the former Chevron gas station occupying the site. On April 17, 2024, the property owner provided the California Regional Water Quality Control Board with an "Onsite Soil Vapor Assessment Report," detailing whether the onsite contamination pose a threat of soil vapor intrusion, dermal contact, or volatilization to outdoor air to the adjacent properties. On September 30, 2024, the California Regional Water Quality Control Board approved a proposal for additional soil investigations and samples collection.	Community Development

SHERIFF, FIRE, AND EMERGENCY SERVICES				
Goals				
PS-G-5	Public Safety	Maintain safety services that are responsive to citizens' needs to ensure a safe and secure environment for people and property in the community.	The City has been proactive to community safety needs with the implementation of the Flock Safety Automated License Plate Reader (ALPR) camera system, which consist of 50 cameras in the Diamond Bar community. These cameras serve as a tool that has provided local law enforcement investigators with key evidence in a number of cases and provides for a safe and secure environment for people and property. <i>See Public Safety Chapter Goal PS-G-1</i>	
PS-G-6	Public Safety	Support community-based policing partnerships to enhance public awareness of crime prevention and strengthen the relationship between the Los Angeles County Sheriff's Department and neighborhoods throughout the city.	The City continued to distribute information through its "Let's Talk Public Safety" program, primarily through law enforcement safety blogs and videos. This collaboration held four public meetings in 2024 focused on general public safety efforts, including presenters from the Los Angeles County Sheriff's Department, County of Los Angeles Fire Department, and information on homelessness response. This collaboration is an extension of the existing programs including Neighborhood Watch and Business Watch programs. The "Coffee with a Cop" meetings are held once a month at locations through the City, where residents and businesses can talk with a member of the Sheriff's Department about crime and other law enforcement techniques. <i>Also applies to Public Safety Chapter Policy PS-P-30</i>	City Manager's Office
PS-G-7	Public Safety	Provide effective emergency preparedness and response programs.	<i>See Public Safety Chapter Policy PS-P-37</i>	City Manager's Office
Policies				
PS-P-29	Public Safety	Coordinate with the Los Angeles County Sheriff's Department for review of applications for new development and for the intensification of existing development, ensuring that review is consistent with Crime Prevention Through Environmental Design (CPTED) principles.	<i>See Public Safety Chapter Goal PS-G-6</i>	City Manager's Office
PS-P-30	Public Safety	Continue to promote the establishment of neighborhood watch and business watch programs to encourage community participation in the patrol of neighborhoods.	<i>See Public Safety Chapter Goal PS-G-6</i>	City Manager's Office
PS-P-31	Public Safety	Continue to utilize the contract model of government with Los Angeles County Fire and Sheriff's Departments and provide facilities, staffing, and equipment to attain the shortest possible	<i>See Public Safety Chapter Goal PS-G-6</i>	City Manager's Office

		response times as set forth by the adopted standards of those public safety organizations.		
PS-P-37	Public Safety	Maintain area-wide mutual aid agreements and communication links with adjacent governmental authorities and other participating jurisdictions.	The City continues to expand upon its emergency preparedness and response capabilities through testing and exercises. The dedicated EOC provides the City with added flexibility to coordinate and respond to emergencies, provide redundant communications to public safety agencies, and enable added communications to residents. City Hall also has a backup power generator to ensure critical systems are operational in the event of a prolonged emergency outage, with redundant communications capabilities including the Sheriff's Department and County Office of Emergency Management (OEM). The City conducted the first introductory EOC training since COVID-19, and will continue efforts with additional training and exercises in collaboration with LA County OEM, local school districts, and adjoining municipalities. <i>Also applies to Public Safety Chapter Goal PS-G-7 and Policies PS-P-40, PS-P-41, and PS-P-43</i>	City Manager's Office
EMERGENCY AND DISASTER MANAGEMENT				
<i>Goals</i>				
PS-G-8	Public Safety	Use the Local Hazard Mitigation Plan and Emergency Operations Plan to address mitigation and response for local hazards, including seismic hazards, flood hazards, fire hazards, hazardous materials incidents, and hazardous sites, and to plan for the protection of critical facilities (i.e., schools, hospitals), disaster and emergency response preparedness and recovery, evacuation routes, peak load water supply requirements, and minimum road width and clearance around structures.	<i>See Public Safety Chapter Goal PS-G-2</i>	City Manager's Office
PS-G-9	Public Safety	Conduct emergency and disaster management planning in a collaborative manner with State and local agencies and neighboring jurisdictions, while striving for self-sufficiency in City-level emergency response.	<i>See Public Safety Chapter Policy PS-P-14</i>	City Manager's Office
<i>Policies</i>				
PS-P-38	Public Safety	Maintain, review, and update Diamond Bar's Local Hazard Mitigation Plan as needed to take into account new hazard conditions in the Planning Area and new emergency management techniques.	<i>See Public Safety Chapter Goal PS-G-2</i>	City Manager's Office
PS-P-39	Public Safety	Adopt, implement and update as necessary the Local Hazard Mitigation Plan to develop strategies to address changing risks from flood, drought, fire, landslides, seismic activity, hazardous	<i>See Public Safety Chapter Goal PS-G-2</i>	City Manager's Office

		materials, and other potential hazards, including strategies related to monitoring, emergency preparedness, development policies, conservation, vulnerable populations, and community resilience.		
PS-P-40	Public Safety	Continue to coordinate the City's emergency preparedness and response plans and operations with the State Office of Emergency Management, Los Angeles County, schools, and other neighboring jurisdictions.	<i>See Public Safety Chapter Policy PS-P-37</i>	City Manager's Office
PS-P-41	Public Safety	Maintain and expand as necessary community emergency preparedness resources including personnel, equipment, material, specialized medical and other training, and auxiliary communications.	<i>See Public Safety Chapter Policy PS-P-37</i>	City Manager's Office
PS-P-42	Public Safety	Continue to disseminate public information and alerts regarding the nature and extent of possible natural and manmade hazards, resources identifying measures residents and businesses can take to prepare for and minimize damage resulting from these hazards, citywide response plans, and evacuation routes.	The City continued to provide information and resources related to emergency preparedness using all its communication vehicles, ranging from website updates and electronic newsletters to print materials and social posts. Community Relations also promoted the availability of its Emergency Alert System (CivicReady) at various City and community organization sponsored special events, and conducted quarterly testing to encourage residents and other interested individuals to register or update their contact information.	Community Relations Division
PS-P-43	Public Safety	Require all City staff to be adequately trained to respond to emergency situations, and conduct regular emergency preparedness drills with local organizations including the Los Angeles County fire and Sheriff's departments.	<i>See Public Safety Chapter Policy PS-P-14</i>	City Manager's Office
PS-P-44	Public Safety	Leverage pre- and post-disaster assistance programs to support resilient planning, mitigation, and reconstruction strategies that consider future climate conditions, such as the California Governor's Office of Emergency Services' Hazard Mitigation Grant Program and California Disaster Assistance Act.	<i>See Public Safety Chapter Policy PS-P-37</i>	City Manager's Office
NOISE				
<i>Policies</i>				
PS-P-49	Public Safety	Ensure that detailed site-specific noise analysis, including the identification of noise mitigation measures, be prepared for all development proposals located where project noise exposure would be other than normally or conditionally acceptable as specified in Table 7-1. With mitigation, development should meet the allowable exterior and interior noise exposure standards established in the Noise Control Ordinance.	During grading and construction activities, development projects are required to properly muffle all construction equipment to reduce noise levels.	Public Works and Community Development

PS-P-52	Public Safety	Ensure that noise attenuation facilities are installed as feasible in all noise-sensitive areas impacted by County, State, or federal highways through coordination with Caltrans and the Federal Highway Administration.	See <i>Land Use & Economic Development Chapter Policy LU-P-14</i> . The SR57/60 Confluence Project will install sound walls wherever applicable and necessary within the limits of the project.	Public Works
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7. Community Health & Sustainability

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
COMMUNITY HEALTH & SUSTAINABILITY The Goals and Policies in this Chapter identify strategies to facilitate healthy and active lifestyles, social connections and celebrating diversity, access to healthy food, and climate change resilience. Many of these strategies could be incorporated into existing or future City programs and Development Code standards.				
ACTIVE LIFESTYLE				
<i>Goals</i>				
CHS-G-3	Community Health & Sustainability	Promote the use of public parks, recreational and other spaces for healthy exercise and physical activity.	Dozens of enrichment classes and athletic opportunities are provided throughout the year at local parks by the City, independent contracts, or non-profit organizations.	Parks & Recreation
<i>Policies</i>				
CHS-P-1	Community Health & Sustainability	Strive to ensure that all areas of the community have an equal distribution of public parks and public recreational facilities to maximize access.	City staff continues to apply for grant funding in order to complete the conceptualized park on Sunset Crossing, which is in an area of the community determined to be “park poor.”	Parks & Recreation
SOCIAL CONNECTION				
<i>Goals</i>				
CHS-G-5	Community Health & Sustainability	Enhance cultural and generational diversity and social connections through opportunities for volunteerism and civic engagement, public gathering places, public art, family-friendly activities, and events that connect residents to one another, helping them to stay socially active in the community.	The City provides annual City-wide special events and senior programming that support teens looking to volunteer and seniors interested in intergenerational opportunities.	Parks & Recreation
CHS-G-6	Community Health & Sustainability	Provide safe and welcoming opportunities for meeting and gathering that encourage face-to-face interactions between people.	The Diamond Bar Center and Heritage Park serve as “home” for six unique senior clubs who meet regularly throughout the week for both organized activity and leisurely gatherings.	Parks & Recreation
<i>Policies</i>				
CHS-P-7	Community Health & Sustainability	Continue to support and promote citywide events that integrate families, schools, and the greater community.	Many City-wide special events include partnerships with both local high schools and a middle school who are responsible for an active role in the event.	Parks & Recreation

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CHS-P-9	Community Health & Sustainability	Encourage and provide volunteer opportunities for residents to engage and support a wide variety of events and activities.	The Parks & Recreation Department offers volunteer opportunities for teens at events, seniors at the Diamond Bar Center, and adults through the youth sports programs.	Parks & Recreation
CHS-P-13	Community Health & Sustainability	Support the provisions of spaces, programs and facilities across the community to provide opportunities for artistic and cultural engagement and expression for all members of the Diamond Bar community.	The City provides annual live Concerts in the Park at no charge. These performances including a variety of genres and entertainment for all ages.	Parks & Recreation
CHS-P-14	Community Health & Sustainability	Encourage the development of “destinations”—such as the clusters of commercial uses that draw residents from the entire community into the Neighborhood Mixed Use, the Transit-Oriented Mixed Use, and the Town Center focus areas.	See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.	Community Development
CHS-P-15	Community Health & Sustainability	Encourage the establishment of gathering areas in new neighborhoods.	See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.	Community Development
HEALTHY FOOD				
Goals				
CHS-P-21	Community Health & Sustainability	Promote healthy food and beverages at City-sponsored events, programs, and recreation activities. Ensure that safe, clean drinking water is available for the public at all City-owned buildings where public programs occur.	Clean drinking water is available at all City facilities and a variety of food trucks typically provide an array of food and beverage options at City-sponsored special events. Staff is also provided with clean drinking water at events. Watter bottle filling stations are also included at parks when replacing the previous drinking fountain	Parks & Recreation
CHS-P-24	Community Health & Sustainability	Explore opportunities as they arise to incorporate community gardens into City parks and open space areas, and encourage the Diamond Bar Community Garden and other organizations to facilitate the development, administration, and operation of additional community gardens in the City.	Compost and mulch are available year-round at Sycamore Canyon Park to support community members in maintaining their home gardens. This resource is part of the City’s commitment to promoting sustainable gardening practices. To further educate residents, the City offers workshops at community events focused on composting techniques and organic gardening methods. Additionally, the monthly EnviroLink newsletter provides valuable information and resources on these topics, helping residents learn how to effectively use compost and mulch while reducing organic waste. These efforts aim to empower the community with the knowledge and tools needed for sustainable gardening.	City Manager’s Office

PUBLIC HEALTH AND ENVIRONMENTAL JUSTICE				
Policies				
CHS-P-30	Community Health & Sustainability	Support a better informed and civically engaged community by making information available both in print and electronic format, and, to the extent possible, provide this information in the languages predominantly spoken in the community.	The City prides itself in using a wide and varied means of communicating, informing and engaging with the community. In addition to its website and monthly print newsletter mailed to every Diamond Bar address, the City also has a strong presence on every key social media platform, sends out a variety of electronic newsletters to subscribers, and offers residents quick access to most-frequently requested services and information via its City's mobile app – Diamond Bar Connected.	Community Relations Division
CLIMATE CHANGE AND GREENHOUSE GASES				
Goals				
CHS-G-13	Community Health & Sustainability	Promote energy efficiency and conservation in the community.	The City has partnered with the San Gabriel Valley Council of Governments (SGVCOG) to increase public awareness of energy conservation programs and best practices from Southern California Edison and the Gas Company. Information is distributed through the City's EnviroLink newsletter, as well as direct communication from partner agencies and utility providers.	City Manager's Office
CHS-G-14	Community Health & Sustainability	Encourage waste reduction and diversion practices to meet State targets and reduce GHG emissions.	The City complies with State laws governing waste management and recycling. To encourage waste reduction and recycling, the City offers several economic incentives: (1) Pay-as-you-throw system: Residential refuse rates are based on cart size (35, 64, or 96 gallons), with costs increasing for larger carts, (2) Free additional carts: Each residence may request one extra recycling cart and one extra green waste cart at no cost, (3) Used oil recycling: Free oil drain containers are available at City Hall and events, and the City hosts two oil filter exchange events annually, (4) Reusable shopping bags: The City distributes free reusable shopping bags at community events, (5) Recycling Bins Grant: Businesses and schools can apply for free recycling bins (7 to 50 gallons) through the City's grant program. Waste haulers provide education and outreach on waste reduction and proper sorting to improve recycling rates. The City monitors hauler route reviews and ensures additional education is provided when needed. The City hosted its first food waste reduction event and plans to focus more on minimizing food waste. The City is also evaluating the recyclability of materials under upcoming legislation and exploring programs to help businesses reduce non-recyclable waste.	City Manager's Office

<i>Policies – Energy Efficiency & Conservation</i>				
CHS-P-39	Community Health & Sustainability	Support Southern California Edison (SCE) and Southern California Gas Company's (SoCalGas) efforts to increase public awareness of energy conservation technology and best practices.	The City has partnered with the San Gabriel Valley Council of Governments (SGVCOG) to increase public awareness of energy conservation technologies and best practices from Southern California Edison and the Gas Company. Information is distributed through the City's Envirolink newsletter, as well as direct communication from partner agencies and utility providers.	City Manager's Office
CHS-P-43	Community Health & Sustainability	Explore participating in new high efficiency technology programs such as LED lighting for City facilities, safety lighting in parks and other public spaces, and LED street lighting conversion for all City-owned street lights.	In 2024, the City completed a significant amount of light conversion and upgrade projects. At all City-maintained intersections, the traffic signal highway safety lights were replaced with LED lights. All of the parking lot safety lights for the City Hall and Diamond Bar Center facilities were converted to utilize LED lights. The City, in collaboration with Southern California Edison, converted all of the public streetlights to LED light fixtures through the Option E Program.	Public Works
CHS-P-44	Community Health & Sustainability	Promote energy conservation and retrofitting of existing buildings through the implementation of the Green Building Codes.	The Building & Safety Division implements CALGreen by requiring all construction projects to meet State requirements. This is done through requiring all waste hauling by the City's franchise hauler or to a recycling facility, requiring low emitting vehicle parking for new commercial projects, limiting VOCs, inspecting erosion control, and requiring low water usage in plumbing.	Community Development
<i>Policies – Waste Reduction & Recycling</i>				
CHS-P-46	Community Health & Sustainability	In order to achieve compliance with the source reduction goals set forth under Assembly Bill (AB) 939 amendments thereto, incorporate solid waste diversion goal performance standards into the contracts with the City's franchise waste haulers, and enforce the City's Construction and Demolition Waste Ordinance.	The City has been actively working on new solid waste franchise agreements set to launch in 2025. To meet the source reduction goals of Assembly Bill (AB) 939 and its amendments, the City is incorporating solid waste diversion performance standards into the contracts by standardizing monthly and annual reporting with franchise waste haulers. This initiative supports the City's commitment to compliance and sustainability. The City is also strengthening its Construction and Demolition Waste Ordinance by updating applications and improving intake and processing procedures, further emphasizing responsible waste management practices.	City Manager's Office
CHS-P-47	Community Health & Sustainability	Reduce the disposal of household hazardous wastes in landfills through continued cooperation with waste pick-up service providers, the County Sanitation Districts, and the Los Angeles County Department of Public Works in the provision of curbside pick-up and annual household waste round up events.	The City is actively working to reduce household hazardous waste (HHW) disposal in landfills by collaborating with waste service providers, the County Sanitation Districts, and the Los Angeles County Department of Public Works. These efforts include organizing, supporting, and promoting annual HHW round-up events. The City enhances these initiatives with the <i>At Your Door</i> curbside collection program through waste hauler and provides information about local drop-off locations for common HHW as	City Manager's Office

			alternatives to curbside pickup or the annual County collection event in Diamond Bar. The City promotes nearby County HHW events hosted in other cities. The City held two e-waste collection events, one in August and another in November, and plans to expand to three e-waste events next year to further reduce environmental impacts. The City continues to monitor and support the collection of batteries and light bulbs at the local Ace Hardware.	
CHS-P-48	Community Health & Sustainability	Continue to promote the safe disposal of household hazardous waste through public education and incentives.	The City is dedicated to promoting the safe disposal of household hazardous waste (HHW) through education and incentives. We focus on raising awareness about proper disposal methods, including the local Ace Hardware takeback program, and encouraging responsible waste management. The City supports several collection programs and events, including the At Your Door curbside collection program, the annual County HHW collection event in Diamond Bar (held in March), and nearby County-hosted events in other cities. A local HHW recycling and disposal guide has been created and is distributed at events, community centers, and collection partners like Ace Hardware, AutoZone, and Sherwin-Williams. The guide is also included in the 2025 City Calendar mailed to all residents. In 2024, the City held two e-waste collection events (August and November) and plans to increase this to three events next year to further reduce environmental impacts. Additionally, the City continues to monitor and support battery and light bulb collection at Ace Hardware to ensure safe disposal.	City Manager's Office
CHS-P-49	Community Health & Sustainability	Continue to educate residential, commercial, and industrial generators about source reduction and recycling programs and encourage their participation in these programs through promotional campaigns and incentives.	The City is dedicated to promoting source reduction and recycling through education targeting residential, commercial, and industrial sectors. Educational efforts include campaigns via waste hauler billing inserts, City newsletters, social media, the City's website, events, and workshops. To encourage participation, the City offers free incentives such as food waste kitchen pails, compost bins, and used oil collection kits. Additionally, the City has extended its contract with its waste and recycling education provider to include lower grade levels and private schools, expanding beyond the public schools it has traditionally supported.	City Manager's Office

CHS-P-50	Community Health & Sustainability	Encourage generators of edible food to have contracts or agreements with food rescue organizations to minimize edible food from being disposed of or destroyed.	In our ongoing efforts to minimize edible food waste, the City contracted with Abound Food Care and is actively encouraging generators of edible food to establish contracts or agreements with food rescue organizations. This initiative aims to divert edible food from being needlessly disposed of or destroyed. The City is facilitating the establishment of partnerships between generators and food rescue organizations, fostering a collaborative approach to addressing food waste challenges.	City Manager's Office
CHS-P-51	Community Health & Sustainability	Encourage residents and businesses to compost leaves, grass clippings, food waste, and other organic materials by promoting existing food waste pickup services, residential waste hauler rate composting discounts, and residential backyard composting.	The City is actively encouraging residents and businesses to participate in composting initiatives. Efforts include promoting food waste pickup services and encouraging backyard composting for residents. Targeted outreach and awareness campaigns emphasize the benefits of composting organic materials like leaves, grass clippings, and food waste while reducing contamination through proper sorting. Residents can test their knowledge with an interactive sorting game designed to improve sorting habits. The City also offers composting workshops and shares additional resources from LA County through its monthly EnviroLink newsletter. These initiatives are continuously monitored and enhanced to keep the community engaged in sustainable waste management practices.	City Manager's Office
CHS-P-52	Community Health & Sustainability	Collaborate with the City's contract waste haulers to educate and encourage residents and businesses about waste reduction strategies.	The City is working closely with its contract waste haulers to educate and motivate residents and businesses to adopt effective waste reduction strategies. As part of the franchise agreements, educational campaigns have been implemented to raise awareness about sustainable waste management and provide practical guidance. Through ongoing collaboration, the City ensures residents and businesses receive consistent information on waste reduction via newsletters from haulers and the City, as well as through site visits, calls, and emails. The City remains committed to strengthening these partnerships and fostering a culture of responsible waste management within the community.	City Manager's Office
CHS-P-53	Community Health & Sustainability	Support and cooperate with County and State regulatory agency efforts to require commercial and industrial generators to develop and implement a source reduction and recycling plan tailored to their individual waste streams.	The City supports and cooperates with County and State regulatory agencies to implement measures that require commercial and industrial generators to develop and execute source reduction and recycling plans tailored to their unique waste streams. Our collaborative efforts aim to ensure compliance with regulations, where applicable, while promoting sustainable waste management practices among businesses.	City Manager's Office

Policies – Climate Change Resiliency				
CHS-P-57	Community Health & Sustainability	Encourage water conservation, drought-tolerant landscaping and the use of greywater and reclaimed and recycled water, where appropriate, with a view to reducing water use.	During project review, the Planning Division ensures that the plant palette is diverse, Southern California native and drought-tolerant vegetation is utilized, and that the planting and irrigation plans comply with the City’s Water Efficient Landscaping Ordinance. Also, reclaimed water is required for nonresidential irrigation systems where available. See Resource Conservation Chapter Goal RC-G-6.	Community Development
CHS-P-59	Community Health & Sustainability	As resources become available, increase the efficiency of water usage in public places, such as irrigation in public parks, and utilize drought-tolerant landscaping in City parks and streetscapes.	See Community Conservation Chapter Policy CC-P-5.	Public Works

8. Housing – 2021-2029 (6th Cycle) Housing Element Program Evaluation

PROGRAM #	OBJECTIVES	STATUS
HOUSING The Housing Element, which has been certified by the California Department of Housing and Community Development (HCD) on October 5, 2022, identifies and makes provisions for existing and future housing needs. While most of these enabling policies require the participation of the private sector, the City also actively participates in implementation by budgeting a portion of its annual Community Development Block Grant (CDBG) allocation and state Permanent Local Housing Allocation (PLHA) funds to administer the City’s Home Improvement Program (HIP). The HIP provides zero-interest deferred loans of up to \$30,000 to eligible low-income households to perform essential home repairs and improvements. Low-income households are also eligible to participate in the Los Angeles County Community Development Commission’s CDBG-funded Home Ownership Program (HOP) for first-time homebuyer assistance. The City will file the Housing Element Annual Progress (APR) with HCD and Office of Planning and Research (OPR) by April 1, 2025, which outlines progress on the implementation of the adopted 2021-2029 (6 th Cycle) Housing Element. The table below summarizes the 2021-2029 Housing Element housing programs offered through the Community Development Department along with program objectives, accomplishments, and implementation status.		
1. Residential Neighborhood Improvement Program	Continue to implement the code enforcement program, and direct eligible households to available rehabilitation assistance to correct code violations. Provide focused code enforcement and rehabilitation assistance for 5 to 6 households during the planning period in neighborhoods evidencing concentrations of deteriorating units.	The City continues to operate the code enforcement program. This program is successful and is being continued. Code enforcement cases have increased in number and complexity due to factors including aging housing stock and the declining financial resources of longtime residents. The code enforcement officers and building inspectors are typically the first public officials to learn which homeowners lack the financial resources to correct property maintenance violations, and in the process, become aware of other deferred maintenance issues. The officers carry copies of the City’s Home Improvement Program (HIP) brochures and inform homeowners potentially in need of assistance that the City offers no-interest, deferred loans for essential home repairs.
2. Home Improvement Program	Improve neighborhoods evidencing deferred maintenance through property maintenance and rehab. Provide minor repair and rehabilitation to 4 units annually.	The City allocates at least \$100,000 of its annual CDBG award to the Home Improvement Program. The HIP provides zero-interest loans of up to \$30,000 to low- and very-low-income homeowners, which do not need to be repaid

PROGRAM #	OBJECTIVES	STATUS
		unless the home is sold or refinanced. There is a waiting list of pre-screened applicants, and HIP loans are processed in the order received. On June 20, 2023, the City Council approved the expansion of the HIP to utilize both CDBG and PLHA funds to broaden the scope of homeowners eligible to receive HIP loans. Key changes of the updated HIP Program Policies are highlighted below: • The maximum loan amount for single-family detached homes increased from \$20,000 to \$30,000. • Owner-occupants of condominiums that meet the household income requirements are now eligible for HIP loans for up to \$20,000, provided that PLHA funds are available. The maximum loan amount is lower than the cap for single-family detached homes because costlier improvements, such as roof maintenance and exterior repairs, are the responsibility of the condominium HOAs, not the individual homeowners. • PLHA funds may be used to issue loans to households (both single-family detached and condominium) earning up to 150% of the Area Median Income (AMI) for L.A. County. CDBG funds continue to be restricted to owner-occupied households of single-family detached housing earning no more than 80% of AMI. • A minimum loan amount of \$10,000 is now required. Previously, no minimum was specified. Establishing a minimum loan amount encourages homeowners to address more improvements at once, and provides economies of scale with respect to the administrative costs associated with processing loans. The HIP is successful in improving housing conditions and is being continued at available funding levels.
3. Section 8 Rental Assistance Program	Continue to direct eligible households to the County Section 8 program.	This program is beneficial in reducing problems such as overpayment and overcrowding. City continues to coordinate with the County on the Section 8 program. Handouts are available at the public counter and contact information is regularly provided to requestors. The program is being continued.
4. Preservation of Assisted Housing	Preserve 100 percent of the 149 low- and moderate-income units in The Seasons Apartments.	Diamond Bar contains only one assisted housing project, the 149-unit Seasons Apartments (formerly Heritage Park) for senior citizens. This project was constructed in 1988 and was originally financed under the Los Angeles County Multi-Family Mortgage Revenue Bond program. The project was refinanced in November 1999 under the California Community Development Authority's Multi-Family Housing Re-funding Bond, and was transferred to the Corporate Fund for Housing, a non-profit organization. According to the terms of the new bond

PROGRAM #	OBJECTIVES	STATUS
		agreement, income restrictions for residents and corresponding rent limits were set. For the duration of the bond, which expires December 2, 2034, all units will be affordable: 30 units (20%) will be very-low-income, 82 units (55%) will be low-income, and 37 units will be moderate-income (defined as 100% AMI). All units will be preserved.
5. Mobile Home Park Preservation	Continue to support preservation of the City's two mobile home parks as important affordable housing resources.	Zoning for mobile home parks is successful in preserving this affordable housing option and is being continued. No proposals to close the parks were submitted. The City will continue to support preservation of its two mobile home parks as important affordable housing resources.
6. First-time Homebuyer Assistance Programs	Advertise County's Home Ownership Program (HOP) and Mortgage Credit Certificate (MCC) and provide information to interested homebuyers. In addition, the City will work with realtors to make them aware of these programs.	The City advertised these programs on the City website and will provide information to interested homebuyers annually via City newsletters and through social media. In addition, the City will work with realtors to make them aware of these programs.
7. Senior and Workforce Housing Development	Identify and evaluate sites suitable for new senior and workforce housing. The City will post information on the City website during the first year of the planning period regarding the City's interest in assisting in the development of senior and workforce housing, provide information on available regulatory and financial incentives, and assist developers in applying for funds. The City will also contact local colleges and universities annually to identify potential partnership opportunities for affordable housing.	This program is intended to encourage affordable housing development and is being continued. The City is a member of the San Gabriel Valley Regional Housing Trust (SGVRHT), which is a joint powers authority. SGVRHT's focus is primarily on providing funding assistance in the planning and construction of new homeless and affordable housing. The Trust provides funding and loans to help bridge funding gaps for affordable housing projects. Land Use Policies 10 and 28, which were adopted in the 2019 General Plan Update, also encourage the production of senior and workforce housing.
8. Land Use Element and Zoning	Maintain adequate sites for housing development at all income levels in conformance with the RHNA and ensure compliance with No Net Loss requirements. Process Development Code amendments to provide adequate sites to accommodate the RHNA. Update all regulations and fees on the City website annually throughout the planning period. Notify water and sewer providers immediately upon adoption of the Housing Element.	The City has maintained adequate sites for housing development at all income levels and ensure compliance with No Net Loss requirements. In June 2022, the City kicked off the preparation of the Town Center Specific Plan (TCSP) for the Town Center Mixed-Use focus area, which is one of the sites to accommodate the RHNA. Staff and the consultant team completed the draft TCSP document. Progress on the Supplemental EIR was made through the end of 2024, and the public review draft is anticipated to be released in the spring of 2025. Additionally, the City drafted a General Plan Amendment to allow a maximum residential density of 30 dwelling units per acre in the Town Center Mixed Use designation; Development Code Amendment to establish the Housing Element Site Overlay ("H") zoning designation and associated development standards; and Zoning Map Amendment to rezone the sites identified in Program H-8 of the 2021-2029 Housing Element with the H zoning designation, scheduled for City Council review and adoption on January 27, 2025. On November 15, 2022, the City notified the water and sewer providers immediately upon adoption of the Housing Element.

PROGRAM #	OBJECTIVES	STATUS
9. Mixed Use Development	Prepare handout and marketing materials encouraging mixed-use development where appropriate and make it available to interested developers throughout the planning period.	In December 2019, the City adopted the Comprehensive General Plan Update that created community visions and blueprint for growth and development in the City through 2040. One of the key features of the new General Plan was the establishment of three new Focus Areas where substantial land use changes are planned as part of a strategy to provide walkable mixed-use activity centers. Goals and policies to promote mixed use developments are as follows: Land Use Goals 12, 14, 15, 16, 18, 19, 22, 24, 26, Land Use Policies 15, 16, 21, 23, 27, 28, 29, 35, 45; Community Character and Placemaking Goals 7, 8, 14, 17; and Circulation Goal 4. In June 2022, the City kicked off the preparation of the Town Center Specific Plan (TCSP) for the Town Center Mixed-Use focus area. The TCSP will provide the regulatory and urban design framework to establish a downtown, or “Town Center” in Diamond Bar as a walkable place with entertainment, retail, restaurants community gathering spaces and urban housing opportunities. Staff and the consultant team completed the draft TCSP document. Progress on the Supplemental EIR was made through the end of 2024, and the public review draft is anticipated to be released in the spring of 2025. <i>See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i>
10. Accessory Dwelling Units	Continue to encourage construction of ADUs through an informational handout available at City Hall and on the City website throughout the planning period.	In 2017, the City approved an amendment to the municipal code pertaining to accessory dwelling units to satisfy all of the requirements of Government Code §§65852.150-65852.2. Per AB 68 (Ting), AB 587 (Friedman), AB 671 (Friedman), AB 881 (Bloom), SB 13 (Wieckowski) that went into effect January 1, 2020. In 2021, the City adopted a subsequent amendment to ADU regulations in accordance with the new State laws. On July 16, 2024, the City adopted another Development Code Amendment for consistency with the most recent passages of AB 2221 (Quirk-Silva) and SB 897 (Wieckowski). The updated ADU Ordinances have been effective in supporting the production of ADUs and provides affordable rents to low- and moderate-income households. An ADU handout has been created which is being distributed at the public counter. The City continues to encourage accessory dwelling units and this program is being continued. 42 building permits for ADUs totaling 33,016 square feet were issued (Four of the building permits includes both an ADU and JADU).
11. Housing for Persons with Special residential care facilities consistent with Needs	Continue to facilitate emergency shelters and transitional/ supportive housing and continue participating with LAHSA and SGVCOG on efforts to address homelessness throughout the planning period. Process an amendment to the Development Code to allow supportive housing, low barrier navigation centers and large State law.	On July 16, 2024, the City adopted a Development Code Amendment to allow supportive housing and low barrier navigation centers consistent with State law and to allow large residential care facilities serving seven or more persons in all residential zones.

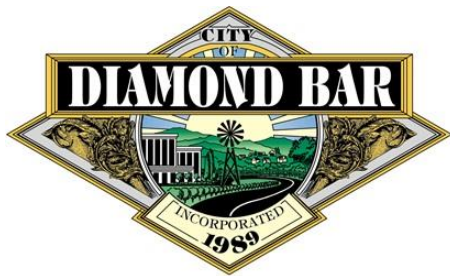
PROGRAM #	OBJECTIVES	STATUS
12. Affordable Housing Incentives/ Density Bonus	Amend the Development Code in 2021 consistent with current Density Bonus Law and continue to encourage the production of affordable housing through the use of density bonus and other incentives.	This program is being continued in compliance with recent changes to State density bonus law. City staff discusses opportunities for affordable housing and density bonuses with developers for housing projects. On July 16, 2024, the City adopted a Development Code Amendment to be in conformance with current Density Bonus Law. As mentioned above, an inclusionary housing requirement is also being incorporated in the TCSP, in addition to other incentives to increase density. The density bonus program is among several tools the City utilizes to facilitate affordable housing. The City is also a member of the San Gabriel Valley Regional Housing Trust (SGVRHT), which is a joint powers authority. SGVRHT’s focus is primarily on providing fundings assistance in the planning and construction of new homeless and affordable housing. The Trust provides funding and loans to help bridge funding gaps for affordable housing projects.
13. Efficient Project Processing	Continue to offer streamlined development processing, and periodically review departmental processing procedures to ensure efficient project processing.	The City continues to offer efficient permit processing. As a small city, staff is able to work closely with applicants through the review and approval process, thereby helping to expedite the entitlement process to issuance of building and zoning permits. In addition, the City has several procedures in place to minimize project review times, which include concurrent processing, pre-application reviews, and General Plan EIR, which allows for individual projects that fall within the scope of the EIR to utilize this as environmental clearance under CEQA. Practices to streamline the issuances for residential projects such as room additions and ADUs have been implemented to eliminate the need to submit a separate application for Planning prior to applying for building permits. The pandemic accelerated implementation of online permit services, and by June 2020, applicants were able to submit applications, plans and payments entirely online. In 2023, the City embarked on the implementation of a new permitting software (Enterprise Land Management system), which will eventually streamline City processes and project processing and expected to go live by July 2025. This program will be further enhanced through revisions to the Development Code.

PROGRAM #	OBJECTIVES	STATUS
14. Affirmatively Furthering Fair Housing	Explore and pursue alternative land use strategies and make necessary amendments to zoning and other land use documents to facilitate a variety of housing choices, including but not limited to higher density opportunities on religious, institutional and quasi-institutional lands, missing middle zoning in addition to SB9 such as SB10, adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures and upzoning with the goal of 50 housing opportunities in the planning period.	On December 21, 2021, the City adopted an urgency ordinance to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. The permanent ordinance is anticipated for Planning Commission hearing in the spring of 2025. The City contacted the Los Angeles County Development Authority (CACDA) Housing Rights Center to obtain information regarding fair housing and services available through LACDA, and posted the information as well as conducted a presentation about services available at two events (Wednesday Walkers and Senior Health Day) on November 6 and 13, 2024. The City continues to distribute fair housing information at the public counter through brochures and post information about the programs on the City's website, and refers fair housing related complaints to the Housing Rights Center. The City plans to continue sharing the information through the City's newsletters both in electronic and print, videos, and socials.
15. Reasonable Accommodation for Persons with Disabilities	Continue to implement reasonable accommodation procedures for persons with disabilities in compliance with SB 520.	The City supports the provision of housing for disabled persons through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing. In 2010, the City adopted an ordinance to facilitate reasonable accommodations. This program is an important component of the City's overall efforts to address the special housing needs of persons with disabilities and is being continued and revised to include additional amendments to City regulations to incorporate recent changes to State law. The City is currently processing a Development Code Amendment to ensure that reasonable housing accommodation procedures do not inadvertently act as a constraint on persons with disabilities. The Code Amendment is anticipated for Planning Commission hearing in spring of 2025.

Climate Action Plan

CAP POLICIES AND ACTIONS	IMPLEMENTATION	GENERAL PLAN GOALS & POLICIES
CLIMATE ACTION PLAN ("CAP") A Climate Action Plan is a comprehensive inventory of specific activities a public agency should undertake to reduce greenhouse gas ("GHG") emissions that originate within its jurisdiction. The City of Diamond Bar adopted a Climate Action Plan concurrently with the General Plan Update to document how it will be able to reduce its GHG emissions in compliance with State mandates and goals to the year 2040, which is the horizon year for the General Plan Update. The table below lists the General Plan Update goals and policies that have been implemented to reduce GHG emissions, quantifies emissions reductions, and explains how these policies and actions will be implemented and organized according to the following categories: 1. Pedestrian Improvements and Increased Connectivity; 2. Bikeway System Improvements; 3. Traffic Calming; 4. Electric Vehicle Infrastructure; 5. Parking Facilities and Policies; and 6. Transportation Improvements.		

CAP POLICIES AND ACTIONS	IMPLEMENTATION	GENERAL PLAN GOALS & POLICIES
1. Pedestrian Improvements and Increased Connectivity	The General Plan Update includes policies that create more walkable, livable neighborhoods by expanding the multi-modal transportation system and creating a safe, pedestrian-oriented environment. Providing an improved pedestrian network and increasing connectivity encourages people to walk more and results in people driving less, causing a reduction in vehicle miles traveled (VMT).	LU-P-9: See status above. LU-P-14: See status above. CC-G-5: See status above. CC-P-4: See status above. CC-P-7: See status above. CC-P-9: See status above. CC-P-21: See status above.
2. Bikeway System Improvements	The General Plan Update provides strategies for maximizing multi-modal accessibility to and connectivity within mixed use areas, including the Metrolink Station and new Town Center. With the total bicycle improvements listed in the General Plan Update, there would be approximately 2.4 miles of bike lanes per square mile. Diamond Bar currently has approximately 2,840 people per square miles. This corresponds to a 0.06 percent reduction in VMT emissions.	LU-P-14: See status above. CC-G-5: See status above. CC-P-7: See status above. CR-G-2: See status above. CR-P-30: See status above. CR-P-43: See status above
3. Traffic Calming	A 0.25 percent reduction in VMT was assumed to occur from the traffic calming improvements to make streets safer and more comfortable for pedestrian travel. Traffic calming devices include roundabouts, corner bulb-outs, speed cushions, surface textures, raised pavement, road narrowing, and other devices that encourage people to drive more slowly or to walk or bike instead of using a vehicle, especially for short trips in and around residential neighborhoods.	CR-P-4: See status above. CR-P-21: See status above. CR-P-22: See status above. CR-P-23: See status above.
4. Electric Vehicle Infrastructure	A 0.05 percent reduction in VMT was assumed to occur from installation of electric vehicle infrastructure, which will encourage Diamond Bar residents, businesses, and the City vehicle fleet to switch to clean fuel and electric vehicles in order to reduce energy use and cost and transportation related GHG emissions.	RC-P-28: See status above.
5. Parking Facilities and Policies	Parking policies reflect both the necessity of providing for adequate and appropriately located vehicle and bicycle parking in existing and new development, and priorities related to safety, urban design, and transportation management. Reduced parking standards and other policies reducing parking availability have an estimated 5 to 12.5 percent VMT reduction. Conservatively assuming the effect of General Plan parking reduction strategies would result in the lower end of VMT reduction, the cumulative reduction from implementations would result in a 5 percent VMT reduction.	N/A
6. Transportation Improvements	Transit service can provide an alternative to automobile travel and is a critical mode of transportation for those who cannot drive or do not have access to a vehicle. The General Plan policies support Metrolink ridership by improving bus, bicycle, and pedestrian connections to the station and by introducing Transit-Oriented Mixed-Use development around the station. Conservatively assuming the combined effect of these strategies, summing the low end of the VMT reduction ranges gives a 0.62 percent reduction in VMT emissions.	CR-G-13: See status above. CR-P-48: See status above.



PLANNING COMMISSION AGENDA REPORT

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

AGENDA ITEM NUMBER: **7.1**

MEETING DATE: February 25, 2025

CASE/FILE NUMBER: Conditional Use Permit No. PL2024-85

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

GENERAL PLAN DESIGNATION: General Commercial (C)

ZONING DISTRICT: Regional Commercial (C-3)

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

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

The matter was originally scheduled to be heard on February 11, 2025. However, due to a lack of quorum, the meeting was adjourned pursuant to Government Code Sections 54955 and 54955.1, and all business items scheduled before the Planning Commission for February 11, 2025, were continued to February 25, 2025.

This report was prepared by Planning Intern, Rudy Lopez.

SUMMARY:

Zhen Wang, the applicant for ASA Yoga Pilates, is requesting approval for a Conditional Use Permit (CUP) 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.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Conditional Use Permit No. PL2024-85, based on the findings of Diamond Bar City Code (DBCC) Section 22.58, subject to conditions.

BACKGROUND:

The subject property consists of a 1.24-acre parcel located on the northwesterly side of Diamond Bar Boulevard between Grand Avenue and Clear Creek Canyon Drive. The center consists of a variety of tenants, including retail stores, restaurants, personal services, professional and dental offices, banks, a tutoring center, a chess school, and a gym. The property was developed in 1986 under Los Angeles County standards with a 21,759 square-foot, two-story, multi-tenant commercial building divided into 19 tenant suites.

The site shares reciprocal parking and access with neighboring commercial parcels and a Southern California Edison (SCE) substation, collectively known as the Diamond Bar Town Center. There are 197 total off-street parking spaces on site, including those serving the 21,759-square-foot commercial building where the proposed Pilates fitness studio will be located.

The property is legally described as Lot 1 of Parcel Map No. 186. The Assessor's Parcel Number (APN) is 8717-031-010.

Site and Surrounding General Plan, Zoning and Land Uses

The following table describes the surrounding land uses located adjacent to the subject property:

	General Plan Designation	Zoning District	Land Use
Site	General Commercial	C-3	Commercial Shopping Center (Retail, Service, and Restaurant)
North	General Commercial	C-3	SCE Substation; Commercial Shopping Center (Professional Office, Restaurant, Market, Fitness Studio and Bank)
South	General Commercial	C-3	Auto Repair Shop; Commercial Shopping Center (Retail, Service, Bank, and Restaurant)
East	General Commercial	C-3	Commercial Shopping Center (Retail, Service, Restaurant)
West	High Density Residential	RM	Apartments



Site (Plan View) Aerial

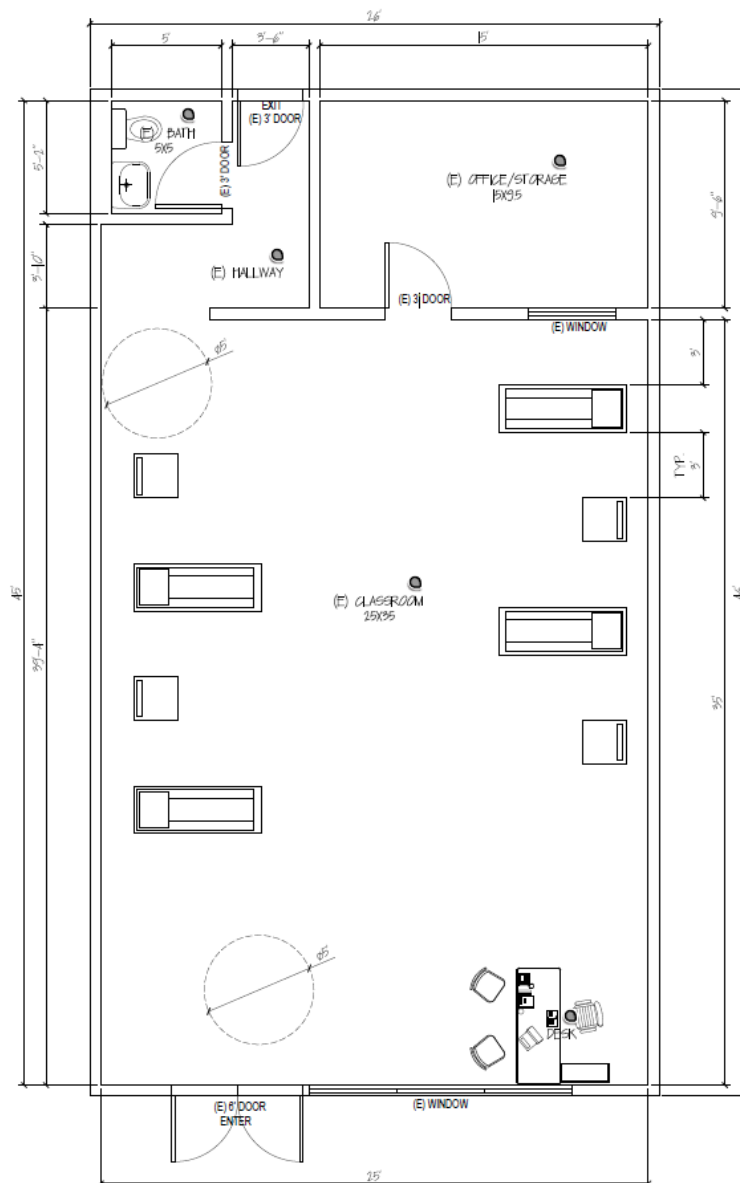


Location of Proposed Lease Space

Project Description

“ASA Yoga Pilates” proposes to locate within a 1,125 square-foot vacant space, previously occupied by an antique store, on the second floor of the shopping center. ASA Yoga Pilates operates boutique fitness studios and currently has locations in Arcadia and Temple City. Pilates is a low-impact exercise system designed to strengthen the body’s core, including the abdomen, back, thighs, glutes, and pelvic floor, using specialized equipment such as reformers, Pilates balls, and fitness chairs. The proposed facility would include the following areas:

- Front desk area for members to check in;
- Exercise area with four reformers and four fitness chairs to accommodate up to four clients per class; and
- Office/storage room and one restroom.



Proposed Floor Plan

ASA Yoga Pilates specializes in small group Reformer Pilates classes, accommodating up to four clients per session with one certified instructor per class. During business hours, there will be no front desk or receptionist staff, with the instructor serving as the sole on-site employee. The business plans to employ a maximum of two instructors. Classes will run for 60 minutes and begin either on the hour or half-hour throughout the week. The proposed operating hours are Monday through Friday from 9 a.m. to 9 p.m. and Saturday and Sunday from 9 a.m. to 4 p.m., offering services seven days a week.

The following table lists the proposed class schedule, featuring appointment only classes. Class duration is 60 minutes with 30-minute-transitions in between classes.

PROPOSED CLASS SCHEDULE						
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
9:00-10:00 AM	9:00-10:00 AM	9:00-10:00 AM	9:00-10:00 AM	9:00-10:00 AM	9:00-10:00 AM	9:00-10:00 AM
10:30-11:30 AM	10:30-11:30 AM	10:30-11:30 AM	10:30-11:30 AM	10:30-11:30 AM	10:30-11:30 AM	10:30-11:30 AM
1:30-2:30 PM	1:30-2:30 PM	1:30-2:30 PM	1:30-2:30 PM	1:30-2:30 PM	1:30-2:30 PM	1:30-2:30 PM
3:00-4:00 PM	3:00-4:00 PM	3:00-4:00 PM	3:00-4:00 PM	3:00-4:00 PM	3:00-4:00 PM	3:00-4:00 PM
6:00-7:00 PM	6:00-7:00 PM	6:00-7:00 PM	6:00-7:00 PM	6:00-7:00 PM		
7:30-8:30 PM	7:30-8:30 PM	7:30-8:30 PM	7:30-8:30 PM	7:30-8:30 PM		

ANALYSIS:

Review Authority (DBCC Section 22.58)

A CUP is required for uses where the effect on the surrounding area cannot be determined before being analyzed for suitability at a particular location.

When evaluating a Conditional Use Permit (CUP), factors such as the location, design, configuration, operational characteristics, and potential impacts of the proposed use are considered to assess whether it may harm public health, safety, or welfare. If the proposed use is found to be compatible with its surroundings, the Commission may approve it, subject to conditions outlining how the use must be conducted. Conversely, if the Commission determines that the proposed use is likely to be detrimental to public peace, health, or welfare, the request must be denied.

When a CUP is approved, it runs with the land and all conditions placed on the CUP are binding on all successors in interest. In other words, if the owner were to close the business, a new tenant could locate in the space and operate the same type of business. The new tenant would be required to comply with the same conditions as the

previous tenant and would not be permitted to expand the business without full review and approval by the Planning Commission.

Required Parking

The required number of parking spaces for Pilates fitness studios is one space per 150 square feet of gross floor area and one space for each employee. Shopping centers between 20,000 and 50,000 square feet in size are required to provide one parking space for every 250 square feet of gross floor area. The parking requirements for businesses approved under a CUP (e.g., schools, tutoring, health/fitness studios, etc.) are calculated separately.

As previously mentioned, the project site shares reciprocal parking and access with neighboring commercial parcels and a Southern California Edison (SCE) substation, collectively known as the Diamond Bar Town Center. There are 197 total off-street parking spaces on site, including those serving the 21,759-square-foot commercial building where the proposed Pilates fitness studio will be located. The parking required for the current mix of uses within the Diamond Bar Town Center, minus the proposed Pilates fitness studio, is 171 spaces. The parking requirement for the proposed Pilates fitness studio is 10 spaces. The total off-street parking requirement for the Diamond Bar Town Center would thus be 181 spaces, leaving a surplus of 16 spaces based on current Development Code parking requirements.

Development Code Parking Requirements

Use	Sq. Ft.	Parking Ratio	Parking Required	Parking Provided
Diamond Bar Town Center (including Jack in the Box)	34,341	1/250 sq. ft.	137	197
Kumon Math & Reading Center	1,147	1/200 sq. ft. + 1 space per employee	11	
Wing Chess Academy	945	1/200 sq. ft. + 1 space per employee	6	
Fit Body Boot Camp	2,407	1/150 sq. ft. + 1 space per employee	17	
Proposed Pilates Fitness Studio	1,125	1/150 sq. ft. + 1 space per employee	10	
Total	39,965		181	197

Parking Demand

When evaluating parking impacts on commercial centers, it is important to consider the variety of uses and their respective peak business hours. Diamond Bar Town Center includes a mix of restaurants, professional and dental offices, a tutoring center, a chess school, a gym, and various retail and personal service establishments. This diverse mix

results in fluctuating peak business hours and parking demands, with the highest demand typically occurring on weekdays between 9:00 a.m. and 6:00 p.m.

The proposed Pilates fitness studio plans to hold classes throughout the day, both on weekdays and weekends. By staggering class start times in 30-minute intervals, the overlap of members arriving for and leaving from classes will be mitigated, reducing potential parking congestion.

Assuming each instructor and member arrives in a separate vehicle, the proposed use could create a demand for up to six parking spaces to accommodate two instructors and the arrival of four clients at the start of each class. In a worst-case scenario, the peak parking demand remains at six spaces, as the 30-minute transition period between outgoing and incoming members mitigates any overlap.

Assuming the existing tutoring center could generate a peak demand of 11 parking spaces, the existing non-degree school could generate a peak demand of 11 parking spaces, and the existing gym could generate a peak demand of 32 parking spaces, and all other businesses are experiencing peak operations (a highly unlikely scenario), the shopping center's peak parking demand could reach 197 spaces. Since 197 parking spaces are available, there would be no surplus of spaces under this scenario.

Taking into account the proposed 30-minute gaps between classes, staff does not foresee any parking issues resulting from the proposed use. The existing parking supply is adequate and can accommodate the proposed Pilates fitness studio, together with the center's other tenants and patrons. In addition, the proposed Pilates fitness studio will not add square footage to the existing building.

Worst-Case Parking Demand

Use	Sq. Ft.	Parking Demand	Parking Required (Worst-Case)	Parking Provided
Shopping Center	34,341	Per Development Code Requirements	137	197
Kumon Math & Reading Center	1,147	13 Students & 2 Instructors (no intervals between classes)	11	
Wing Chess Academy	1,980	6 (1/200 sq. ft.) & 5 employees	11	
Fit Body Boot Camp	2,407	30 students & 2 employees	32	
Proposed Pilates Fitness Studio	1,125	4 Members & 2 Instructor (with 30-minute intervals between classes)	6	
Total	39,965		197	197

Compatibility with Neighborhood

The Diamond Bar Town Center is bordered by commercial establishments to the north, south, and east, with residential neighborhoods located to the west. The shopping center has a variety of uses, including retail stores, restaurants, personal services, professional and dental offices, banks, a tutoring center, a chess school, and a gym.

Considering the proposed hours of operation, the available parking, and the variety of existing uses, the Pilates fitness studio is anticipated to be a compatible addition to this location. Furthermore, the proposed use aligns with the current zoning designation of Regional Commercial.

Noise: The Pilates Circle will maintain low background music during classes, ensuring it is played at a volume that allows the instructor to communicate clearly with clients. The music's maximum sound level will not exceed 50 decibels, in compliance with DBCC Section 22.28. As a result, noise from the proposed Pilates fitness studio is expected to be minimal and would not be a nuisance to the adjacent businesses or immediate surroundings.

However, if noise, traffic, or parking issues arise once the Pilates fitness studio is in operation, the Community Development Director, after providing the applicant a reasonable opportunity to address and mitigate these impacts, may refer the matter back to the Planning Commission. The Commission would then consider whether to amend or revoke the Conditional Use Permit to resolve the identified issues (Condition of Approval #4).

Additional Review

The Building and Safety Division reviewed this project, and provided conditions of approval for inclusion in the attached resolution.

NOTICE OF PUBLIC HEARING:

On January 31, 2025, public hearing notices were mailed to property owners within a 700-foot radius of the project site. On January 31, 2025, the notice was published in the *San Gabriel Valley Tribune* newspaper; the project site was posted with a notice display board; and a copy of the public notice was posted at the City's designated community posting sites.

Public Comments Received

No comments have been received as of the publication date of this report.

ENVIRONMENTAL ASSESSMENT:

This 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 the provisions of Article 19 Section 15301(a) (Interior alterations involving partitions and electrical conveyances) of the CEQA Guidelines. No further environmental review is required.

PREPARED BY:

Arlene Laviera

Arlene Laviera, Administrative Coordinator 2/25/2025

REVIEWED BY:

Grace Lee

Grace Lee, Planning Manager

2/20/2025

Greg Gubman

Greg Gubman, Community Development Director

2/20/2025

Attachments:

- A. Draft Resolution No. 2025-XX, Standard Conditions of Approval
- B. Site Plan and Floor Plan

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT NO. PL2024-85 TO OPERATE A PILATES FITNESS STUDIO WITHIN A 1,125 SQUARE-FOOT VACANT LEASE SPACE LOCATED AT 1155 SOUTH DIAMOND BAR BOULEVARD, UNIT U, DIAMOND BAR, CA (APN 8717-031-010).

A. RECITALS

1. Property owner, Diamond Bar Town Center, LLC, and applicant, Zhen Wang for ASA Yoga Pilates, have filed an application for Conditional Use Permit No. PL2024-85 to operate a Pilates fitness studio for ASA Yoga Pilates in a 1,125 square-foot tenant space within an existing shopping center. The project site is more specifically described as 1155 South Diamond Bar Boulevard, Unit U, Diamond Bar, Los Angeles County, California. Hereinafter in this resolution, the subject Conditional Use Permit shall collectively be referred to as the “Project” or “Proposed Use.”
2. The subject property is comprised of a 1.24 gross acre parcel. It is located in the Regional Commercial (C-3) zone with a General Plan land use designation of General Commercial.
3. The legal description of the subject property is Lot 1 of Parcel Map No. 186 and the Assessor’s Parcel Number is 8717-031-010.
4. On January 31, 2025, public hearing notices were mailed to property owners within a 700-foot radius of the project site. On January 31, 2025, the notice was published in the *San Gabriel Valley Tribune* newspaper; the project site was posted with a notice display board; and a copy of the public notice was posted at the City’s designated community posting sites.
5. Due to a lack of quorum, the regular Planning Commission meeting was adjourned pursuant to Government Code Sections 54955 and 54955.1, and all business items scheduled before the Planning Commission for February 11, 2025, were continued to February 25, 2025.
6. On February 25, 2025, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded said hearing on that date.

B. RESOLUTION

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

1. The Planning Commission hereby specifically finds that all of the facts set forth

in the Recitals, Part A, of this Resolution are true and correct.

2. The Planning Commission hereby determines the Project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the provisions of Article 19, Section 15301(a) (Interior alterations involving partitions and electrical conveyances) of the CEQA Guidelines. Therefore, no further environmental review is required.

C. **FINDINGS OF FACT**

Based on the findings and conclusions set forth herein and as prescribed under Diamond Bar City Code (DBCC) Section 22.58, the Planning Commission hereby finds and approves as follows:

Conditional Use Permit Review Findings (DBCC Section 22.58)

1. The Proposed Use is allowed within the subject zoning district with the approval of a conditional use permit and complies with all other applicable provisions of this Development Code and the Municipal Code.

Pursuant to DBCC Section 22.10.030 Table 2-6, health and fitness facilities, as defined by DBCC Section 22.80.020, are permitted in the C-3 zoning district with approval of a conditional use permit. The proposed fitness studio will be located in a vacant tenant space within Diamond Bar Town Center, an existing shopping center. Through compliance with the conditions of approval stipulating the manner in which the use must be conducted, the proposed fitness studio will be compatible with neighboring uses in the commercial center and surrounding neighborhood.

2. The Proposed Use is consistent with the general plan and any applicable specific plan.

The Proposed Use is consistent with General Plan Goal LU-G-11: ("Support existing commercial centers by encouraging ongoing investment and, where appropriate, reuse and redevelopment") in that the Proposed Use will occupy an existing tenant space.

The Proposed Use is consistent with General Plan Goal ED-G-3: ("Support the retention, rehabilitation, and/or expansion of existing businesses, and the attraction of new businesses") in that the Proposed Use is a new business locating within an existing shopping center.

The Project site is not subject to the provisions of any specific plan.

3. The design, location, size and operating characteristics of the Proposed Use are compatible with the existing and future land uses in the vicinity.

The Proposed Use will be located within an existing tenant space within a 21,759 square-foot, two-story, multi-tenant commercial building occupied by a variety of tenants, including retail stores, restaurants, personal services, professional and

dental offices, banks, a tutoring center, a chess school, and a gym. The Proposed Use complies with the City's Development Code parking requirements, and the parking demand generated by the Proposed Use is not likely to exceed the number of on-premise parking spaces available to serve the Proposed Use at any given time. The Proposed Use will operate from Monday through Friday from 9 a.m. to 9 p.m., and 9 a.m. to 4 p.m. on Saturdays and Sundays.

Low background music will be played throughout each class, kept at a volume that allows the instructor to be heard by their clients. The applicant proposes to keep the sound level of the music at a volume not to exceed 50 decibels, a level that is in compliance with the City's Noise Ordinance. Therefore, noise generated by the Proposed Use would likely be negligible, and not be a nuisance to the adjacent businesses or immediate surroundings.

Through compliance with the conditions of approval stipulating the manner in which the use must be conducted, the Proposed Use will be compatible with the other uses within the commercial building and surrounding neighborhood.

4. The subject site is physically suitable for the type and density/intensity of use being proposed, including access, provision of utilities, compatibility with adjoining land uses, and the absence of physical constraints.

The Proposed Use is located within a multi-tenant shopping center occupied by including retail stores, restaurants, personal services, professional and dental offices, banks, a tutoring center, a chess school, and a gym. The project site shares reciprocal parking and access with neighboring commercial parcels and a Southern California Edison substation, collectively forming the Diamond Bar Town Center. The existing gross floor area of the Diamond Bar Town Center requires 137 parking spaces, the existing tutoring center requires 11 parking spaces, the existing non-degree school requires six parking spaces, the existing gym requires 17 parking spaces, and the proposed Pilates fitness studio requires 10 parking spaces based on Development Code requirements. The Diamond Bar Town Center provides a total of 197 off-street parking spaces. The varying uses result in a range of peak business hours and parking demands. Assuming that each instructor and member arrives in a separate vehicle, the proposed use could potentially generate a demand for six parking spaces. In addition, class times are spaced between 30-minute gaps to limit the demand for parking spaces during the Pilates fitness studio's operating hours.

Under a worst-case scenario, the existing tutoring center could generate a peak demand of 11 parking spaces, the existing non-degree school could generate a peak demand of 11 parking spaces, the existing gym could generate a peak demand of 32 parking spaces, and the proposed Pilates fitness studio could potentially generate a peak demand of six parking spaces. Assuming all other businesses are experiencing peak operations, the shopping center's peak parking demand could reach 197 spaces. Since 197 parking spaces are available, there would be no surplus of parking spaces under this scenario. Taking into account the proposed 30-minute gaps between classes, staff does not foresee any parking issues resulting from the proposed use. The existing

parking supply is adequate and can accommodate the proposed Pilates fitness studio, together with the center's other tenants and patrons. In addition, the proposed Pilates fitness studio will not add square footage to the existing building.

Given the proposed hours of operation, the overall parking demands, and the types of adjoining uses, it is reasonable to conclude that the Proposed Use will be compatible with the other uses in the commercial center and neighborhood.

The Proposed Use is physically suitable at the subject site because it is operating within an existing commercial shopping center and will be using existing access and parking in the center.

5. Granting the conditional use permit will not be detrimental to the public interest, health, safety, convenience, or welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

Prior to the issuance of any city permits, the Project is required to comply with all conditions of approval within the attached resolution, and the Building and Safety Division.

6. The proposed Project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

The proposed use is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth under Article 19 Section 15301(a) (Interior alterations involving partitions and electrical conveyances) of the CEQA Guidelines.

D. CONDITIONS OF APPROVAL

Based upon the findings and conclusion set forth above, the Planning Commission hereby approves Conditional Use Permit No. PL2024-85, subject to the following conditions:

1. This approval is for the operation of a Pilates fitness studio in a 1,125 square-foot tenant space located within an existing shopping center as described in the application on file with the Planning Division, the Planning Commission staff report for Conditional Use Permit No. PL2024-85 dated February 11, 2025, and the Planning Commission minutes pertaining thereto, hereafter referred to as the "Use."
2. The Use shall substantially conform to the approved plans as submitted and approved by the Planning Commission and on file with the Community Development Department.
3. This Conditional Use Permit shall be valid only for 1155 South Diamond Bar Boulevard, Unit U, as depicted on the approved plans on file with the Planning Division. Prior to relocating or expanding the Use into other tenant spaces, the

applicant shall first apply for and receive approval of an amended Conditional Use Permit.

4. If, at any time, the City finds that the Use is the cause of a parking deficiency, noise nuisance, or other land use impact, within or beyond the subject property boundaries, the Community Development Director, after providing the entitlement holder a reasonable opportunity to mitigate the impact(s) to an acceptable level, may refer the matter back to the Planning Commission to consider amending or revoking this Conditional Use Permit to address such impacts.
5. No changes to the approved scope of services comprising the Use shall be permitted unless the applicant first applies for an amendment to this Conditional Use Permit, pays all application processing fees and receives approval from the Planning Commission, except that the Community Development Director may administratively approve minor modifications to the use if it is determined.

The Planning Commission shall:

- (a) Certify to the adoption of this Resolution; and
- (b) Forthwith transmit a certified copy of this Resolution, by certified mail to the property owner, Diamond Bar Town Center, LLC, 9849 Flower Street, Bellflower, CA 90706; and applicant, Zhen Wang for ASA Yoga Pilates, 8755 Garibaldi Avenue, San Gabriel, CA 91775.

APPROVED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Ruben Torres, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 25th day of February, 2025, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST: _____

Greg Gubman, Secretary



COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: Conditional Use Permit No. PL2024-85

SUBJECT: To operate a Pilates fitness studio at a 1,125 square-foot vacant space within an existing multi-tenant commercial building

PROPERTY OWNER(S): Diamond Bar Town Center, LLC
9849 Flower Street, Unit E
Bellflower, CA 90706

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

LOCATION: 1155 South Diamond Bar Boulevard, Unit U
Diamond Bar, CA 91765

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT (909) 839-7030, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL REQUIREMENTS

1. The applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void, or annul the approval of Conditional Use Permit No. PL2024-85 brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:
 - (a) Applicant shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorney fees, incurred in defense of such claims.

- (b) Applicant shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.
- 2. This approval shall not be effective for any purpose until:
 - (a) The applicant and property owner have each filed with the Community Development Department an affidavit stating that they are aware of and agree to accept all of the conditions of approval contained herein; and
 - (b) All remaining application processing fees have been paid in full.
- 3. The business owners and all designers, architects, engineers, and contractors associated with this project shall obtain a Diamond Bar Business License for those businesses located in Diamond Bar.
- 4. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.
- 5. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.
- 6. To ensure compliance with all conditions of approval and applicable codes, the Conditional Use Permit shall be subject to periodic review. If non-compliance with conditions of approval occurs, the Planning Commission may review the Conditional Use Permit. The Commission may revoke or modify the Conditional Use Permit.
- 7. Property owner/applicant shall remove the public hearing notice board within three (3) days of this project's approval.
- 8. The applicant shall comply with the requirements of City Planning, Building and Safety Divisions, and the Fire Department.

B. FEES/DEPOSITS

- 1. Applicant shall pay development fees (including but not limited to Planning and Building and Safety Divisions at the established rates, prior to issuance of building permits, as required by the City. School fees as required shall be paid prior to the issuance of building permit. In addition, the applicant shall pay all remaining prorated City project review and processing fees prior to issuance of grading or building permit, whichever comes first.
- 2. Prior to any plan check, all deposit accounts for the processing of this project shall have no deficits.

C. TIME LIMITS

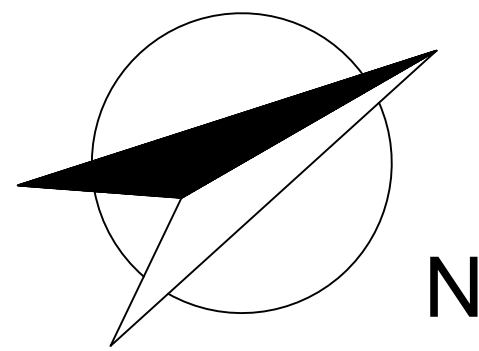
1. The approval of Conditional Use Permit No. PL2024-85 shall expire within one (1) year from the date of approval if the use has not been exercised as defined pursuant to DBCC Section 22.66.050 (b)(1). The applicant may request in writing a one-year time extension subject to DBCC Section 22.66.050(c) for Planning Commission review and approval.

APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DIVISION, (909) 839-7020, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

General Conditions:

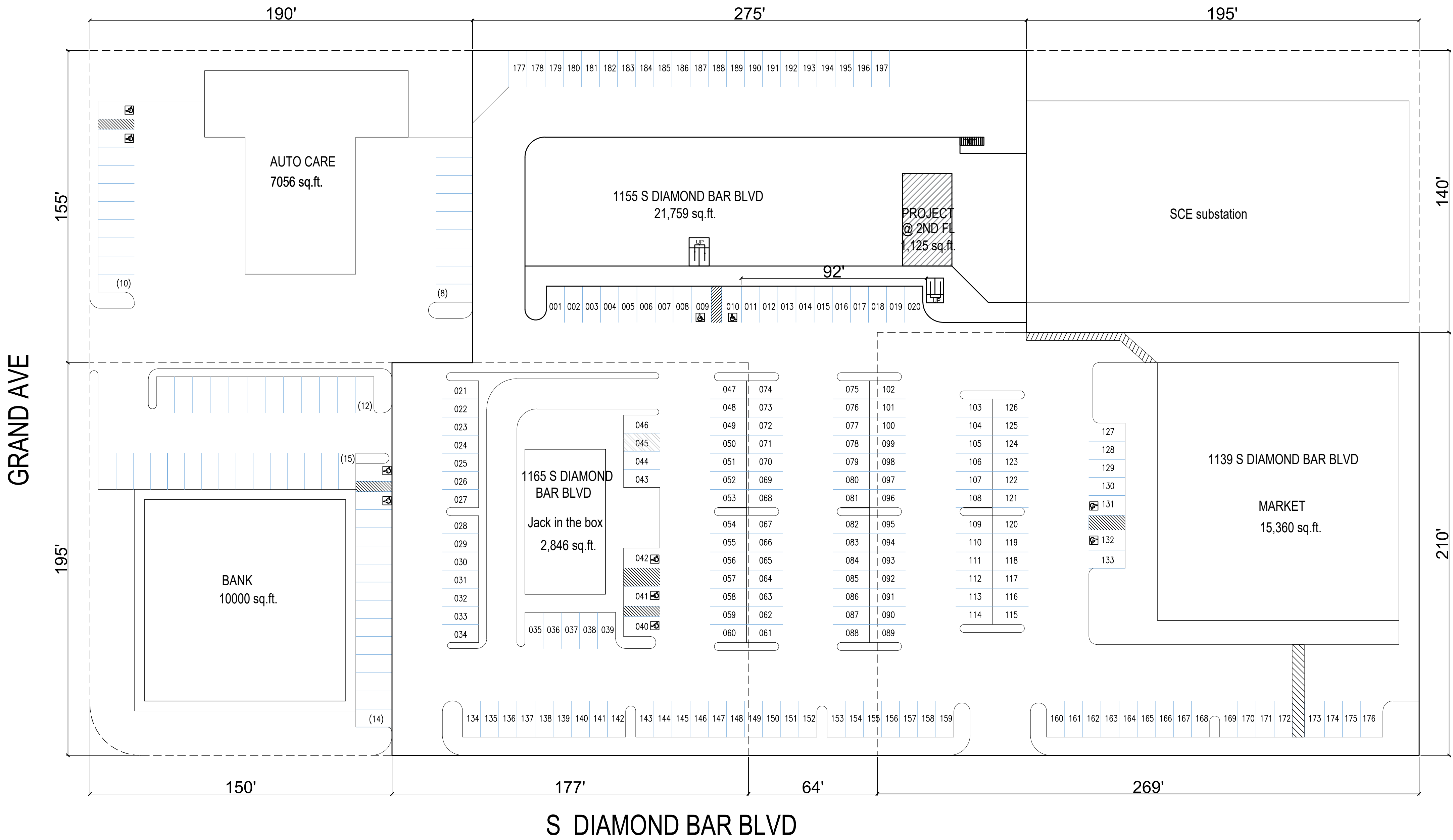
1. Plans and construction shall conform to current State and Local Building Code (i.e., 2022 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of permit issuance.
2. The applicant is responsible to review the Americans with Disabilities Act and shall make a determination with a Certified Access Specialist or similar professional person what access features are readily achievable.
3. No construction is proposed for this use.
4. The number of occupants shall be limited to no more than 10 occupants.

END



PARKING SPACES

TYPE OF USE	SQ.FT.	PARKING RATIO	SPACES REQUIRED	PROVIDED
Shopping Center	34,341	1/250 sq.ft.	137	
Kumon Math & Reading Center	1,147	1/200 sq.ft. plus 1 per employee	11	
Wing Chess Academy	945	1/200 sq.ft. plus 1 per employee	6	
Fit Body Boot Camp	2,407	1/150 sq.ft. plus 1 per employee	17	
Proposed Pilate Fitness	1,125	1/150 sq.ft. plus 1 per employee	10	
TOTAL			181	197



SITE PLAN

scale: 1/32"=1'



X DESIGN
17405 GALE AVE UNIT B
CITY OF INDUSTRY, CA 91748
TEL: (626) 638-8323
EMAIL: ASKXDESIGN@GMAIL.COM

NOTES:
THE DESIGNS AND DRAWINGS REMAIN THE
PROPERTY OF X DESIGN, AND MAY NOT BE
ALTERED, ISSUED OR REPRODUCED WITHOUT THE
SPECIFIC WRITTEN CONSENT OF X DESIGN.
THE CONTRACTOR MUST CHECK AND VERIFY ALL
DETAILS AND DIMENSIONS OF THE JOB AND BE
DISCREPANCIES TO X DESIGN BEFORE
COMMENCING WORK.
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

ASA YOGA PILATES
1155 S DIAMOND BAR BLVD, UNIT U
DIAMOND BAR, CA 91765

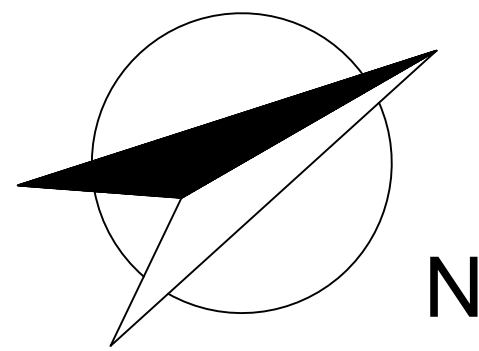
BUSINESS OWNER
ZHEN WANG
1155 S DIAMOND BAR BLVD, UNIT B, DIAMOND BAR, CA 91745
TEL: (417) 693-3874

DEVELOPER:	DESIGNED: M.X.	CHECKED:	DATE: 01-17-2025	SCALE: 1/32"=1'
ENGINEER:	DRAWN: M.X.			

DRAWING NO.

A-1.1

SHEET 1
OF 2



PROPOSED CLASS SCHEDULE						
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
9:00-10:00 AM	9:00-10:00 AM	9:00-10:00 AM	9:00-10:00 AM	9:00-10:00 AM	9:00-10:00 AM	9:00-10:00 AM
10:30-11:30 AM	10:30-11:30 AM	10:30-11:30 AM	10:30-11:30 AM	10:30-11:30 AM	10:30-11:30 AM	10:30-11:30 AM
1:30-2:30 PM	1:30-2:30 PM	1:30-2:30 PM	1:30-2:30 PM	1:30-2:30 PM	1:30-2:30 PM	1:30-2:30 PM
3:00-4:00 PM	3:00-4:00 PM	3:00-4:00 PM	3:00-4:00 PM	3:00-4:00 PM	3:00-4:00 PM	3:00-4:00 PM
6:00-7:00 PM	6:00-7:00 PM	6:00-7:00 PM	6:00-7:00 PM	6:00-7:00 PM		
7:30-8:30 PM	7:30-8:30 PM	7:30-8:30 PM	7:30-8:30 PM	7:30-8:30 PM		

APPLICABLE BUILDING CODE

THE PROJECT SHALL COMPLY WITH ANY AND ALL REQUIREMENTS OF THE LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION INCLUDING THE FOLLOWING.

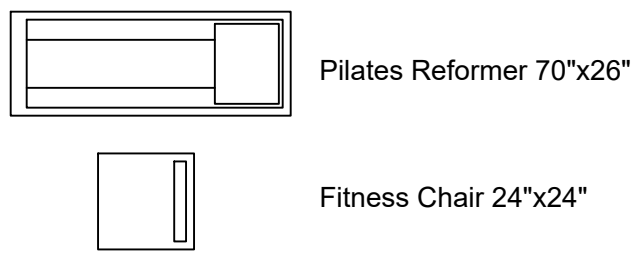
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
CITY OF DIAMOND BAR MUNICIPAL CODE

BUSINESS DETAILS

BUSINESS NAME: ASA YOGA PILATES
OFFICE HOUR: MONDAY - FRIDAY: 9 AM - 9 PM
SATURDAY - SUNDAY: 9 AM - 4 PM

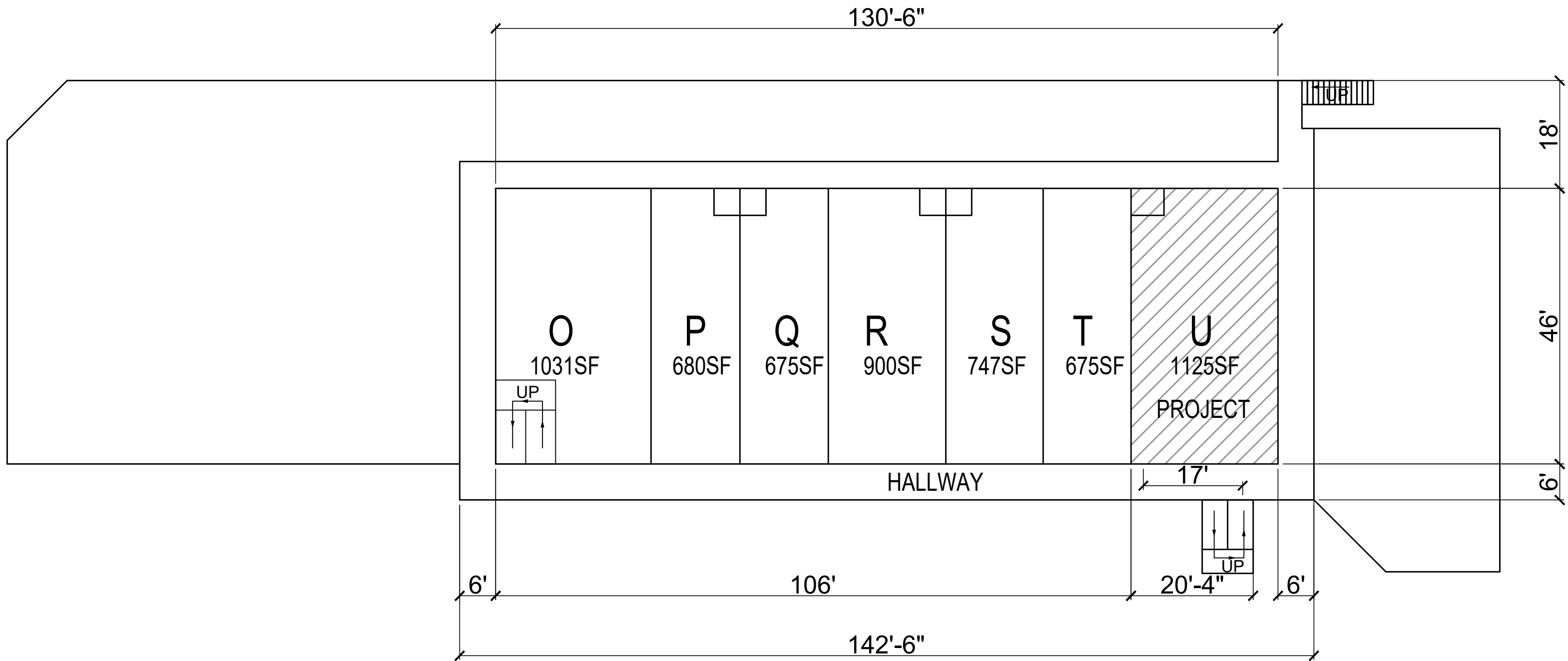
MAX. CLIENTS PER TIME: 4
MAX. EMPLOYEES PER TIME: 2
MAX. OCCUPANT LOAD: 10
MAX. SOUND LEVEL: 50 DECIBELS

LEGEND

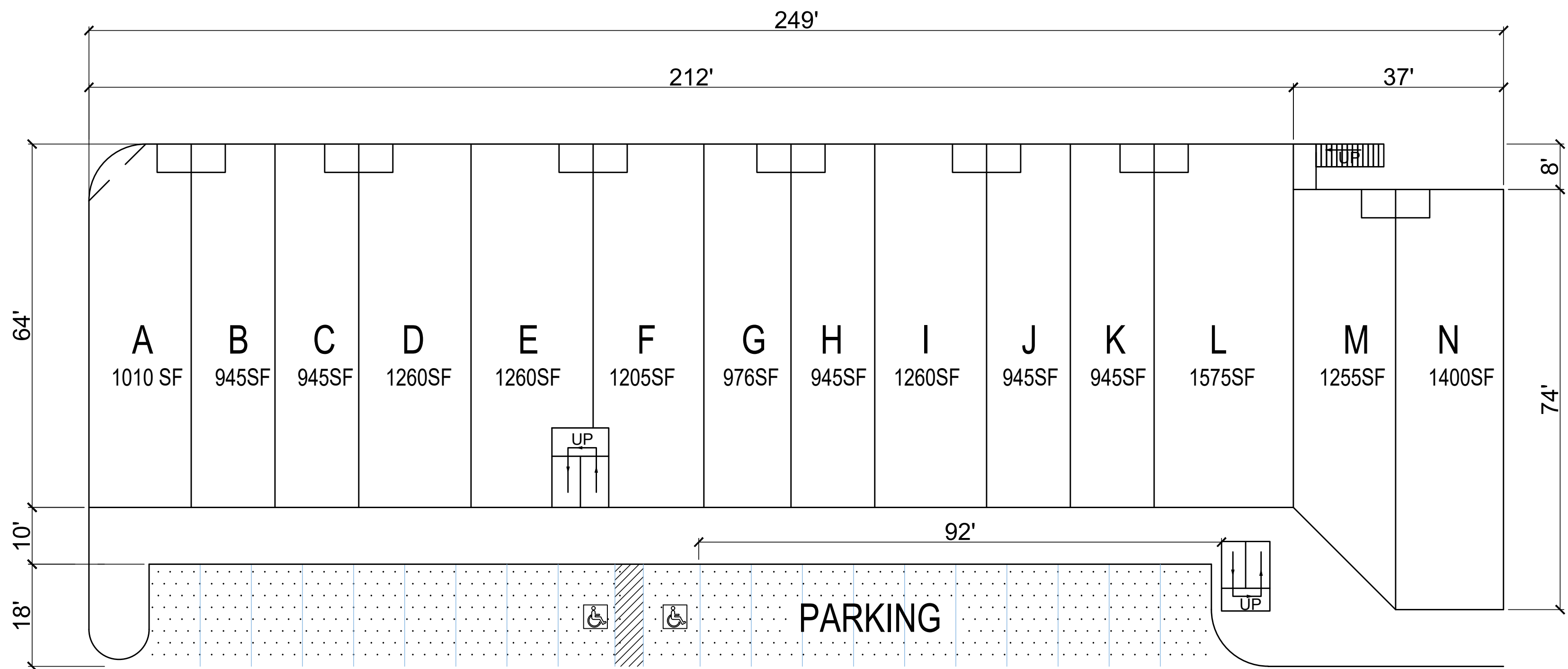


X DESIGN
17405 GALE AVE UNIT B
CITY OF INDUSTRY, CA 91748
TEL: (626) 638-8323
EMAIL: ASKXDESIGN@GMAIL.COM

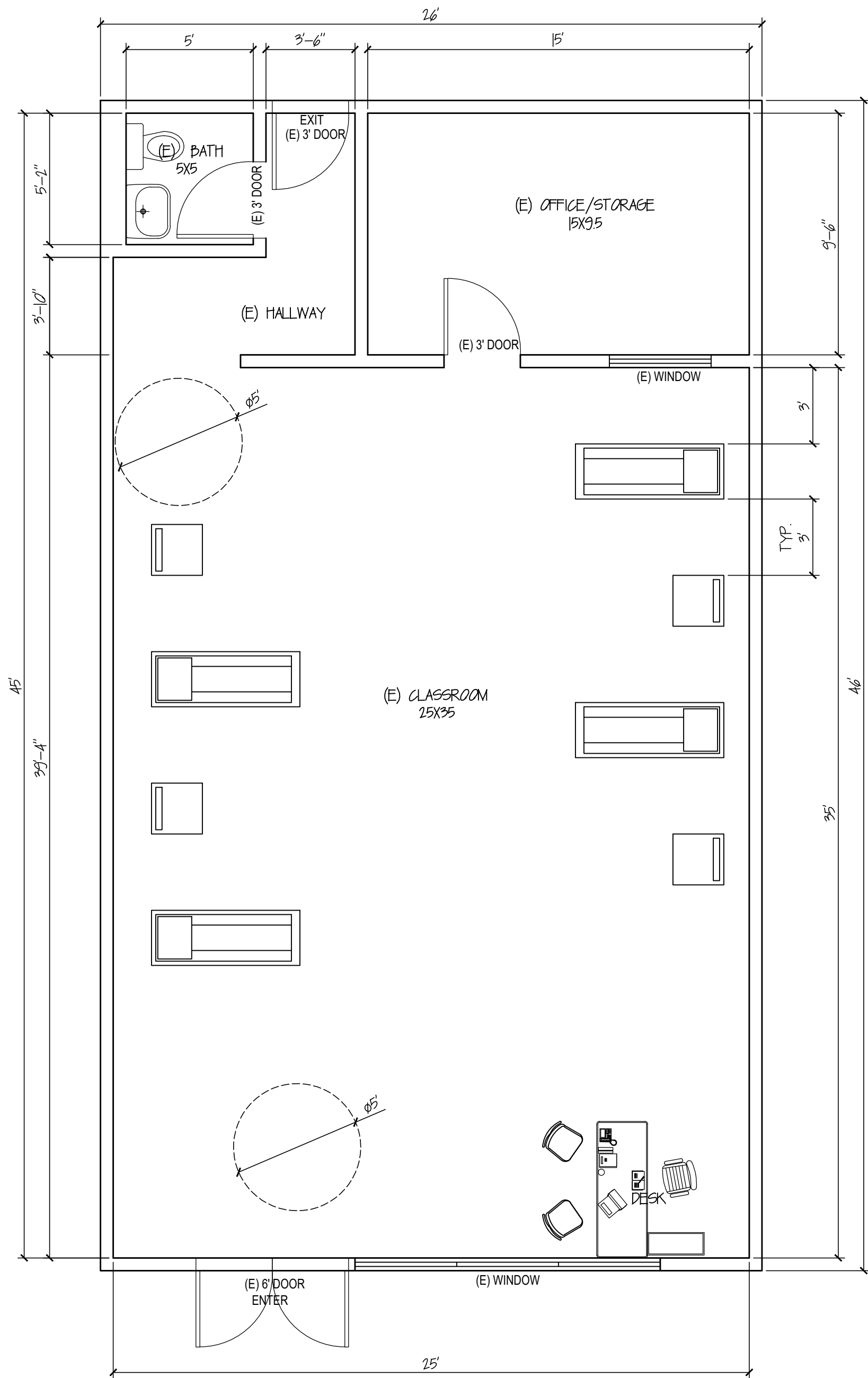
NOTES:
THE DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF X DESIGN, AND MAY NOT BE ALTERED, ISSUED OR REPRODUCED WITHOUT THE SPECIFIC WRITTEN CONSENT OF X DESIGN. THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE DISCREPANCIES TO X DESIGN BEFORE COMMENCING WORK. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.



Second Floor
Scale: 1/16"=1'



Ground Floor
Scale: 1/16"=1'



FLOOR PLAN

scale: 1/4"=1'

REVISIONS						
NO.	DATE	DESCRIPTION	BY	CHKD	APP'D	REVISED
7						
6						
5						
4						
3						
2						
1						

ASA YOGA PILATES
1155 S DIAMOND BAR BLVD, UNIT U
DIAMOND BAR, CA 91765

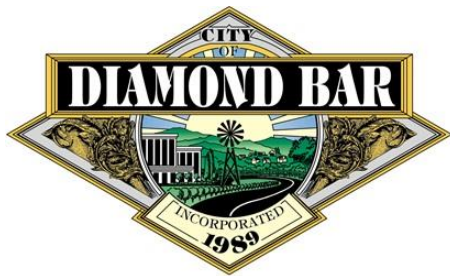
BUSINESS OWNER
ZHEN WANG
1155 S DIAMOND BAR BLVD, UNIT B, DIAMOND BAR, CA 91745
TEL: (417) 693-3874

DEVELOPER:	ENGINEER:	DESIGNED: M.X.	DRAWN: M.X.	CHECKED:	DATE: 01-17-2025	SCALE: 1/4"=1'
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DRAWING NO.

A-2.1

SHEET 2
OF 2



PLANNING COMMISSION AGENDA REPORT

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

AGENDA ITEM NUMBER: 7.2

MEETING DATE: February 25, 2025

CASE/FILE NUMBER: Conditional Use Permit No. PL2024-64

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

GENERAL PLAN DESIGNATION: General Commercial (C)

ZONING DISTRICT: Regional Commercial (C-3)

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

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

The matter was originally scheduled to be heard on February 11, 2025. However, due to a lack of quorum, the meeting was adjourned pursuant to Government Code Sections 54955 and 54955.1, and all business items scheduled before the Planning Commission for February 11, 2025, were continued to February 25, 2025.

SUMMARY:

The property owner, Michael Zavaro, and the applicant, Liliger Damaso of Liquor License Brokers, are requesting approval of a Conditional Use Permit to allow the sale of beer, wine and distilled spirits under a Department of Alcoholic Beverage Control (ABC) Type 21 License (Off-sale General) within an existing convenience store at a Mobil fueling station. The convenience store is currently approved to sell beer and wine under an ABC Type 20 License (Off-sale Beer and Wine). Before ABC can issue the

requested license, the Planning Commission must also determine that issuance of the Conditional Use Permit would serve the “public convenience or necessity.”

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.”

BACKGROUND:

The site is a 0.63-acre commercial lot located at the southeast corner of Golden Springs Drive and South Brea Canyon Road, which is a signalized intersection. The property was developed in 1984 under Los Angeles County standards with a 2,900 square-foot Mobil fueling station canopy, an 846 square-foot convenience store, a 648 square-foot carwash building and 296 square-foot storage shed. In September 2024, approval was granted for a 158 square-foot addition to the carwash building for storage purposes. The addition has not been constructed.

In August 2019, the convenience store was granted an ABC Type 20 License permitting the sale of beer and wine for off-site consumption.

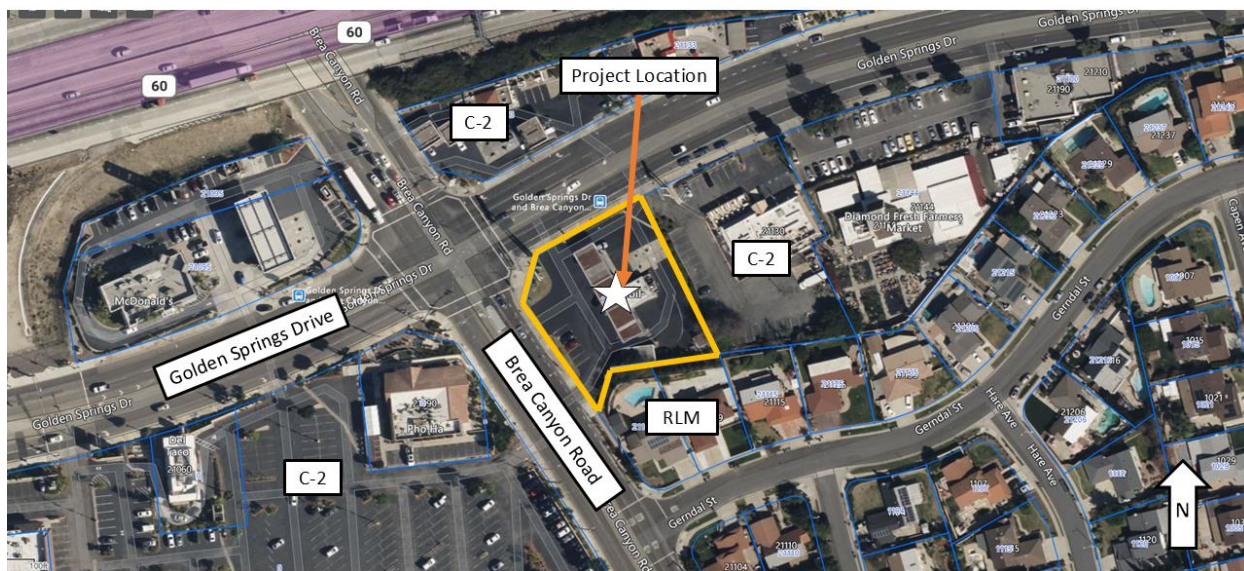
The property is legally described as Lot 1 of Parcel Map No. 51-8. The Assessor’s Parcel Number (APN) is 8763-006-021.

Site and Surrounding General Plan, Zoning and Land Uses

The following table describes the surrounding land uses located adjacent to the subject property:

	General Plan Designation	Zoning	Land Uses
Site	General Commercial	Regional Commercial (C-3)	Fueling Station (Mobil)
North	General Commercial	Community Commercial (C-2)	Fueling Station (Shell)
South	Low-Medium Residential	Low/Medium Density Residential	Single-Family Residences
East	General Commercial	Community Commercial (C-2)	Restaurant
West	General Commercial	Community Commercial (C-2)	Commercial Shopping Center (Retail, Restaurant, Service)

The image below highlights the subject property:



**Site Aerial of Project Location –
Mobil Fueling Station**



Project Site (View from South Brea Canyon Road)



Mobil Mart Convenience Store

Site and Project Description

As stated, the subject property is developed with four structures. The site is improved with six off-street parking spaces, landscape areas along the perimeter of the property, onsite exterior lighting, interior and exterior 21-video camera surveillance system, an alarm system and ancillary self-serve air and water stations.

The convenience store sells grocery and sundry items, as well as beer and wine for off-site consumption. The property owner submitted a request to also allow the sale of distilled spirits, which is the focus of this request. The alcoholic beverage sales area for beer and wine currently encompasses 30 square feet of the 846 square-foot building. The applicant proposes to allocate an additional 16 square feet of display area for distilled spirits.

The fueling station operates daily from 5 a.m. to 11 p.m., Monday through Friday, and from 6 a.m. to 10 p.m. on Saturday and Sunday. The fueling station is staffed by at least one employee during operating hours.

ANALYSIS

Review Authority for Conditional Use Permit (CUP) – Diamond Bar City Code Section 22.58

A Conditional Use Permit is required for the sale of alcoholic beverages in conjunction with the sale of motor fuel at an existing fueling station.

When reviewing a CUP, consideration is given to the location, design, configuration, operational characteristics and potential impacts to determine whether or not the

proposed use will pose a detriment to the public health, safety and welfare. If it can be found that the proposed use is likely to be compatible with its surroundings, the Commission may approve the proposed use subject to conditions stipulating the manner in which the use must be conducted. If the Commission finds that the proposed use is likely to be detrimental to the general peace, health and general welfare, then it must deny the request.

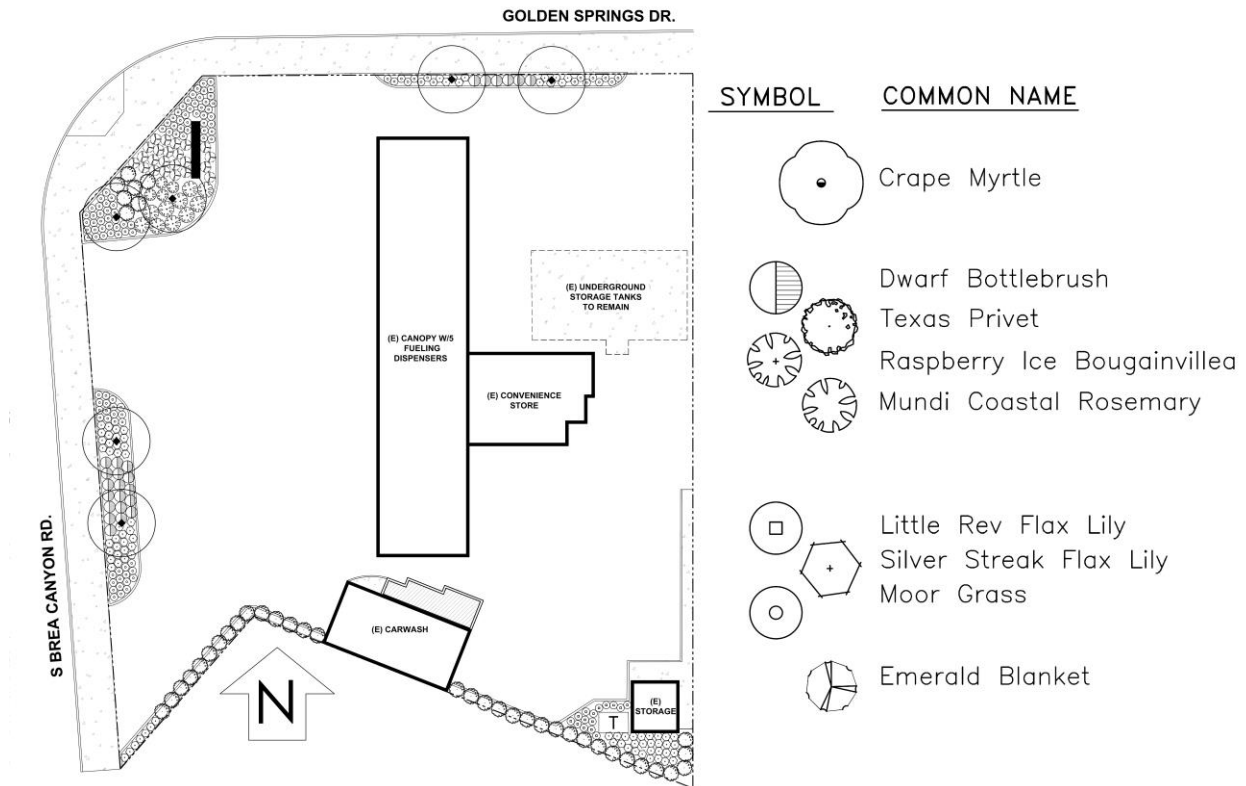
Factors that should be considered when reviewing this request for the additional sale of distilled spirits for off-site consumption at the existing Mobil convenience store include the following: vehicular circulation and parking; neighborhood compatibility; proximity to sensitive uses, such as schools and playgrounds; and the concentration of off-site alcohol sales outlets within the subject census tracts, along with crime statistics within the subject law enforcement reporting district. These considerations help assess and mitigate the potential for unlawful or disruptive behavior associated with alcoholic beverage sales.

When a CUP is approved, it runs with the land and all conditions placed on the CUP are binding on all successors in interest. In other words, if approved, the proposed CUP would only be valid at this location, and the rights grants and restrictions imposed through the approval of a CUP are passed along to future property owners and operators of the property and use.

The addition of distilled spirits sales at the convenience store will have a negligible impact on the site. There will be no exterior changes to the structure. The interior of the store will remain unchanged except for the replacement of approximately 16 square feet of existing general merchandise display area with shelving for distilled spirits, which constitutes a relatively small portion of the total merchandise display area.

Landscaping

The existing site perimeter consists of barren planter areas lacking vegetation, resulting in unsightly street frontages along South Brea Canyon Road and Golden Springs Drive. In September 2024, the property owner agreed to install new trees, shrubs, and groundcover along the perimeter of the site as part of the approval for a 158 square-foot storage addition to the carwash building. The approved landscape plan is shown below:



The new landscaping would have addressed a longstanding deferred maintenance issue, and enhance the appearance of a prominent intersection. However, neither the storage addition nor the landscaping has been installed to date. To address this unresolved deferred maintenance issue, the draft Resolution includes a condition of approval requiring all perimeter landscaping to be installed before the issuance of the ABC Type 21 License.

Parking and Circulation

Vehicular access to the site is provided by four means of ingress and egress. There are two driveway approaches for entering and exiting the property via northbound traffic along South Brea Canyon Road. The other two driveway approaches for entering and exiting via eastbound traffic are located along Golden Springs Drive.

Adequate parking is provided onsite. The Development Code requires fueling stations and convenience stores to provide a minimum of one space per 250 square feet of gross floor area. As such, the 846 square feet convenience store building requires four off-street parking spaces. There are six parking spaces, including one accessible space. The sale of alcoholic beverages does not affect the parking requirement because no square footage is being added to the building.

The addition of distilled spirits to the store’s alcoholic beverages inventory is also not expected to substantially increase the number of vehicle trips at the fueling station. The

convenience store is an ancillary use to the fueling station, and according to the applicant, the majority of customers visit the convenience store after purchasing motor fuel.

Compatibility with Neighborhood

The site is surrounded by commercial uses to the north, east, and west, with single-family residences located to the south of the subject site. The additional sale of distilled spirits will be ancillary to the sale of gasoline and retail items currently provided within the convenience store.

Proximity to Similar Commercial Uses

Two commercial establishments located near the intersection of Golden Springs Drive and South Brea Canyon Road are approved for the sale of beer, wine, and distilled spirits. These include the general retailer Market World located at 21080 Golden Springs Drive and the specialty retailer YYDS Wine & Spirits, Inc. located at 21180 Golden Springs Drive.

Given the presence of nearby establishments already permitted to sell similar alcoholic beverages, it is reasonable to conclude that granting a permit for the subject property would not create incompatibility with other neighborhood uses.

Proximity to Sensitive Uses

DBCC Section 22.10.030 requires off-site/off-sale alcoholic beverage retailers¹ to be at least 150 feet away from any elementary, middle, or high school. The 150-foot distance requirement does not apply to art, dance, and martial arts studios; fitness training centers; commercial tutoring centers; or establishments that provide courses via the Internet. The site is approximately 0.52 miles from Walnut Elementary School, located at 841 Glenwick Avenue.

There are also no public playgrounds, parks, nonprofit youth facilities, or other locations where children may congregate. The nearest park—Larkstone Park, located at 20668 Larkstone Drive—is approximately 0.70 miles away, measured from the nearest boundary lines. The nearest religious use—The Church in Diamond Bar, located at 1200 South Brea Canyon Road—is approximately 700 feet away, also measured from the nearest boundary lines.

As a result, potentially undesirable situations such as juvenile loitering or other inappropriate activities are considered highly unlikely. A condition of approval is also included, requiring employees on-site to take necessary actions to discourage loitering and littering on the premises.

¹ “Off-site” or “off-sale” means alcohol that is sold in sealed containers for consumption off-site.

“On-site” or “on-sale” means alcohol that is served for consumption within the premises from which it is sold, such as a restaurant or bar.

Concentration of Off-Sale Alcohol Licenses

In addition to the Conditional Use Permit application, the property owner submitted an application to ABC for a “Type 21 (Off-Sale General)” license to replace the existing “Type 20 (Off-sale Beer and Wine)” license. A Type 21 license authorizes the sale of distilled spirits (e.g., whiskey, vodka, etc.) in addition to beer and wine for consumption off the premises where sold.

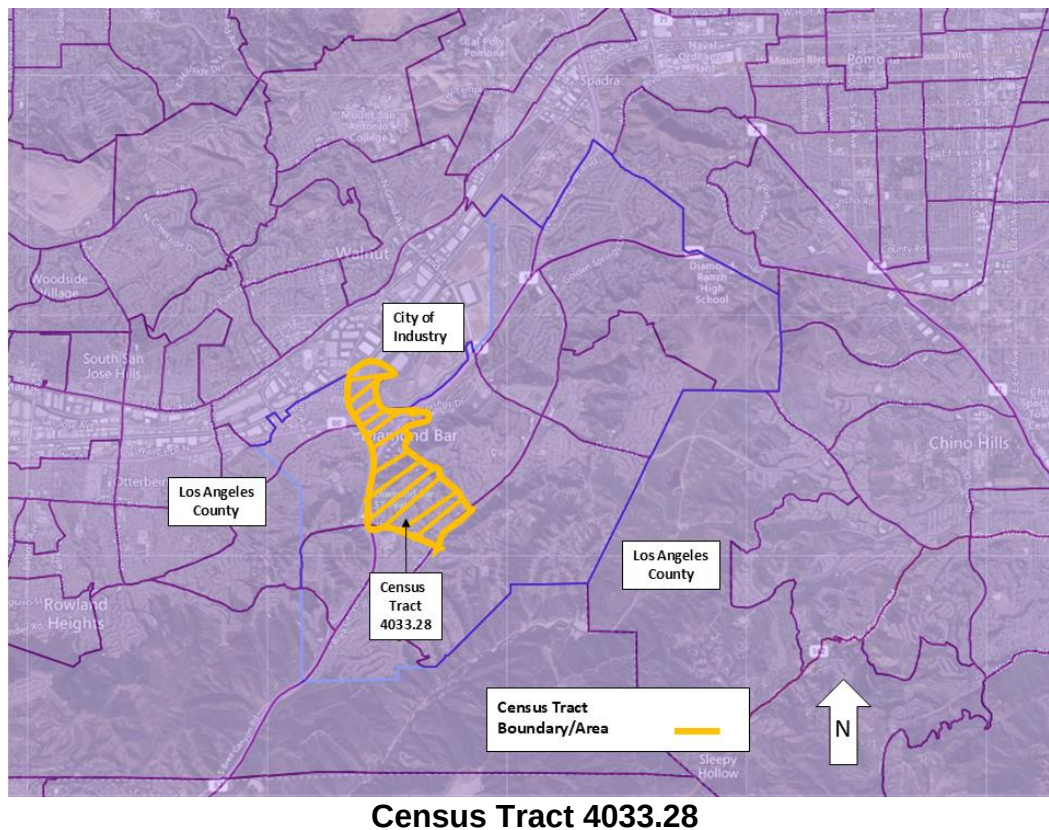
ABC regulates the distribution of liquor by setting limits on the different types of licenses. Section 23958.4 of the California Business and Professions Code allows ABC to consider “undue concentration” when reviewing an application for an alcohol license. Section 23958.4 defines undue concentration to exist in any of the following locations:

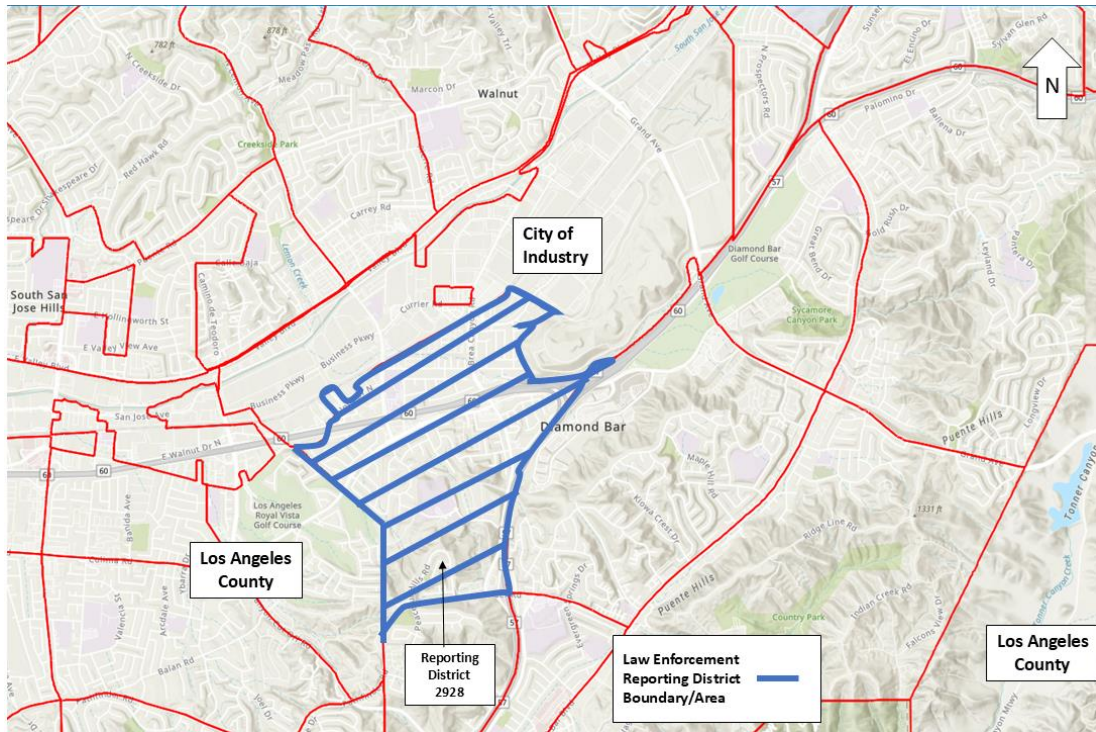
1. A crime reporting district with a 20 percent greater number of reported crimes than the City’s average. (“Reported crimes” means the most recent yearly compilation by the local law enforcement agency of reported offenses of criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny, theft, and motor vehicle theft, combined with all arrests for other crimes, both felonies and misdemeanors, except traffic citations).
2. A census tract where the ratio of on-sale licenses to population exceeds the ratio of on-sale retail licenses to population in the county in which the license is being issued.
3. A census tract where the off-sale licenses to population exceeds the county’s ratio of off-sale to population.

The project site is located within Census Tract 4033.28 and Los Angeles County Law Enforcement Reporting District 2928. ABC reviewed the proposed application and determined that a “public convenience or necessity” (PCN) determination is required based on the project location and reported crime statistics for calendar year 2020, which was the most recent data available to the agency at the time of review. ABC reported that for Census Tract 4033.28, three Type 21 licenses are allowed and four currently exists. ABC also reported that in Law Enforcement Reporting District 2928, the average number of reported crimes is greater than 20 percent of the City’s average as illustrated below:

Reporting Year	2020
Citywide average number of reported crimes	107.5
Total number of reported crimes (Reporting District 2928)	248
Number of reported crimes above Citywide average	140.5
Percent increase in reported crimes compared to Citywide average	131%

According to ABC, an additional finding of PCN is required before ABC would issue an off-premise license in a “high crime” area. If the requested CUP is approved by the Planning Commission, the CUP findings would provide the facts to support the separate PCN finding.





Los Angeles County Reporting District 2928

Review Authority for Public Convenience or Necessity (PCN) Determination:

On January 17, 2006, the City Council adopted Resolution No. 2006-04, delegating the authority to the Planning Commission to determine whether a PCN finding can be made to warrant the issuance of an alcohol license.

Facts to Support a Public Convenience or Necessity (PCN) Finding:

The following are facts that support the requested PCN determination:

- Diamond Bar is nationally recognized for being one of the safest cities in the country. While ABC recognizes Law Enforcement Reporting District 2928 as a "high crime" area, the Los Angeles County Sheriff's Department (LASD) Diamond Bar/Walnut Station has confirmed that Law Enforcement Reporting District 2928 is not a "high crime" area by any metric used by the LASD.
- LASD has provided the City of Diamond Bar with updated crime statistics for Law Enforcement Reporting District 2928 for calendar years 2023 and 2024, as shown in the table below:

Reporting Year	2023
Citywide average number of reported crimes	118
Total number of reported crimes (Reporting District 2928)	242
Number of reported crimes above Citywide average	124
Percent increase in reported crimes compared to Citywide average	105%

Reporting Year	2024
Citywide average number of reported crimes	110
Total number of reported crimes (Reporting District 2928)	220
Number of reported crimes above Citywide average	110
Percent increase in reported crimes compared to Citywide average	100%

As shown in the tables above, the total number of reported crimes fluctuates over time. LASD data indicates a decrease in reported crimes in Law Enforcement Reporting District 2928 for calendar years 2023 and 2024. The updated statistics also show a decline in the percentage of crimes in District 2928 relative to the Citywide average.

Additionally, the census tract/reporting district spans over 950 acres and includes some of the City's busiest commercial areas, including the intersections at Golden Springs Drive/South Brea Canyon Road, Golden Springs Drive/Lemon Avenue, and South Brea Canyon Road/Pathfinder Road. The 57/60 Freeways also extend through the census tract, contributing to high traffic volumes. Given the district's geographic characteristics, the number of "reported crimes" (a broad category) is relatively low. Therefore, a 105 percent increase above the Citywide average is, in reality, a small number.

- LASD reviewed the project and determined that based on the negligible amount of floor area added to accommodate distilled spirits; and relatively low crime attributed to the subject property, there was no objection to the request for the sale of distilled spirits for off-site consumption.
- The property owner maintains a 21-video camera surveillance system to monitor the store's activity and has an alarm system. Video recordings are maintained for a minimum of seven days. LASD staff conducted a site visit and deemed the security surveillance system sufficient. Conditions of approval are included in the attached resolution, requiring the long-term operation and maintenance of the surveillance system.
- ABC will impose and monitor compliance with conditions of licensure, as it does with any other ABC license type. Adherence to ABC's conditions of licensure will mitigate impacts on public safety and welfare and safeguard the community from the

potential negative effects of on-premises consumption of alcoholic beverages, such as sales to minors.

- There are 15 ABC Type 21 licenses in commercial areas throughout Diamond Bar. As indicated above, three of the Type 21 alcoholic beverage retail establishment are located nearby to the intersection of Golden Springs Drive and South Brea Canyon Road. Denial of the requested ABC Type 21 license would:
 1. Place the convenience store at an unfair competitive disadvantage with nearby alcoholic beverage retailers with ABC Type 21 licenses in proximity to the Golden Springs Drive/South Brea Canyon Road intersection; and
 2. Limit pricing and selection comparison opportunities for Diamond Bar residents.

Based on the above analysis, staff finds that issuance of an ABC Type 21 license permitting beer, wine and distilled spirits for off-site consumption, will not have a negative impact to the surrounding uses.

Additional Review

The Building and Safety Division and Los Angeles County Sheriff's Department reviewed this project, and their comments are included in the attached resolution as conditions of approval.

NOTICE OF PUBLIC HEARING:

On January 31, 2025, public hearing notices were mailed to property owners within a 500-foot radius of the project site. The notice was submitted to the *San Gabriel Valley Tribune* newspaper for publication on January 31, 2025. A notice display board was posted at the site, and a copy of the notice was posted at the City's designated community posting sites.

PUBLIC COMMENTS:

No comments have been received as of the publication date of this report.

ENVIRONMENTAL ASSESSMENT:

The request has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined that the requested CUP finding, along with the subsequent issuance of an ABC Type 21 license, is exempt from the provisions of CEQA, as set forth 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.

PREPARED BY:

Arlene Laviera

Arlene Laviera, Administrative Coordinator 2/25/2025

REVIEWED BY:

Grace Lee

Grace Lee, Planning Manager

2/20/2025

Greg Gubman

Greg Gubman, Community Development Director

2/20/2025

Attachments:

- A. Draft Resolution No. 2024-XX and Standard Conditions of Approval
- B. Site Plan and Floor Plan

**PLANNING COMMISSION
RESOLUTION NO. 2024-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) NO. PL2024-64 TO ALLOW THE SALE OF BEER, WINE AND DISTILLED SPIRITS UNDER ABC TYPE 21 LICENSE (OFF-SALE GENERAL) FOR OFF-SITE CONSUMPTION, REPLACING THE EXISTING ALCOHOLIC BEVERAGE CONTROL (ABC) TYPE 20 LICENSE (OFF-SALE BEER AND WINE); AND DETERMINE THAT THE REQUESTED CONDITIONAL USE PERMIT WOULD SERVE THE “PUBLIC CONVENIENCE OR NECESSITY” LOCATED AT 1024 SOUTH BREA CANYON ROAD, DIAMOND BAR, CA (APN 8763-006-021).

A. RECITALS

1. The property owner, Michael Zavaro, and the applicant, Liliger Damaso for Liquor License Brokers, are requesting approval of a Conditional Use Permit (CUP) to allow the sale of beer, wine and distilled spirits under a Department of Alcoholic Beverage Control (ABC) Type 21 License (Off-sale General) within an existing convenience store at a Mobil fueling station; and to determine that issuing the requested CUP would serve the “public convenience or necessity”.
2. The subject property is located in the Regional Commercial (C-3) zone with a General Plan land use designation of Commercial (C).
3. The legal description of the subject property is Lot 1 of Parcel Map No. 51-8 and the Assessor’s Parcel Number is 8763-006-021.
4. On January 31, 2025, a notification of the public hearing for this project was published in the *San Gabriel Valley Tribune* newspaper. On the same date, public hearing notices were mailed to property owners within a 500-foot radius of the project site and posted at the City’s designated community posting sites.
5. Due to a lack of quorum, the regular Planning Commission meeting was adjourned pursuant to Government Code Sections 54955 and 54955.1, and all business items scheduled before the Planning Commission for February 11, 2025, were continued to February 25, 2025.
6. On February 25, 2025, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded the hearing on that date.

B. RESOLUTION

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. The Planning Commission hereby determines the Project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the provisions of Article 19, Section 15061(b)(3) of the CEQA Guidelines. 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.

C. **FINDINGS OF FACT**

Based on the findings and conclusions set forth herein and as prescribed under DBCC Section 22.58, the Planning Commission hereby finds and approves as follows:

Conditional Use Permit (DBCC Section 22.58)

1. The Proposed Use is allowed within the subject zoning district with the approval of a conditional use permit and complies with all other applicable provisions of this Development Code and the City Code.

Pursuant to DBCC Section 22.10.030, Table 2-6, off-site alcoholic beverage sales in conjunction with the sale of motor fuel are permitted in the C-3 zoning district with the approval of a conditional use permit. The fueling station and convenience store comply with all Development Code and City Code standards, including a requirement that off-site alcoholic beverage retailers be at least 150 feet away from any elementary, middle, or high school.

2. The Proposed Use is consistent with the general plan and any applicable specific plan.

The Proposed Use is consistent with General Plan Goal ED-G-3: ("Support the retention, rehabilitation, and/or expansion of existing businesses, and the attraction of new businesses"). The sale of beer, wine and distilled spirits under ABC Type 21 License (Off-sale General) for off-site consumption expands the capacity of an existing business to serve local needs.

The project site is not subject to the provisions of any specific plan.

3. The design, location, size and operating characteristics of the Proposed Use are compatible with the existing and future land uses in the vicinity.

The site is surrounded by commercial uses to the north, east, and west, with single-family residences located to the south of the subject site. The proposed sale of beer, wine and distilled spirits under ABC Type 21 License (Off-sale General) will be compatible with the existing uses. The sale of beer, wine and distilled spirits already exists within other establishments. Furthermore, the additional sale of distilled spirits will be ancillary to the sale of gasoline and retail items currently provided within the convenience store.

The addition of distilled spirits at the store will not alter the physical appearance

of the existing structure, and the interior of the convenience store will not be significantly modified. The alcoholic beverage sales area for beer and wine currently encompasses 30 square feet of the 846 square-foot building. The applicant is proposing to dedicate an additional 16 square feet of display area to distilled spirits, which is a relatively small percentage of total merchandise display area. In summary, the operational characteristics of the Proposed Use are compatible with the existing retail environment of the site.

Additionally, through compliance with the conditions of approval stipulating the manner in which the use must be conducted, the activities associated with the Proposed Use will be compatible with the other uses within the convenience store, fueling station and surrounding neighborhood.

4. The subject site is physically suitable for the type and density/intensity of use being proposed, including access, provision of utilities, compatibility with adjoining land uses, and the absence of physical constraints.

The Proposed Use is physically suitable with the subject site because it will be located in an existing building. No changes are proposed to the exterior of the building or physical layout of the site, including access, parking, circulation or utilities. The interior of the store will remain unchanged except for the replacement of approximately 16 square feet of existing general merchandise display area with shelving for distilled spirits, which constitutes a relatively small portion of the total merchandise display area. The addition of distilled spirits to the store's inventory is also not expected to substantially increase the amount of traffic at the fueling station. The convenience store is an ancillary use to the fueling station.

There are also no public schools, public playgrounds, parks, nonprofit youth facilities, or other location where children may congregate. The site is approximately 0.52 miles away from Walnut Elementary School, located at 841 Glenwick Avenue. The nearest park—Larkstone Park, located at 20668 Larkstone Drive—is approximately 0.70 miles away, measured from the nearest boundary lines. The nearest religious use—The Church in Diamond Bar, located at 1200 South Brea Canyon Road—is approximately 700 feet away, also measured from the nearest boundary lines. As a result, potentially undesirable situations such as juvenile loitering or other inappropriate activities are considered highly unlikely. A condition of approval is also included requiring employees on-site to take necessary actions to discourage loitering and littering on the premises.

The site is surrounded by existing commercial establishments permitted to sell alcoholic beverage. Two commercial establishments located near the intersection of Golden Springs Drive and South Brea Canyon Road are approved for the sale of beer, wine, and distilled spirits. These include the general retailer Market World located at 21080 Golden Springs Drive and the specialty retailer YYDS Wine & Spirits, Inc. located at 21180 Golden Springs Drive. Given the presence of nearby establishments already permitted to sell similar alcoholic beverages, it is reasonable to conclude that granting a permit for the subject property would not create incompatibility with other neighborhood uses.

The subject property is located within the Los Angeles County Law Enforcement Reporting District 2928. ABC classifies the subject reporting district as “high crime”. ABC guidelines state that undue concentration exists if a crime reporting district has a 20 percent greater number of reported crimes than the city’s average. “Reported crimes” refers to the most recently available compilation by the local law enforcement agency of reported offenses, including criminal homicide, forcible rape, aggravated assault, robbery, burglary, theft, arson and motor vehicle theft, combined with all arrests for other crimes, both felonies and misdemeanors, except traffic citations. ABC reviewed the proposed application and determined that a “public convenience or necessity” (PCN) determination is required based on the project location and reported crime statistics. The findings made herein provide the facts that support the separate PCN finding.

While ABC recognizes Law Enforcement Reporting District 2928 as a “high crime” area, the Los Angeles County Sheriff’s Department (LASD) Diamond Bar/Walnut Station has confirmed that Law Enforcement Reporting District 2928 is not a “high crime” area by any metric used by the LASD.

LASD has provided the City of Diamond Bar with updated crime statistics for Law Enforcement Reporting District 2928 for calendar years 2023 and 2024. LASD data indicates a decrease in reported crimes in Law Enforcement Reporting District 2928 for calendar years 2023 and 2024. The updated statistics also show a decline in the percentage of crimes in District 2928 relative to the Citywide average.

LASD also reviewed the project and determined that based on the negligible amount of floor area added to accommodate distilled spirits and relatively low crime attributed to the subject property, there was no objection to the request for the additional sale of distilled spirits for off-site consumption.

5. Granting the conditional use permit will not be detrimental to the public interest, health, safety, convenience, or welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

The sale of distilled spirits for off-site consumption in conjunction with the sale of motor fuel at an existing convenience store and fueling station will be subject to the licensing requirements and resolutions of the Department of Alcoholic Beverage Control, in addition to the conditions set forth in this resolution. In light of these facts, the approval of the application will not be detrimental to the public health, safety or welfare, or materially injurious to the properties or improvements in the vicinity.

6. The proposed Project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

The proposed use is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth under Article 19 Section 15061(b)(3) of the CEQA Guidelines. 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.

D. CONDITIONS OF APPROVAL

Based upon the findings and conclusion set forth above, the Planning Commission hereby approves Conditional Use Permit No. PL2024-64, subject to the following conditions:

1. This approval is for the sale of beer, wine and distilled spirits in conjunction with the sale of motor fuel in an existing convenience store at a Mobil fueling station as described in the application on file with the Planning Division, the Planning Commission staff report for Conditional Use Permit No. PL2024-64 dated February 25, 2025, and the Planning Commission minutes pertaining thereto, hereafter referred to as the "Use."
2. The Use shall substantially conform to the approved plans as submitted and approved by the Planning Commission and on file with the Community Development Department.
3. This Conditional Use Permit shall be valid only for 1024 South Brea Canyon Road, as depicted on the approved plans on file with the Planning Division. Prior to relocating or expanding the Use into another location, the applicant shall first apply for and receive approval of an amended Conditional Use Permit.
4. If, at any time, the City finds that the Use is the cause of a parking deficiency, noise nuisance, or other land use impact, within or beyond the subject property boundaries, the Community Development Director, after providing the entitlement holder a reasonable opportunity to mitigate the impact(s) to an acceptable level, may refer the matter back to the Planning Commission to consider amending or revoking this Conditional Use Permit to address such impacts.
5. No changes to the approved scope of services comprising the Use shall be permitted unless the applicant first applies for an amendment to this Conditional Use Permit, pays all application processing fees and receives approval from the Planning Commission, except that the Community Development Director may administratively approve minor modifications to the use if it is determined.
6. The applicant shall obtain the appropriate permit from the California Department of Alcoholic Beverage Control (ABC) and provide written verification to the City before commencing the sale of beer, wine and distilled spirits. Applicant shall be in compliance with all ABC requirements.
7. Prior to the issuance of ABC Type 21 License, perimeter landscaping shall be installed in substantial conformance with the approved landscape plan associated with Plot Plan PL2024-11.

8. The owner/operator of the fueling station and convenience store shall operate in accordance with the following requirements:
- a. All fake ID's shall be confiscated and turned in to the Los Angeles County Sheriff's Department, within a timely manner, not to exceed a 30-day period.
 - b. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of persons on or about the parking lot. Additionally, the position of such lighting shall not disturb the normal privacy and use of any neighboring residence.
 - c. Surveillance cameras shall be maintained on the premises, with the intent to capture digital images of subjects entering, exiting, cash registers and vehicle and pedestrian traffic approaching the business. A minimum of 7 days of surveillance video shall be kept and relinquished upon request by the Los Angeles County Sheriff's Department. The recording system and cameras shall be maintained in working condition.
 - d. A prominent, permanent sign stating, "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted in a place that is clearly visible to patrons of the premises. The sign shall be no smaller than 8 ½ X 11 inches.
 - e. Employees shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the premises, and take reasonable steps to correct objectionable conditions that constitute a nuisance. Employees shall call the Los Angeles County Sheriff's Department to ask that they remove loiterers who refuse to leave.
 - f. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 72 hours of being applied.
 - g. An incident log shall be maintained at the licensed premises on a continual basis with at least one year of entries and be readily available for inspection by the Los Angeles County Sheriff's Department. The log is for recording any physical altercations, injuries, and objectionable conditions that constitute a nuisance occurring in, on, or at the licensed premises, including the immediately adjacent area that is owned, leased or rented by the licensee. The log shall indicate date, time, description of incident, staff involved/ witnesses, what action taken, police notification if reported, and report number.
 - h. There shall be no promotions or advertisements indicating "Buy one drink, get one free," "Two for the price of one," or "All you can drink for...." or similar language.
 - i. Employees shall not consume any alcoholic beverages during their work

shift.

- j. Sales of alcoholic beverages under the off-sale privileges of the ABC license shall be restricted to the confines of the building as shown on the approved plans. No alcoholic beverages shall be sold or displayed in iced containers/portable freezers within the site.
- k. All windows shall be kept clear and free of any obstructions to visibility including opaque window tint.
- l. All signage visible from the exterior of the store which advertises the sale or availability of alcohol shall be prohibited.
- m. To ensure compliance with all conditions of approval and applicable codes, this Conditional Use Permit shall be subject to periodic review. If non-compliance with conditions of approval occurs, the Conditional Use Permit may have operational conditions added or revocations of permits may occur at a Planning Commission hearing.

The Planning Commission shall:

- (a) Certify to the adoption of this Resolution; and
- (b) Forthwith transmit a certified copy of this Resolution, by certified mail to the property owner, Michael Zavaro, 1024 South Brea Canyon Road, Diamond Bar, CA 91789; and applicant, Liliger Damaso for Liquor License Brokers, 8737 Venice Boulevard, Suite 105, Los Angeles, CA 90034.

APPROVED AND ADOPTED THIS 25TH DAY OF FEBRUARY 2025, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Ruben Torres, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 25th day of February 2025, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST: _____
Greg Gubman, Secretary



COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: Conditional Use Permit No. PL2024-64

SUBJECT: To allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off-site consumption in conjunction with the sale of motor fuel within an existing convenience store / fueling station.

PROPERTY OWNER(S): Michael Zavaro
Zavaro, Inc.
1024 South Brea Canyon Road
Diamond Bar, CA 91789

APPLICANT: Liliger Damaso for Liquor License Brokers
8737 Venice Boulevard, Suite 105
Los Angeles, CA 90034

LOCATION: 1024 South Brea Canyon
Diamond Bar, CA 91789

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT (909) 839-7030, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL REQUIREMENTS

1. The applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void, or annul the approval of Conditional Use Permit No. PL2024-64 brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:

- (a) Applicant shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorney fees, incurred in defense of such claims.
 - (b) Applicant shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.
- 2. This approval shall not be effective for any purpose until:
 - (a) The applicant and property owner have each filed with the Community Development Department an affidavit stating that they are aware of and agree to accept all of the conditions of approval contained herein; and
 - (b) All remaining application processing fees have been paid in full.
- 3. The business owners and all designers, architects, engineers, and contractors associated with this project shall obtain a Diamond Bar Business License for those businesses located in Diamond Bar.
- 4. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.
- 5. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.
- 6. To ensure compliance with all conditions of approval and applicable codes, the Conditional Use Permit shall be subject to periodic review. If non-compliance with conditions of approval occurs, the Planning Commission may review the Conditional Use Permit. The Commission may revoke or modify the Conditional Use Permit.
- 7. Property owner/applicant shall remove the public hearing notice board within three (3) days of this project's approval.
- 8. The applicant shall comply with the requirements of City Planning, Building and Safety Divisions, and the Fire Department.

B. FEES/DEPOSITS

- 1. Prior to commencing the sale of distilled spirits as set forth under this Conditional Use Permit, all deposit accounts for the processing of this project shall have no deficits.

C. TIME LIMITS

- 1. The approval of Conditional Use Permit No. PL2024-64 shall expire within one

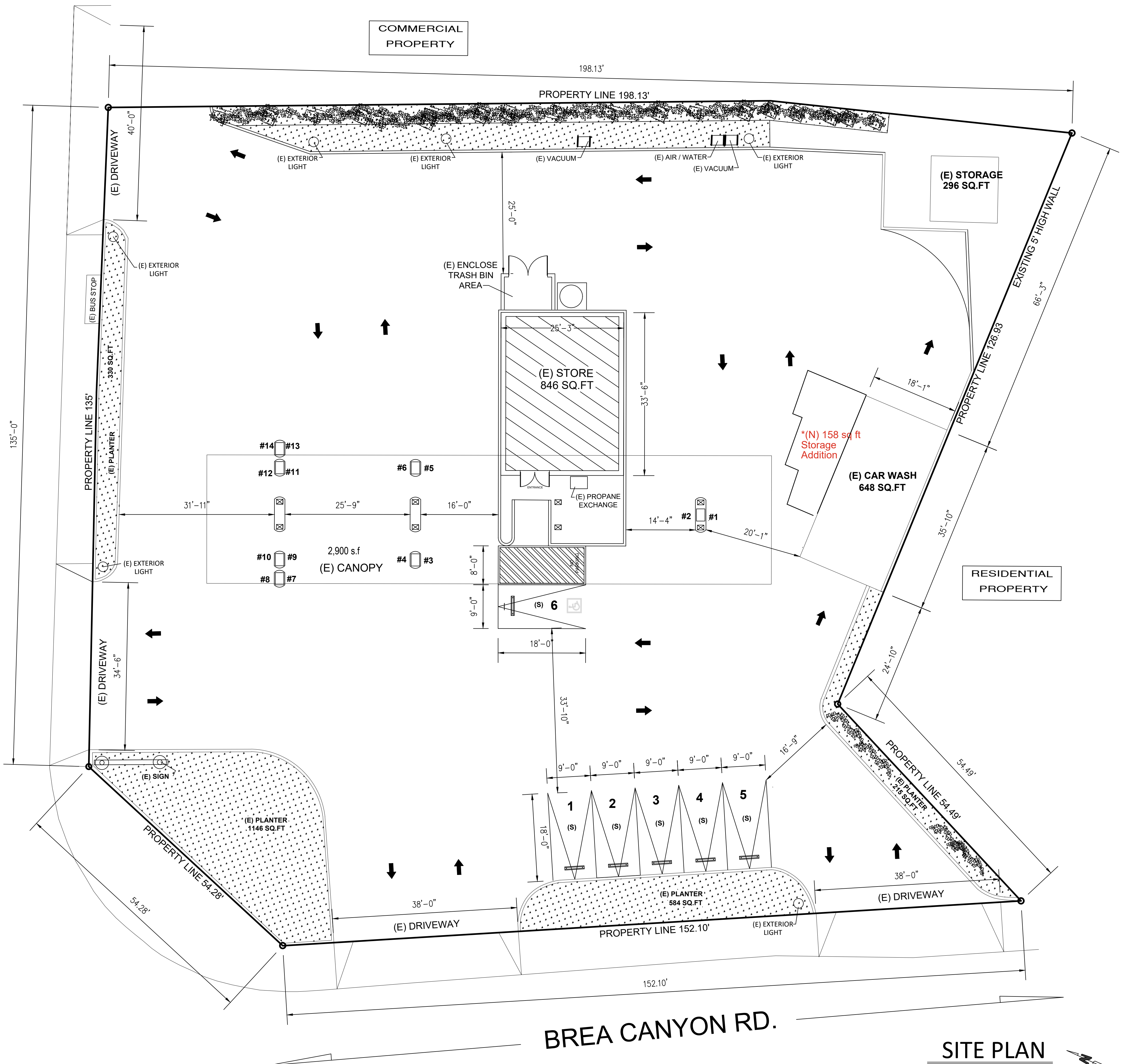
(1) year from the date of approval if the use has not been exercised as defined pursuant to DBCC Section 22.66.050 (b)(1). The applicant may request in writing a one-year time extension subject to DBCC Section 22.60.050(c) for Planning Commission review and approval.

APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DIVISION, (909) 839-7020, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. Where any construction occurs, including modifications to existing coolers and/or new shelving over 5'-9" tall, a building permit is required.
2. Where plans are required, plans and construction shall conform to current State and Local Building Code (i.e. 2022 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of permit issuance.
3. Where new shelving is added, the shelving shall be secured against lateral movement and designed to support the merchandise.

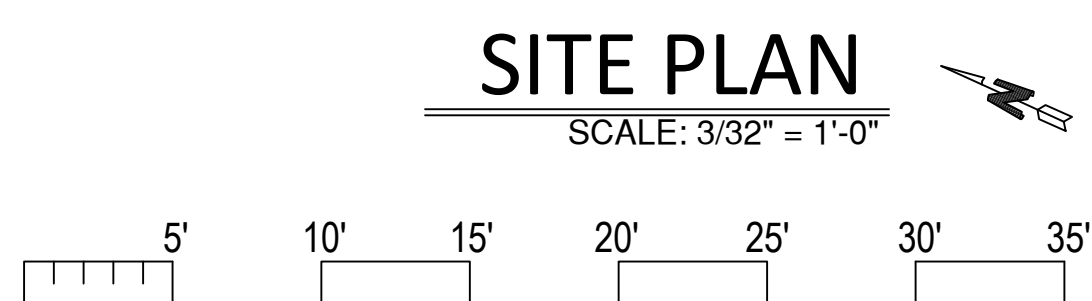
END

GOLDEN SPRINGS DRIVE



*(N)158 SQ FT STORAGE STRUCTURE PREVIOUSLY APPROVED UNDER PLOT PLAN PL2024-11

PARKING PROVIDED:	
PROVIDED (S) STANDARD FOR SITE:	5 STALLS
PROVIDED DISABLED FOR SITE:	1 STALLS
TOTAL PROVIDED PARKING FOR SITE:	6 STALLS



SHEET INFO.

A-1 EXISTING SITE PLAN
A-2 EXISTING FLOOR PLAN

BUILDING DATA:

SITE ADDRESS

1024 BREA CANYON RD
DIAMOND BAR CA 91789

APN#

8763-006-021

LOT SIZE:

27,810 (SQ FT)

ZONING:

C2-1

PROPERTY BOUNDARY DESCRIPTION:

P M 51-8 LOT 1

EXISTING BUILDING:

846 S.F.

SQUARE FOOTAGE:

1984 / 1984

YEAR BUILD / EFFECTIVE YEAR BUILT:

11'

BUILDING HT:

PROJECT DATA:

PROJECT INFO:

BUSINESS NAME:

MOBIL GAS STATION

PROJECT ADDRESS:

1024 BREA CANYON RD DIAMOND BAR CA 91789

ONE STORY BUILDING:

PROJECT SQ.FT.

846 S.F.

PARKING ANALYSIS:

PARKING PROVIDED:

STANDARD PARKING:

5 PARKING SPACE

H.C. PARKING:

1 PARKING SPACE

TOTAL

6 PARKING SPACE

VICINITY MAP

7.2.b

REVISIONS

BY

LIQUORLICENSEBROKERS.COM

8737 VENICE BLVD SUITE 105

LOS ANGELES, CA 90034

OFFICE 310-614-8492

WWW.LIQUORLICENSEBROKERS.COM

OWNER INFORMATION:

ZAVARO MICHAEL

1024 BREA CANYON RD

DIAMOND BAR CA 91789

E: MICHAELZAVARO@GMAIL.COM

PROJECT INFORMATION:

MOBIL GAS STATION

1024 BREA CANYON RD

DIAMOND BAR CA 91789

APN# 8763-006-021

DATE

04-24-2024

SCALE

3/32" = 1'-0"

DRAWN

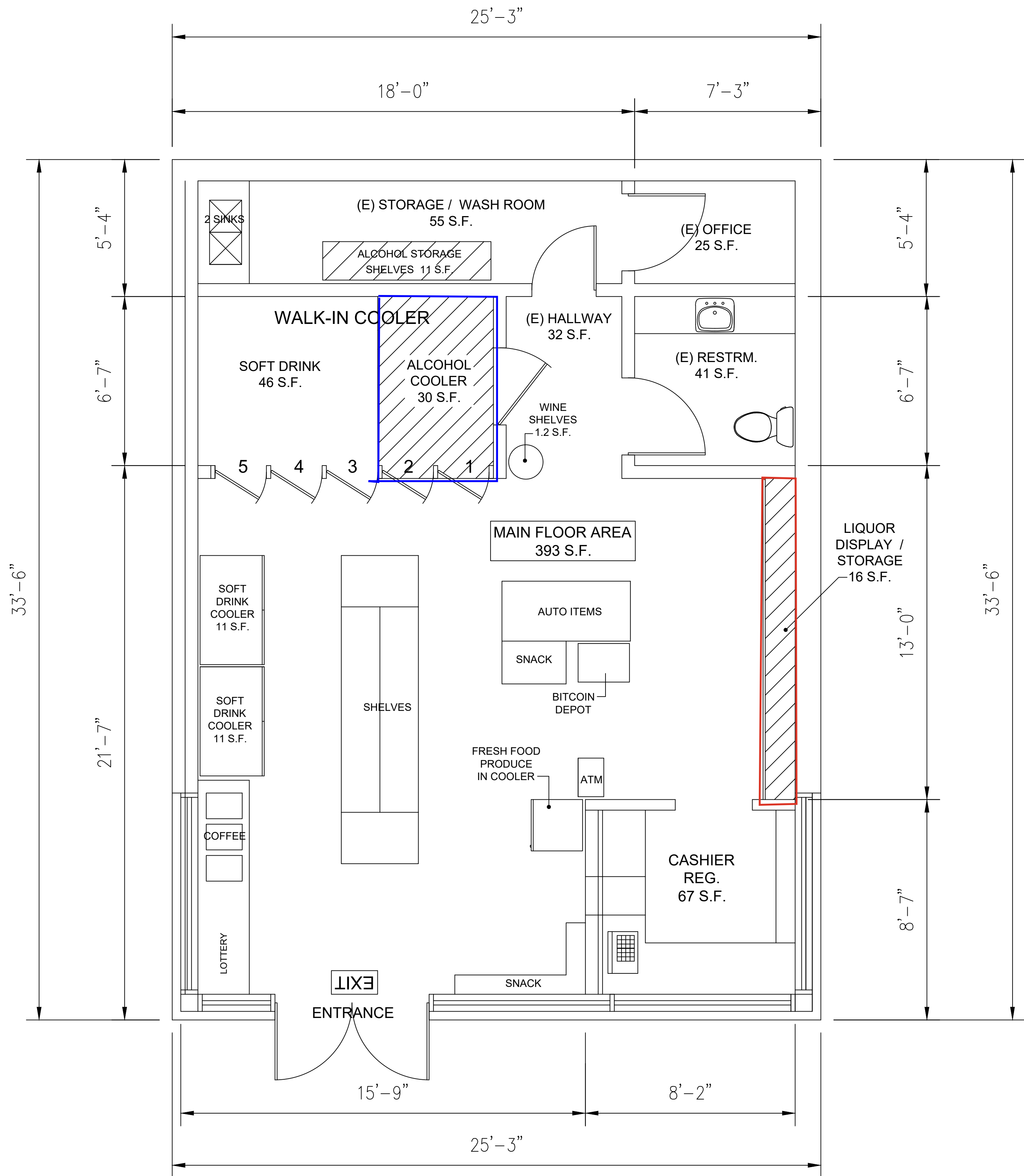
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JOB

SHEET

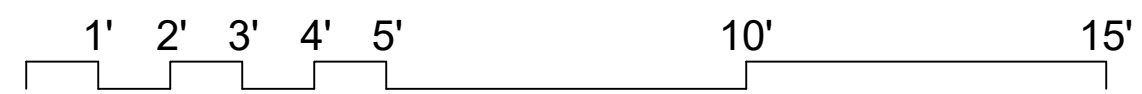
A-1

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EXISTING FLOOR PLAN (846 SQ.FT.)

SCALES: 3/8" = 1'-0"



BUILDING S.F.: (846 S.F.)	
MAIN FLOOR:	393 SQ.FT.
CASH REG.:	67 SQ.FT.
SOFT DRINK WALK-IN COOLER:	68 SQ.FT.
HALLWAY:	32 SQ.FT.
RESTROOM:	41 SQ.FT.
OFFICE	25 SQ.FT.
WASH AREA / STORAGE:	55 SQ.FT.
LIQUOR DISPLAY / STORAGE:	16 SQ.FT.
ALCOHOL COOLER WALK-IN COOLER	30 SQ.FT.
OTHERS:	119 SQ.FT.
TOTAL:	846 SQ.FT.

PARKING STALLS:	
PARKING:	5 STALLS
HANDICAP PARKING:	1 STALLS
TOTAL OF	6 PARKING SPACE

REVISIONS

BY

LIQUORLICENSEBROKERS.COM

8737 VENICE BLVD SUITE 105

LOS ANGELES, CA 90034

OFFICE 310-614-8492

WWW.LIQUORLICENSEBROKERS.COM

OWNER INFORMATION:

ZAVARO MICHAEL

1024 BREA CANYON RD

DIAMOND BAR CA 91789

E: MICHAELZAVARO@GMAIL.COM

PROJECT INFORMATION:

MOBIL GAS STATION

1024 BREA CANYON RD

DIAMOND BAR CA 91789

APN# 8763-006-021

DATE

04-25-2024

SCALE

3/8" = 1'-0"

DRAWN

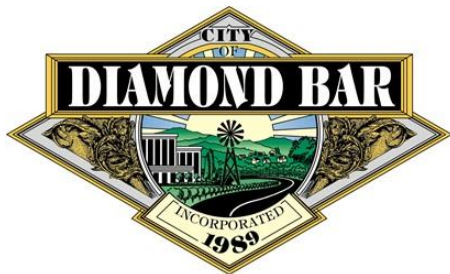
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JOB

SHEET

A-2

Packet Pg. 110



PLANNING COMMISSION

AGENDA REPORT

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

AGENDA ITEM NUMBER: 7.3

MEETING DATE: February 25, 2025

CASE/FILE NUMBER: Development Review and Minor Conditional Use
Permit Planning Case No. PL2024-43

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

GENERAL PLAN DESIGNATION: Rural Residential (RR)

ZONING DISTRICT: Rural Residential (RR)

PROPERTY OWNER: Katy Liu
20618 East Oak Crest Drive
Diamond Bar, CA 91765

APPLICANT: Kenneth Pang
CDA+PDG, Inc.
150 El Camino Real, Suite 112
Tustin, CA 92780

SUMMARY:

The applicant 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).

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.

BACKGROUND:

The project site is located in the Diamond Bar Country Estates (The Country), on the west side of Rocky Trail Road. The property was developed in 1980 under Los Angeles County standards with a 2,586 square-foot single family residence and a 545 square-foot garage on a 0.65 gross-acre (28,208 gross-square foot) lot. It is a hillside property and the addition is proposed on the existing building pad. There are eight California black walnut protected trees on the property.

A previous property owner constructed unpermitted modifications to the residence and site, which includes adding approximately 555 square feet of living area. The addition increased the total living area to 3,141 square feet. Additionally, the owner constructed a circular driveway in the front yard and retaining walls in the rear yard to support an expanded building pad and deck area.

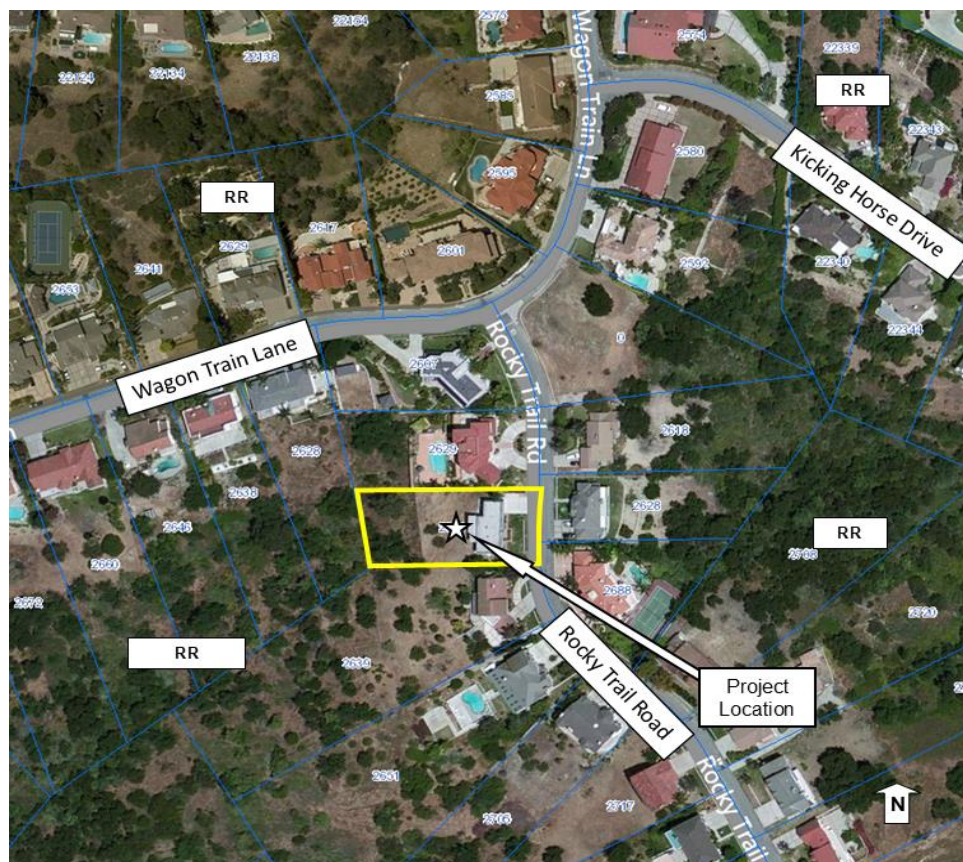
On November 9th, 2021, the Planning Commission approved Development Review and Minor Conditional Use Permit No. PL2021-22 permitting a 2,141 square-foot addition, exterior and interior remodel and rear yard improvements to the existing residence. The property owner did not obtain grading or building permits for the project, and the Development Review and Minor Conditional Use Permit approval subsequently expired.

The proposed project has been approved by the Diamond Bar Country Estates Architectural Committee on July 29, 2024.

The property is legally described as Lot 89 of Tract No. 30578, and the Assessor's Parcel Number (APN) is 8713-025-020.

Site and Surrounding General Plan, Zoning and Land Uses

The image below highlights the subject property:



Site Plan View (Aerial)



Project Site (Existing Residence)



Adjacent Property to the North (2629 Rocky Trail Road)



Adjacent Property to the South (2639 Rocky Trail Road)

The following table summarizes the land use status of the subject property and its surroundings:

	General Plan Designation	Zoning District	Land Use
Site	Rural Residential	RR	Single-Family Residential
North	Rural Residential	RR	Single-Family Residential
South	Rural Residential	RR	Single-Family Residential
East	Rural Residential	RR	Single-Family Residential
West	Rural Residential	RR	Single-Family Residential

Project Description

Site Plan

As stated, the property's gross lot area is 0.65 gross-acres (28,208 gross-square foot), which includes a 30-foot wide private street easement along the frontage of Rocky Trail Road. The property is an irregular-shaped lot with a net buildable area (i.e., minus the private street easement) of 0.57 net acres (24,758 square feet). The property is a

hillside property with a descending average slope at 25 percent that starts from the private street easement to the rear property line.

The existing house is situated toward the front of the lot, approximately 20 feet, six inches from the edge of the private street easement line along Rocky Trail Road. The entrance to the residence faces Rocky Trail Road and an unpermitted circular driveway provides access to a two-car garage.

Grading Plan

The applicant is proposing to cut approximately 160 cubic yards of soil and fill approximately 110 cubic yards of soil. Therefore, approximately 50 cubic yards would have to be exported from the site. The proposed grading activities are limited to areas in proximity to the residence, preserving the majority of the site's unimproved natural slope.

The applicant is proposing to legalize a number of unpermitted retaining walls in the rear yard. Existing retaining walls are limited a maximum of four feet in height and provide support for the building pad to create a flat, usable rear yard area for the residence. Additional four-foot high retaining walls are proposed at key locations along the rear to support additional deck areas, stairways and planter areas. All exposed portions of existing and proposed retaining walls will have a decorative finish, with the use of painted stucco to match the residence.

Architecture

The applicant is proposing to remodel the entire house and add to the side and rear of the existing house. The architectural style of the existing home is Neo-Mansard with an oversized mansard roof, a recessed entry, small window openings, and a rectangular building form. The applicant is proposing to redesign in a contemporary architectural style, featuring a minimalist exterior defined by clean lines, geometric wall planes, and incorporates the following design elements:

- A flat roof with varying heights to break up the roof massing;
- Exterior façade consisting of painted stucco, imitation-wood fiber cement siding and metallic trims, with the use of projections and articulation;
- Vinyl windows of various sizes and configurations;
- Black aluminum deck/balcony railings and exterior wooden gates; and
- Simple color scheme, which includes white and gray stucco walls in combination with earthen brown accent siding. Windows, doors and decorative trims include variations of brown, bronze and black, which complements the neutral color tones of the walls.

The residence maintains a degree of architectural quality and visual interest without the need for excessive ornamentation, which is consistent with the proposed architectural style.



East (Front) Elevation



West (Rear) Elevation

The proposed remodel and addition to the sides and rear of the existing residence and consists of the following components:

- First floor level: common areas (gym, storage), two bedrooms with walk-in closets and bathrooms;
- Second level: common areas (living room, kitchen, dining room, laundry), master suite with walk-in closet and bathroom, powder room, office, two-car garage, carport and balcony;
- Staircase providing access to both levels; and
- Additional 82 square feet of outdoor, ground-level deck areas.

The floor area distribution is summarized below:

PROJECT SUMMARY (square footage)

<u>Living Area*</u>		3,141
○ Upper Floor	2,127	
○ Lower Floor	1,014	
<u>Garage</u>		545
EXISTING FLOOR AREA		3,686
<u>Addition:</u>		
• Upper Floor Living Area		56
• Lower Floor Living Area		329
<u>Addition:</u> Balcony		281
PROPOSED FLOOR AREA		4,352
<u>Ground-Level Deck Areas</u>		2,642
○ Existing	2,560	
○ Proposed	82	

*Approximately 555 square feet of the existing 3,141-square-foot living area is unpermitted. This project scope includes legalizing the unpermitted addition.

The rear yard consists of a flat, concrete deck area supported by a single retaining wall adjacent to the rear of the residence. Two additional tiers of retaining walls—with a maximum height of four feet per wall—support a flat, dirt pad located beyond the deck area towards the rear of the property. The concrete deck is proposed to be expanded and include new stairways, planter areas and wood deck.

The height of the building is 28 feet, measured from the finished grade to the highest point of the roofline.

The existing residence has a nonconforming front setback of 20 feet, 6 inches (30 feet is required). Because the front setback does not fully conform to current development standards, the residence is classified as a “nonconforming structure” pursuant to DBCC Section 22.68.030.

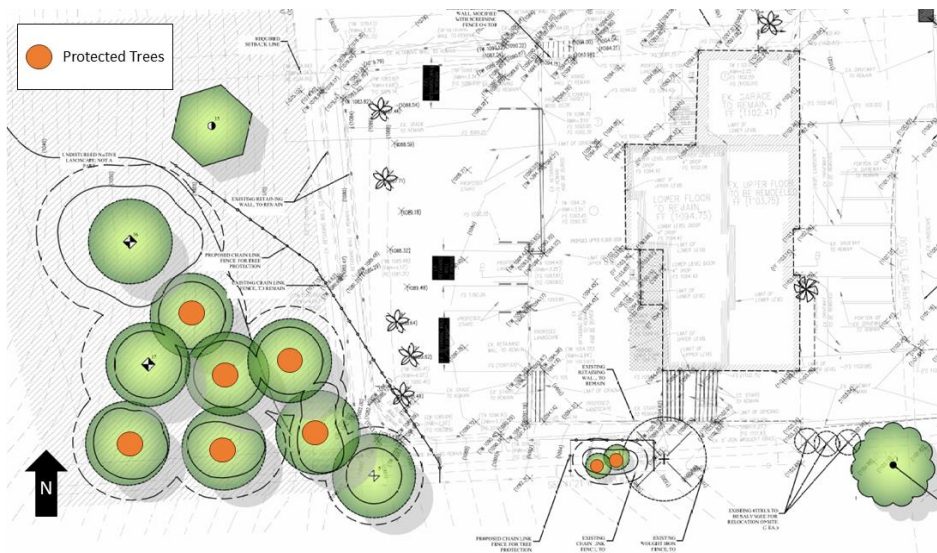
Landscape Plan

A total of 21 unprotected trees and eight protected trees (California black walnut) exists onsite. All protected trees are located outside of the proposed grading and construction area. Of the remaining 21 unprotected trees, 13 will be removed and replaced at a 1:1 ratio. The applicant is proposing to plant twenty 24-inch box Brisbane box trees, three

24-inch box fruit trees and one 60-inch box swan hill fruitless olive tree. A total of 24 trees will be planted to replace the 13 trees proposed for removal. At project completion, there will be a total of 40 trees onsite (24 replacement trees and 16 existing trees).

As a precautionary measure, the protected trees will be protected in place with protective, chain-link fencing to be installed prior to construction activities. For work close to the protected zone, protective measures shall include, but are not limited to the following:

- Tree protection fencing will be a minimum of five feet high and located five feet from the drip line of the trees.
- Fencing will be of a flexible configuration or chain link, supported by vertical posts at a maximum of ten-foot intervals to keep the fencing upright and in place.
- A sign posted on the fencing which states “Warning: Tree Protection Zone” and stating the requirements of all workers in the protection zone.
- Throughout the course of construction, the tree protection fencing shall be maintained and the site shall be maintained and cleaned at all times. No construction staging or disposal of construction materials or byproducts, including but not limited to paint, plaster, or chemical solutions is allowed in the tree protection zone.



Location of Protected Trees

Additionally, various 15-gallon, 5-gallon and 1-gallon shrubs that have a variety of color, texture, and form are proposed throughout the front, side and rear yards. Overall, landscaping consists of drought tolerant and non-invasive species to minimize irrigation and reduce the area of turf. The project is required to comply with the City's Water

Efficient Landscaping Ordinance, and compliance will be verified during building plan check and final inspections.

The subject property is located within the Los Angeles County Fire Department “Very High Fire Hazard Severity Zone.” Therefore, the proposed landscaping must comply with the Fire Department’s Fuel Modification Plan requirements. The landscape plans will be submitted for review and approval by the Fire Department during building plan check.

ANALYSIS:

Review Authority (Diamond Bar City Code (DBCC) Sections 22.48 and 22.56)

The proposed project requires Planning Commission review and approval of two entitlement applications: Development Review (DR) and Minor Conditional Use Permit (MCUP). The analysis that follows provides the basis for staff’s recommendation to approve the DR and MCUP applications.

Development Review (DBCC Chapter 22.48)

Additions which are equal to or greater than 50 percent of the existing habitable floor area of all existing structures on site, or substantially change the appearance of an existing residence require Planning Commission approval of a DR application. Development Review approval is required to ensure compliance with the City’s General Plan policies and design guidelines, and to minimize adverse effects of the proposed project upon the surrounding properties and the City in general.

As stated in Section 22.48.010 of the Development Code, the Development Review process was established to ensure that new development and additions to existing development are consistent with the General Plan “through the promotion of high functional and aesthetic standards to complement and add to the economic, physical, and social character” of Diamond Bar.

Development Standards: The following table compares the proposed project with the City’s development standards for residential development in the RR zone:

Development Feature	Residential Development Standards	Proposed	Meets Requirements
Front Setback	30 feet	20'-6"	No*
Side Setbacks	10 feet on one side and 15 feet on the other	10' – south side 15'-6" – north side	Yes
Side Yard Minimum Between Adjoining Structures	25 feet	25' – north side 25'-6" – south side	Yes
Rear Setback	25 feet	48'-8"	Yes
Lot Coverage	Maximum of 30%	12.1%	Yes
Max. Building Height	35 feet	28'	Yes
Parking	2-car garage	2-car garage plus 1-car carport	Yes

*Minor Conditional Use Permit is requested to allow the expansion of a nonconforming structure. See MCUP discussion below.

Minor Conditional Use Permit (DBCC Chapter 22.56)

An MCUP is required if a change or expansion of a nonconforming structure is greater than 50 percent of the existing square footage of all structures on site, or if the addition is not limited to the ground floor. As stated, the existing residence has the following nonconforming setback:

- 20'-6" front setback (where 30 feet is required)

The proposed addition is located at the rear and side of the house and does not further encroach into the front setback.

The City supports homeowners' efforts to make appropriate improvements to their properties, and recognizes that reasonable accommodations should be made to permit additions and alterations to nonconforming structures. The MCUP process is the tool used to consider such accommodations, subject to the findings set forth in the Development Code.

MCUPs are normally subject to approval of the City's Hearing Officer (typically the Community Development Director). However, because this MCUP is being reviewed as part of a DR application, both land use entitlements are subject to review and approval of the Planning Commission.

Staff believes that approving the MCUP as described above is appropriate and compatible with other residences in the neighborhood, based on the following facts and observations:

- The existing dwelling was built in 1980, prior to the incorporation of the City of Diamond Bar;
- The proposed addition complies with the required side and rear setbacks and distances to the adjacent properties, and does not further encroach into the existing nonconforming 20-foot, six-inch front setback;
- The proposed second floor addition is located above the existing residence; and
- Neighboring properties have similar nonconforming front setbacks, so the proposed project will remain consistent with other homes within the neighborhood.

Compliance with Hillside Management Ordinance (DBCC Section 22.22)

The proposed project was reviewed for compliance with the City's Hillside Management Design Guidelines and regulations. The project complies with all of the regulations and guidelines to ensure that development will complement the character and topography of hillside areas set forth in the Development Code, and incorporates the following features:

- The maximum building height is 28 feet, where 35 feet is allowed;
- Architectural treatment is provided on all sides of the building with varying setbacks and projections; and
- All proposed retaining walls associated with the building pads are at a maximum exposed height of four feet.

The project complies with all of the regulations and guidelines to ensure that development will complement the character and topography of hillside areas set forth in the Development Code.

Compatibility with Neighborhood

The existing house is located on an existing flat pad but will be extended for larger building footprint and rear yard improvements. The project is located between two, multi-level homes. The proposed addition will not be intrusive to neighboring homes since the proposed addition will not block existing views from adjacent properties. The adjacent property to the north has views to the west and the adjacent property to the south also have views to the west.

Although the applicant is proposing to legalize 555 square feet of living area and construct a 385 square-foot two-story addition (a total of 940 square feet of additional living space), the house is comparable in mass and scale to existing homes on similar lots in The Country. The existing Neo-Mansard architectural style was primarily used in the 1960s to the 1970s as a means to “dress up” inexpensive flat-roofed residential construction in an effort to compensate for the lack of redeeming architectural qualities. Today, the Neo-Mansard style is considered dated, and the home in question is a particularly dismal example of a design trend that has largely fallen out of favor. The proposed contemporary design, with a variety of architectural elements, will significantly enhance the home and is far more compatible with the architectural character of the existing homes in The Country. The scale and proportions of the addition are well balanced and appropriate for the site. In sum, the proposed project fits the character of the neighborhood on which it is proposed.

- The proposed addition will conform to all development standards, including building height, lot coverage and setbacks (with the exception of the existing nonconforming front setback of 20’-6”), which is consistent with other homes in The Country;
- A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, landscaping, and window and door placement;
- The proposed addition is appropriate in mass and scale to the site;
- Elevations are treated with detailed architectural elements;
- The exterior finish materials and colors blend with the natural environment; and
- Effective landscape design should serve the dual purpose of intrinsically enhancing a project setting, as well as integrating the landscaping into the overall architectural design. Staff finds the proposed plant palette to be diverse, and the plant selections are compatible with Southern California native landscapes.

Additional Review

The Public Works Department and Building and Safety Division reviewed this project, and their comments are included in the attached resolution as conditions of approval.

NOTICE OF PUBLIC HEARING:

On February 14, 2025, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site, and the notice was published in the San Gabriel Valley Tribune newspaper for publication on February 14, 2025. A notice display board was posted at the site, and a copy of the notice was posted at the City's four designated community posting sites.

Public Comments Received

No comments have been received as of the publication date of this report.

ENVIRONMENTAL ASSESSMENT:

This 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 the provisions of Article 19 Section 15301(e) (additions to existing structures) of the CEQA Guidelines. No further environmental review is required.

PREPARED BY:

Dat Tran

Dat Tran, Associate Planner

2/25/2025

REVIEWED BY:

Grace Lee

Grace Lee, Planning Manager

2/19/2025

Greg Gubman

Greg Gubman, Community Development Director

2/19/2025

Attachments:

- A. Draft Resolution No. 2025-XX and Standard Conditions of Approval
- B. Architectural, Conceptual Grading and Landscape Plans

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2024-43 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 LOCATED AT 2631 ROCKY TRAIL ROAD, DIAMOND BAR, CA 91765 (APN 8713-025-020). 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).

A. RECITALS

1. The property owner, Katy Liu and applicant, Kenneth Pang, have filed an application for Development Review and Minor Conditional Use Permit No. PL2024-43 for a property located at 2631 Rocky Trail Road, Diamond Bar, County of Los Angeles, California.
2. The following approvals are requested from the Planning Commission:
 - (a) Development Review 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.
 - (b) Minor Conditional Use Permit to allow the continuation of an existing nonconforming structure with a preexisting nonconforming 20'-6" front setback (where 30 feet is required).

Hereinafter in this Resolution, the subject Development Review and Minor Conditional Use Permit shall be referred to as the "Proposed Project."

3. The subject property is made up of one parcel totaling 0.65 gross-acre (28,208 gross square-feet). It is located in the Rural Residential (RR) zone with an underlying General Plan land use designation of Rural Residential.
4. The legal description of the subject property is Lot 89 of Tract No. 30578, and the Assessor's Parcel Number (APN) is 8713-025-020.
5. On February 14, 2025, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site. The notice was submitted to the *San Gabriel Valley Tribune* newspaper for publication on February 14, 2025. A notice display board was posted at the site, and a copy of the notice was posted at the City's designated community posting sites.
6. On February 25, 2025, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded said hearing on that date.

B. RESOLUTION

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct; and
2. The Planning Commission hereby determines the Project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the provisions of Article 19, Section 15301(e) (additions to existing structures) of the CEQA Guidelines. Therefore, no further environmental review is required.

C. FINDINGS OF FACT

Based on the findings and conclusions set forth herein and as prescribed under Diamond Bar City Code (DBCC) Sections 22.48, 22.56 and 22.68, this Planning Commission hereby finds as follows:

Development Review Findings (DBCC Section 22.48.040)

1. The design and layout of the proposed development is consistent with the applicable elements of the City's General Plan, City Design Guidelines, and development standards of the applicable district, design guidelines, and architectural criteria for special areas (e.g., theme areas, specific plans, community plans, boulevards or planned developments).

The design of the Project is consistent with the applicable elements of the City's General Plan, City Design Guidelines and development standards. The City's General Plan Policy LU-P-56 requires that development on privately-owned, residentially designated land in hillside areas shall be compatible with the surrounding natural areas promoting design principles such as minimizing grading, preserving existing vistas, incorporate site and architectural design that is sensitive to the hillsides, and require fuel modification. To minimize grading, the addition is proposed on an existing buildable pad which will be expanded to comply with the minimum rear yard setback. All exposed portions of retaining walls will have a decorative finish, with the use of stucco to match the house as to not detract from the hillside. The Project will also be required to implement fuel modification.

A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, and window and door placement. Additionally, the design includes deck and balcony areas along the side and rear of the home, which further contributes to articulation. All elevations are architecturally treated and strongly articulated through projections along the visible façade [City's Design Guidelines B. Architecture (3)].

The Project complies with all development standards of the Rural Residential zoning district by complying with all development standards such as required setbacks (with the exception of the existing nonconforming front setback of 20'-6"), building height, and lot coverage. The project site is not part of any theme

area, specific plan, community plan, boulevard or planned development.

2. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards.

The proposed addition will not interfere with the use and enjoyment of neighboring existing or future developments because the use of the project site is designed for a single-family home and the surrounding uses are also single-family homes. The proposed addition will not be intrusive to neighboring homes since the proposed addition will not block existing views from adjacent properties. The adjacent property to the north has views to the west and the adjacent property to the south also have views to the west.

The proposed addition will not interfere with vehicular or pedestrian movements, such as access or other functional requirements of a single-family home because it complies with the requirements for driveway widths and exceeds the minimum number of required off-street parking spaces.

3. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood and will maintain and enhance the harmonious, orderly and attractive development contemplated by Chapter 22.48: Development Review Standards, the City's Design Guidelines, the City's General Plan, or any applicable specific plan.

The City's General Plan Policy LU-P-56 requires that residential development be compatible with the prevailing character of the surrounding neighborhood in terms of building scale, density, massing, and design. The City's General Plan Goal CC-G-4 also requires the preservation of the scale and character of existing residential neighborhoods and ensure sensitive transitions between densities and uses. The City's Design Guidelines Architecture (1) requires compatibility with the surrounding character including harmonious building style, form, size, color, material and roofline.

The scale and proportions of the proposed addition are well balanced and appropriate for the 0.65 gross-acre site. The contemporary architectural style is compatible with other homes in the neighborhood since the architecture in The Country is eclectic, and includes a variety of architectural designs. The Project minimizes negative impacts on surrounding uses since the house will not block existing views from adjacent properties. In sum, the Project fits the character of the neighborhood on which it is proposed.

4. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, color, and will remain aesthetically appealing.

The applicant is proposing to remodel the entire house and add to the side and rear of the existing house. The architectural style of the existing home is Neo-Mansard with an oversized mansard roof, a recessed entry, small window openings, and a rectangular building form. The applicant is proposing to redesign in a contemporary architectural style, featuring a minimalist exterior defined by clean lines, geometric wall planes and incorporates the following design

elements:

- *A flat roof with varying heights to break up the roof massing;*
- *Exterior façade consisting of painted stucco, imitation-wood fiber cement siding and metallic trims, with the use of projections and articulation;*
- *Vinyl windows of various sizes and configurations;*
- *Black aluminum deck/balcony railings and exterior wooden gates; and*
- *Simple color scheme, which includes white and gray stucco walls in combination with earthen brown accent siding. Windows, doors and decorative trims include variations of brown, bronze and black, which complements the neutral color tones of the walls.*

Through the use of quality materials with texture and color, the proposed residence will not be intrusive to neighboring homes. Additionally, landscaping is integrated into the site to complement the streetscape and maintain a desirable environment. The scale and proportions of the proposed addition are well-balanced and appropriate for the site.

5. The proposed development will not be detrimental to public health, safety or welfare or materially injurious (e.g., negative effect on property values or resale(s) of property) to the properties or improvements in the vicinity.

Before the issuance of any City permits, the proposed project is required to comply with all conditions within the approved resolution, and the Building and Safety Division and Public Works Departments requirements.

Through the permit and inspection process, the referenced agencies will ensure that the proposed project is not detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity.

6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth under Article 19 Section 15301(e) (additions to existing structures) of the CEQA Guidelines.

Minor Conditional Use Permit Findings (DBCC Section 22.56.040)

1. The proposed use is allowed within the subject zoning district with the approval of a Minor Conditional Use Permit and complies with all other applicable provisions of this Development Code and the City Code.

The existing single-family dwelling is a permitted use in the RR zone. A Minor Conditional Use Permit (MCUP) is requested to allow the continuation of an existing nonconforming structure with a preexisting nonconforming 20'-6" front setback (where 30 feet is required).

The pre-existing substandard front setback renders the project nonconforming. The addition to a nonconforming structure requires approval of a Minor

Conditional Use Permit because the addition is not limited to the ground floor. The 555-square-foot addition to be legalized and proposed 385-square-foot two-story addition and 281-square-foot balcony complies with the development standards of the RR zone and will not further encroach into the nonconforming front setback.

2. The proposed use is consistent with the general plan and any applicable specific plan.

The proposed addition to an existing single-family dwelling unit is consistent with the City's adopted General Plan. The site is not subject to the provisions of any specific plan.

3. The design, location, size and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The existing 555-square-foot addition to be legalized, the proposed 385 square feet of additional living area and 281-square-foot balcony will not further encroach into the existing nonconforming 20'-6" front setback. The contemporary architectural design of the remodeled home is compatible with other homes in the neighborhood, as the architecture in The Country is eclectic and includes a variety of architectural styles. The Project also minimizes negative impacts on surrounding uses, as the house will not block existing views from adjacent properties. Therefore, the Project is compatible with the existing and future land uses in the vicinity.

4. The subject site is physically suitable for the type and density/intensity of use being proposed including access, provision of utilities, compatibility with adjoining land uses, and the absence of physical constraints.

The subject site is physically suitable for the existing single-family residential dwelling and the proposed addition. The existing and proposed use of land is consistent with the surrounding land uses. The proposed addition is consistent with the development standards for the RR zone and will not further encroach into the existing nonconforming front setback.

5. Granting the Minor Conditional Use Permit will not be detrimental to the public interest, health, safety, convenience or welfare, or materially injurious to persons, property or improvements in the vicinity and zoning district in which the property is located.

The granting of the Minor Conditional Use Permit will allow the addition of the existing single-family dwelling unit in a manner similar with existing dwelling units located in the surrounding neighborhood. The proposed expansion of the dwelling unit will not negatively impact the public interest, health, safety, convenience or welfare.

6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth under Article 19 Section 15301 (e) (additions to existing structure) of the CEQA Guidelines.

Non-Conforming Structures Findings (DBCC Section 22.68.030)

The addition, enlargement, extension, reconstruction, relocation or structural alteration of the nonconforming structure would not result in the structure becoming:

1. Incompatible with other structures in the neighborhood.

The proposed addition of floor area is consistent with the development standards for the RR zone. The Project will comply with current development standards and not further encroach into the existing nonconforming 20'-6" front setback. The existing and proposed land use is consistent with the surrounding land uses and structures in the neighborhood. Additionally, the neighboring properties also have nonconforming front setbacks, so the proposed project will remain consistent with other homes within the neighborhood.

2. Inconsistent with the general plan or any applicable specific plan.

The proposed addition to a single-family dwelling unit is consistent with the City's adopted General Plan. The site is not subject to the provisions of any specific plan.

3. A restriction to the eventual/future compliance with the applicable regulations of this Development Code.

The existing and proposed land use is consistent with the surrounding land uses with similar front setbacks. The proposed addition of floor area is consistent with the development standards for the RR zone and will not encroach into the existing nonconforming front setback.

4. Detrimental to the health, safety and general welfare of persons residing in the neighborhood.

Before the issuance of any City permits, the proposed project is required to comply with all conditions within the approved resolution, and the Building and Safety Division and Public Works/Engineering Departments requirements.

Through the permit and inspection process, the referenced agencies will ensure that the proposed project is not detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity.

5. Detrimental and/or injurious to property and improvements in the neighborhood.

The addition to the existing single-family dwelling unit will be constructed in a manner similar with existing dwelling units located in the surrounding community and will not be detrimental and/or injurious to property and improvements in the neighborhood.

Based upon the findings and conclusion set forth above, the Planning Commission hereby approves this Application, subject to the following conditions:

1. Development shall substantially comply with the plans and documents presented to the Planning Commission at the public hearing.
2. Standard Conditions. The applicant shall comply with the standard development

conditions attached hereto.

3. Prior to building permit issuance, a Certification of Design, together with landscape and irrigation plans prepared by a licensed landscape architect, shall be submitted to the Planning Division for review and approval by the City's Consulting Landscape Architect. Landscape and irrigation plans shall comply with the updated Water Efficient Landscaping Ordinance.
4. Prior to building permit issuance, the required landscape plan shall be designed to meet the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans shall be submitted to the Los Angeles Fire Department for review and approval.
5. Prior to the issuance of a demolition, grading or building permit, the protected trees shall be barricaded by chain link fencing with a minimum height of five feet, or by another protective barrier approved by the Community Development Director or designee. Chain link fencing shall be supported by vertical posts at a maximum of ten-foot intervals to keep the fencing upright and in place. Barriers shall be placed at least five (5) feet from the drip line of the trees. A sign posted on the fencing which states "Warning: Tree Protection Zone" and stating the requirements of all workers in the protection zone. Throughout the course of construction, the tree protection fencing shall be maintained and the site shall be maintained and cleaned at all times. No construction staging or disposal of construction materials or byproducts, including but not limited to paint, plaster, or chemical solutions is allowed in the tree protection zone. The fencing plan shall be shown on the grading plan and other applicable construction documents and the Applicant, Owner or construction manager shall contact the Planning Division to conduct a site visit prior to commencement of any work to ensure this condition is met.
6. All work conducted close to the protected zone of protected trees shall be performed within the presence of a qualified arborist. A 48-hour notice shall be provided to the arborist and the Planning Division prior to the planned start of work.
7. If protective measures fail to ensure the survival of any protected tree during construction activity or within three years after approval of final inspection, a minimum of three 24-inch box protected species shall be planted on the property for each protected tree that dies. Replacement trees shall be planted on site and shall be subject to a minimum of three years of maintenance and monitoring to ensure their successful establishment. Any trees lost or observed to be in poor or declining health within the three-year establishment period shall be replaced at a minimum ratio of 1:1 (non-protected trees) and 3:1 (protected trees). After all trees have been established, all temporary irrigation systems (i.e., those outside of project landscaping and Fuel Modification Zones) shall be removed.

The Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail to

the property owner, Katy Liu, 20618 East Oak Crest Drive, Diamond Bar, CA 91765 and applicant, Kenneth Pang, CDA+PDG, Inc., 150 El Camino Real, Suite 112, Tustin, CA 92780

APPROVED AND ADOPTED THIS 25TH DAY OF FEBRUARY 2025, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Ruben Torres, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 25th day of February 2025, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST: _____
Greg Gubman, Secretary



COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: Development Review and Minor Conditional Use Permit Planning Case No. PL2024-43

SUBJECT: 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).

PROPERTY OWNER: Katy Liu, 20618 East Oak Crest Drive, Diamond Bar, CA 91765

APPLICANT: Kenneth Pang, CDA+PDG, Inc., 150 El Camino Real, Suite 112 Tustin, CA 92780

LOCATION: 2631 Rocky Trail Road, Diamond Bar, CA 91765

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

I. APPLICANT SHALL CONTACT THE PLANNING DIVISION AT (909) 839-7030, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL REQUIREMENTS

1. The applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of Development Review, Tree Permit and Minor Conditional Use Permit No. PL2024-43 brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:

- (a) Applicant shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorneys' fees, incurred in defense of such claims.
 - (b) Applicant shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.
- 2. This approval shall not be effective for any purpose until the applicant and owner of the property involved have filed, within twenty-one (21) days of approval of this Development Review, Tree Permit and Minor Conditional Use Permit No. PL2024-43, at the City of Diamond Bar Community Development Department, their affidavit stating that they are aware of and agree to accept all the conditions of this approval. Further, this approval shall not be effective until the applicants pay remaining City processing fees, school fees and fees for the review of submitted reports.
- 3. All designers, architects, engineers, and contractors associated with this project shall obtain a Diamond Bar Business License; and a zoning approval for those businesses located in Diamond Bar.
- 4. Signed copies of Planning Commission Resolution No. 2025-____, Standard Conditions, and all conditions of approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
- 5. Prior to the plan check, revised site plans and building elevations incorporating all Conditions of Approval shall be submitted for Planning Division review and approval.
- 6. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed.
- 7. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.
- 8. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.
- 9. All site, grading, landscape/irrigation, and roof plans, and elevation plans shall be coordinated for consistency prior to issuance of City permits (such as grading, tree removal, encroachment, building, etc.) or approved use has commenced, whichever comes first.
- 10. The hours during which construction activities causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work are limited to Monday through Saturday, between the

hours of 7:00 a.m. and 7:00 p.m., and are not allowed at any time on Saturdays, Sundays or holidays.

11. The property owner/applicant shall remove the public hearing notice board within three days of this project's approval.
12. The applicant shall comply with the requirements of City Planning, Building and Safety Divisions, Public Works Department, and the Fire Department.
13. Prior to issuance of building permits, the applicant shall record, and provide the City with a conformed recorded copy of, a Covenant and Agreement or similar document in a form approved by the City Attorney, which restricts the rental of rooms or other portions of the property under two or more separate agreements and prohibits use of the property as a boarding or rooming house, except to the extent otherwise permitted by the Diamond Bar City Code or applicable state or federal law.

B. FEES/DEPOSITS

1. Applicant shall pay development fees (including but not limited to Planning, Building and Safety Divisions, Public Works Department and Mitigation Monitoring) at the established rates, prior to issuance of building or grading permit (whichever comes first), as required by the City. School fees as required shall be paid prior to the issuance of building permit. In addition, the applicant shall pay all remaining prorated City project review and processing fees prior to issuance of grading or building permit, whichever comes first.
2. Prior to any plan check, all deposit accounts for the processing of this project shall have no deficits.

C. TIME LIMITS

1. The approval of Development Review and Minor Conditional Use Permit No. PL2024-43 expires within two years from the date of approval if the use has not been exercised as defined per Diamond Bar City Code (DBCC) Section 22.66.050 (b)(1). In accordance with DBCC Section 22.60.050(c), the applicant may request, in writing, a one-year time extension for Planning Commission consideration. Such a request must be submitted to the Planning Division prior to the expiration date and be accompanied by the review fee in accordance with the fee schedule in effect at the time of submittal.

D. SITE DEVELOPMENT

1. This approval is 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 at 2631 Rocky Trail Road, as described in the staff report and depicted on the approved plans on file with the Planning Division,

subject to the conditions listed below.

2. The construction documents submitted for plan check shall be in substantial compliance with the architectural plans approved by the Planning Commission, as modified pursuant to the conditions below. If the plan check submittal is not in substantial compliance with the approved Development Review submittal, the plans may require further staff review and re-notification of the surrounding property owners, which may delay the project and entail additional fees.
3. To ensure compliance with the provisions of the Planning Commission approval, a final inspection is required from the Planning Division when work for any phase of the project has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
4. The above conditions shall run with the land and shall be binding upon all future owners, operators, or successors thereto of the property. Non-compliance with any condition of approval or mitigation measure imposed as a condition of the approval shall constitute a violation of the City's Development Code. Violations may be enforced in accordance with the provisions of the Development Code.
5. Failure to comply with any of the conditions set forth above or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.
6. The project site shall be developed and maintained in substantial conformance with the approved plans submitted to, approved, and amended herein by the Planning Commission, on file with the Planning Division, the conditions contained herein, and the Development Code regulations.
7. All ground-mounted utility appurtenances such as transformers, air conditioning condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berms, and/or landscaping to the satisfaction of the Planning Division.
8. All roof-mounted equipment shall be screened from public view.
9. All structures, including walls, trash enclosures, canopies, etc., shall be maintained in a structurally sound, safe manner with a clean, orderly appearance. All graffiti shall be removed within 72 hours by the property owners/occupant.

10. All landscaping, structures, architectural features and public improvements damaged during construction shall be repaired or replaced upon project completion.

E. SOLID WASTE

1. The site shall be maintained in a condition, which is free of debris both during and after the construction, addition, or implementation of the entitlement approved herein. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, applicant or by a duly permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, construction, and industrial areas within the City. It shall be the applicant's obligation to ensure that the waste contractor used has obtained permits from the City of Diamond Bar to provide such services.
2. Mandatory solid waste disposal services shall be provided by the City franchised waste hauler to all parcels/lots or uses affected by approval of this project.

F. FIRE PROTECTION STANDARDS

1. Development shall be constructed to reduce the potential for spread of brushfire.
 - (i) In the case of a conflict, where more restrictive provisions are contained in the current State and Local Building Code or in the Fire Code, the more restrictive provisions shall prevail.
 - (ii) Roofs shall be covered with noncombustible materials as defined in the building code. Open eave ends shall be stopped in order to prevent bird nests or other combustible material lodging within the roof and to preclude entry of flames.
 - (iii) Exterior walls shall be surfaced with noncombustible or fire-resistant materials.
 - (iv) Balconies, patio roofs, eaves and other similar overhangs shall be of noncombustible construction or shall be protected by fire-resistant material in compliance with the building code.
2. A permanent fuel modification area shall be required around development projects or portions thereof that are adjacent or exposed to hazardous fire areas for the purpose of fire protection. The required width of the fuel modification area shall be based on applicable building and fire codes and a fire hazard analysis study developed by the fire marshal.

II. APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT, (909) 839-7038, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL

1. Prior to issuance of a grading permit, the applicant shall submit an Erosion Control Plan concurrently with the grading plan to the Public Works Department for review and approval. The Erosion Control Plan shall clearly detail erosion control measures that will be implemented during construction. The Erosion Control Plan shall conform to National Pollutant Discharge Elimination System (NPDES) standards and incorporate the appropriate Best Management Practices (BMP's) as specified in the Storm Water BMP Certification.

B. SOILS REPORT/GRADING/RETAINING WALLS

1. Prior to issuance of a grading permit, the applicant shall submit a geotechnical report concurrently with the grading plan to the Public Works Department for review and approval. The geotechnical report shall be prepared by a Geotechnical Engineer, licensed by the State of California.
2. Prior to issuance of a grading permit, the applicant shall submit drainage and grading plans to the Public Works Department for review and approval. Drainage and grading plans shall be prepared by a Civil Engineer, licensed by the State of California and in accordance with the City's requirements. A list of requirements for grading plan check is available from the Public Works Department. All grading (cut and fill) calculations shall be submitted to the City concurrently with the grading plan.
3. Finished slopes shall conform to DBCC Section 22.22.080-Grading.
4. All easements and flood hazard areas shall be clearly identified on the grading plan.
5. The grading plan shall show the location of any retaining walls and the elevations of the top of wall/footing/retaining and the finished grade on both sides of the retaining wall. Construction details for retaining walls shall be shown on the grading plan. Calculations and details of retaining walls shall be submitted to the Building and Safety Division for review and approval.
6. Grading of the subject property shall be in accordance with the California Building Code, City Grading Ordinance, Hillside Management Ordinance and acceptable grading practices.
7. All slopes shall be seeded per landscape plan and/or fuel modification plan with native grasses or planted with ground cover, shrubs, and trees for erosion control upon completion of grading or some other alternative method of erosion control shall be completed to the satisfaction of the City Engineer and a permanent irrigation system shall be installed.

8. Prior to commencement of grading operations, a pre-construction meeting shall be held at the project site with the grading contractor, applicant, and city grading inspector at least 48 hours prior to work commencing.
9. Prior to issuance of building permits for the foundation of the residential structure, the applicant shall submit rough grade certifications by project soils and civil engineers and the as-graded geotechnical report to the Public Works Department for review and approval. Retaining wall permits may be issued without a rough grade certificate.
10. Prior to issuance of any project final inspections/certificate of occupancy, the applicant shall submit final grade certifications by project soils and civil engineers to the Public Works Department.

III. APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DIVISION, (909) 839-7020, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

General Conditions:

1. Plans and construction shall conform to current State and Local Building Code (i.e. 2022 California Building Code (CBC) series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of permit issuance.
2. Implementation of the Cal Green Code shall be reflected on the plans, and certification shall be by a third party as required by the Building Division. Specific water, waste, low VOC, and related conservation measures shall be shown on plans. Construction shall conform to the current Cal Green Code.
3. Prior to the issuance of building permits, all building permit and school impact fees shall be paid. The proposed development shall be considered "New Construction" for the purpose of review under the CBC and for assessment of school impact fees. School fees shall be assessed for any additional square footage over existing square footage.

Plan Check – Items to be addressed prior to plan approval:

4. The minimum design load for wind in this area is 95 M.P.H. exposures "C" and the site is within seismic zone D or E. The applicant shall submit drawings and calculations prepared by a California State licensed Architect/Engineer with wet stamp and signature.
5. This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 119 and 150(k).
6. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).
7. Public Works/Engineering Department is required to review and approve grading

plans that clearly show all finish elevations, drainage, and retaining wall(s) locations. These plans shall be consistent with the site plan submitted to the Building & Safety Division.

8. The following statement shall be included on the plans: "Separate permits are required for BBQ area, retaining walls, and outdoor fireplace".
9. This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 140.6 to 140.9.
10. New gas appliances shall be designed to be electric ready per CA Energy Code 150.0(t) to (v).
11. Design for future energy storage system shall be provided including 225 busbar rating of panel per CA Energy Code 150.0(s).
12. All balconies shall be designed for 1.5 times the live load for the area served per CBC Table 1607.1 and provide ventilation in the joist space per CBC 2304.12.2.6.
13. All easements shall be shown on the site plan.
14. The existing unpermitted retaining wall shall be designed by an engineer and exposed for inspection to meet current Building Code requirements.
15. Fire Department approval shall be required. Contact the Fire Department to check the fire zone for the location of your property. If this project is located in High Hazard Fire Zone, it shall meet requirements of the fire zone per CBC Chapter 7A.
 - a. All unenclosed under-floor areas shall be constructed as exterior wall.
 - b. All openings into the attic, floor and/or other enclosed areas shall be covered with corrosion-resistant wire mesh not less than 1/4 inch or more than 1/2 inch in any dimension except where such openings are equipped with sash or door.
 - c. Eaves shall be protected.
 - d. Exterior construction shall be one-hour or non-combustible.
 - e. Fuel modification plans shall be approved through LA County Fire Fuel Modification Unit.
 - f. LA County Fire shall approve plans for fire flow availability due to home being over 3600 sf as required per CFC Appendix B105.1.
16. All retaining walls shall be separately submitted to the Building & Safety and Public Works/Engineering Departments for review and approval.
17. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.
18. Slope setbacks shall be consistent with CBC Figure 1805.3.1 and California Residential Code R403.1.7. Foundations shall provide a minimum distance to daylight.

19. Design for future electric vehicle charging shall be provided consistent with CalGreen 4.106.4 or 5.106.5.3.
20. The building structure is considered a new structure per DBCC15.00.3220(3). All design shall meet Building Code requirements for a new structure.

Permit – Items required prior to building permit issuance:

21. Solid waste management of construction material shall incorporate recycling material collection per DBCC 8.16 of Title 8. The contractor shall complete all required forms and pay applicable deposits prior to permit.
22. Prior to building permit issuance, all school district fees shall be paid. Please obtain a form from the Building and Safety Division to take directly to the school district.
23. Submit grading plans clearly showing all finish elevations, drainage, and retaining wall locations. No building permits shall be issued prior to submitting a pad certification.
24. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.
25. All workers on the job shall be covered by workers' compensation insurance under a licensed general contractor. Any changes to the contractor shall be updated on the building permit.

Construction – Conditions required during construction:

26. Occupancy of the facilities shall not commence until all CBC and State Fire Marshal regulations have been met. The buildings shall be inspected for compliance prior to occupancy.
27. 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 one year 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.
28. All structures and property shall be maintained in a safe and clean manner during construction. The property shall be free of debris, trash, and weeds.
29. Existing fencing shall remain in-place during construction including pool barrier fencing. Any alteration of the fencing may result in a discontinuation of construction until the fences are returned to its original state.
30. All equipment staging areas shall be maintained in an orderly manner and

screened behind a minimum 6' high fence.

31. A height and setback survey may be required at completion of framing and foundations construction phases respectively.
32. The project shall be protected by a construction fence to the satisfaction of the Building Official, and shall comply with the NPDES & BMP requirements (sand bags, etc.). All fencing shall be view obstructing with opaque surfaces.
33. The applicant shall contact Dig Alert and have underground utility locations marked by the utility companies prior to any excavation. Contact Dig Alert by dialing 811 or their website at www.digalert.org.
34. The applicant shall first request and secure approval from the City for any changes or deviations from approved plans prior to proceeding with any work in accordance with such changes or deviations.
35. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.
36. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.
37. Drainage patterns shall match the approved grading/drainage plan from the Public Works/Engineering Department. Surface water shall drain away from the building at a 2% minimum slope. The final as-built conditions shall match the grading/drainage plan or otherwise approved as-built grading/drainage plan.
38. Decks, roofs, and other flat surfaces shall slope at least 1/4"/ft with approved and listed water proofing material. Guardrails shall be provided for these surfaces at least 42" minimum in height, 4" maximum spacing between rails, and capable of resisting at least 20 pounds per lineal foot of lateral load.
39. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.
40. All plumbing fixtures, including those in existing areas, shall be low-flow models consistent with California Civil Code Section 1101.1 to 1101.8.

IV. COUNTY OF LOS ANGELES FIRE DEPARTMENT (909) 620-2402:

1. Comments will be provided upon acceptance of fees invoiced by the County.
2. Development shall be constructed to reduce the potential for spread of brushfire.
 - a. In the case of a conflict, where more restrictive provisions are contained in the Uniform Building Code or in the fire code, the more restrictive provisions shall prevail.
 - b. Roofs shall be covered with noncombustible materials as defined in the building code. Open eave ends shall be stopped in order to prevent bird

- nests or other combustible material lodging within the roof and to preclude entry of flames.
- c. Exterior walls shall be surfaced with noncombustible or fire-resistant materials.
 - d. Balconies, patio roofs, eaves and other similar overhangs shall be of noncombustible construction or shall be protected by fire-resistant material in compliance with the building code.
3. All development shall be constructed with adequate water supply and pressure for all proposed development in compliance with standards established by the fire marshal.
 4. A permanent fuel modification area shall be required around development projects or portions thereof that are adjacent or exposed to hazardous fire areas for the purpose of fire protection. The required width of the fuel modification area shall be based on applicable building and fire codes and a fire hazard analysis study developed by the fire marshal. In the event abatement is not performed, the council may instruct the fire marshal to give notice to the owner of the property upon which the condition exists to correct the prohibited condition. If the owner fails to correct the condition, the council may cause the abatement to be performed and make the expense of the correction a lien on the property upon which the conditions exist.
 5. Fuel modification areas shall incorporate soil erosion and sediment control measures to alleviate permanent scarring and accelerated erosion.
 6. If the fire marshal determines in any specific case that difficult terrain, danger of erosion, or other unusual circumstances make strict compliance with the clearance of vegetation undesirable or impractical, the fire marshal may suspend enforcement and require reasonable alternative measures designed to advance the purposes of this chapter.
 7. Special construction features may be required in the design of structures where site investigations confirm potential geologic hazards.

END



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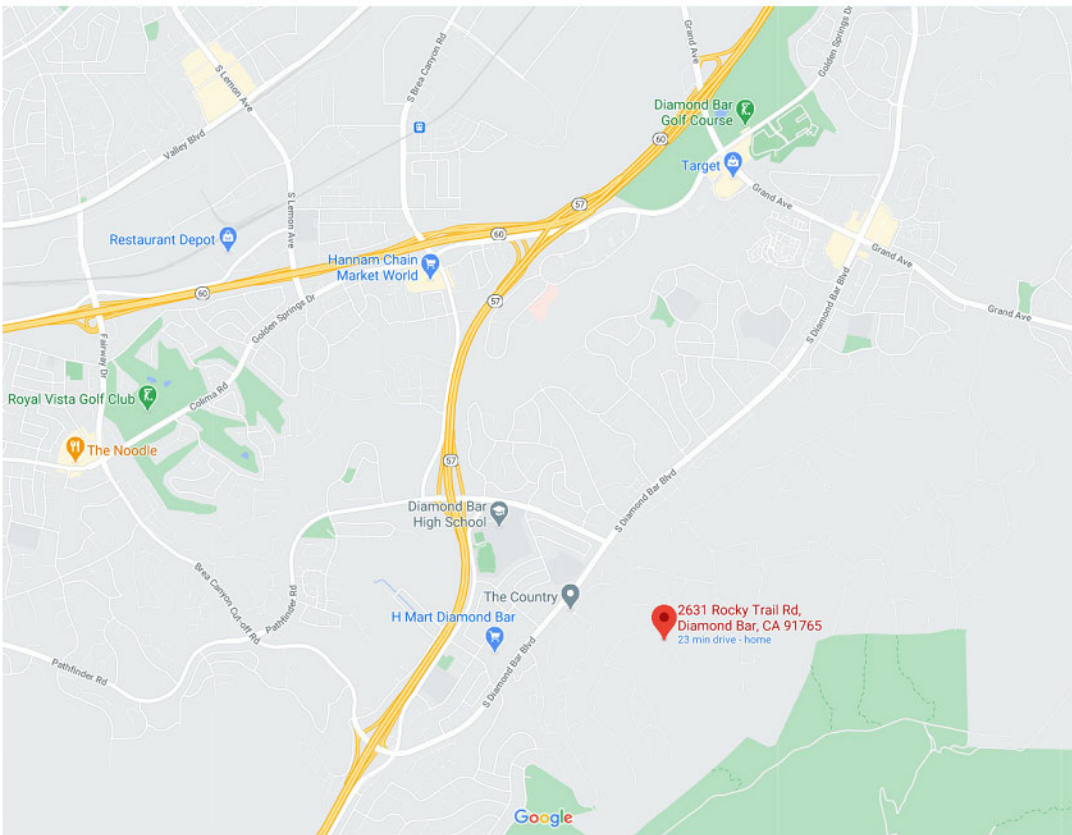
TUSTIN OFFICE
150 EL CAMINO REAL #112
TUSTIN, CA 92780
PHONE: 714 832 5100

INDUSTRY OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project:
RES. ROCKY TRAIL
2631 ROCKY TRAIL RD, DIAMOND BAR, CA 91765

Client:
KATY LIU

Stamp:



RESIDENCE ROCKY TRAIL
2631 ROCKY TRAIL RD, DIAMOND BAR, CA 91765

BUILDING SUMMARY

PROPOSED

	LIVING	NON-LIVING (BALCONY, DECK, ETC.)	GARAGE	TOTAL(W/ GARAGE)	TOTAL(W/O GARAGE)
UPPER LEVEL:	2,183 SF	281 SF	545 SF	3,009 SF	2,464 SF
LOWER LEVEL:	1,343 SF	2,642 SF	N/A	3,985 SF	3,985 SF
TOTAL:	3,526 SF	2,923 SF	545 SF	6,994 SF	6,449 SF

EXISTING

	LIVING	NON-LIVING (BALCONY, DECK, ETC.)	GARAGE	TOTAL(W/ GARAGE)	TOTAL(W/O GARAGE)
UPPER LEVEL:	2,127 SF	0	545 SF	2,672 SF	2,127 SF
LOWER LEVEL:	1,014 SF	2,560 SF	N/A	3,574 SF	3,574 SF
TOTAL:	3,141 SF	2,560 SF	545 SF	6,246 SF	5,701 SF

PROJECT DATA

ADDRESS: 2631 ROCKY TRAIL,
DIAMOND BAR, CA 91765

APN NUMBER: 8713025020

GROSS LOT AREA: 28,208 SF (0.65 ACRE)

NET LOT AREA: 24,758 SF (0.56 ACRES)

LOT COVERAGE (GROSS): 2,183 +281+545=3,009
28,208/3,009=(12.1% OF GROSS LOT AREA)

LOT COVERAGE (NET):2,183 +281+545=3,009
24,758/3,009=(12.1% OF NET LOT AREA)

LANDSCAPE COVERAGE: 17,054 SF (68.8% OF NET LOT AREA)

PROPOSED USE: RESIDENTIAL SINGLE FAMILY

ZONING: RR

TYPE OF CONSTRUCTION: VB

FIRE SPRINKLERS: YES (SEPARATE PERMIT)

OCCUPANCY GROUPS: U-PRIVATE GARAGE
R-3: RESIDENTIAL

PROJECT DESCRIPTION: RENOVATE EXISTING 2,586 SF SINGLE FAMILY HOME W/ 555 SF TO BE LEGALIZED AND ADD ADDITIONAL 385 SF OF LIVABLE SQUARE FOOTAGE.

PROJECT HEIGHT:

FRONT/REAR SETBACK	ALLOWED 35'-0" MEASURED FINISHED GRADE	MAX. PROVIDED 27'-5"
SIDE SETBACK	ALLOWED 25'-0" EXTENDING UP TO CENTER OF THE LOT AT 45 DEGREE ANGLE	MAX. PROVIDED 13'-9"

PROJECT SETBACKS:	REQUIRED 30'-0"	MIN. PROVIDED 20'-6" (EXISTING)
FRONT YARD (STREET SIDE):		
NORTH SIDE YARD (25FT BETWEEN STRUCT. ON ADJOINING PARCELS)	15'-0"	15'-6"
SOUTH SIDE YARD (25FT BETWEEN STRUCT. ON ADJOINING PARCELS)	10'-0"	10'-0"
REAR YARD (FROM BUILDABLE PAD ON DESCENDING SLOPE)	25'-0"	50'-3"
PARKING CALCULATION:	MIN. REQUIRED 2	MIN. PROVIDED 3

AVERAGE SLOPE FOR SLOPE CATEGORY:
(PER DIAMOND BAR CODE SEC. 22.22.070)

SLOPE=0.002296 IL/A = 0.002296 x 2 x 3577.28/0.65 = 25.27%
I (CONTOUR INCREMENT IN FT): 2 FT
L (SUM OF LENGTH OF ALL CONTOURS IN FT): 3577.28 FT
A (AREA OF LOT IN ACRES): 0.65 ACRES
SLOPE CATEGORY: 2

FOOTNOTE

- * THE UPPER LEVEL (2,183 SF) ENCOMPASSES THE FOOTPRINT OF ALL LIVABLE AREAS.

VICINITY MAP

PROJECT TEAM

OWNER/ DEVELOPER:

KATY LIU
20618 EAST OAK CREST DR.,
DIAMOND BAR, CA 91765
CONTACT: KATY LIU
EMAIL: KATYLIU@YAHOO.COM

LANDSCAPE:

EMERALD DESIGN
305 N. HARBOR BLVD, #222
FULLERTON, CA 92832
PHONE: 714-680-0417
CONTACT: CHARLES LAMB
EMAIL: CHARLES@EMERALDLDESIGN.COM

ARCHITECT:

CDA+PDG, INC.
150 EL CAMINO REAL #112
TUSTIN, CA. 92780
PHONE: 626-913-8101
CONTACT: KENNETH PANG
EMAIL: KPANG@CDAPDG.COM

CIVIL:

EGL
11819 GOLDRING RD, UNIT A
ARCADIA, CA 91006
PHONE: (626) 263-3588
CONTACT: HANK JONG
EMAIL: HANK@EGL88.COM

SHEET INDEX	
Sheet Number	Sheet Name
A0.0	TITLE SHEET & PROJECT DATA
A0.1	3D VIEWS
A0.2	3D VIEWS
A0.3	SITE PLAN_UPPER FLOOR
A0.4	SITE PLAN_LOWER FLOOR
C-1	CONCEPTUAL GRADING PLAN
C-2	GRADING CUT-FILL EXHIBIT
S-1	SITE UTILIZATION PLAN
SU-1	SLOPE ANALYSIS
LC1	LANDSCAPE DEMOLITION PLAN
LC2	BLANK PAGE
LC3	LANDSCAPE WALL & FENCE CONCEPTUAL PLAN

SHEET INDEX	
Sheet Number	Sheet Name
LC4	LANDSCAPE CONCEPTUAL DETAIL PLAN
LC5	LANDSCAPE CONCEPTUAL PLAN
LC6	LANDSCAPE LEGEND
LC7	LANDSCAPE CONCEPTUAL PLAN
A2.1	EXISTING SITE PLAN
A2.2	EXISTING FLOOR PLANS
A2.3	DEMO PLANS
A2.4	LOWER FLOOR
A2.5	UPPER FLOOR
A4.1	ROOF PLAN
A5.1	ELEVATIONS
A5.2	ELEVATIONS
A6.1	SECTIONS
A6.2	SECTIONS
A9.1	DOOR & WINDOW SCHEDULES
A9.2	MANUFACTURER CUT-SHEETS/ DETAIL

Drawing Title:
**TITLE SHEET &
PROJECT
DATA**

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Phase: SD
Checked By: SYANG
Drawn By: KPANG
Project No.: 2403
Reference:
Revisions:

Drawing No.:

A0.0

CDA
+
PDG

TUSTIN OFFICE
150 EL CAMINO REAL, #112
TUSTIN, CA 92780
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INDUSTRY OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project:
RES. ROCKY TRAIL
2631 ROCKY TRAIL RD, DIAMOND
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Client:
KATY LIU

Stamp:

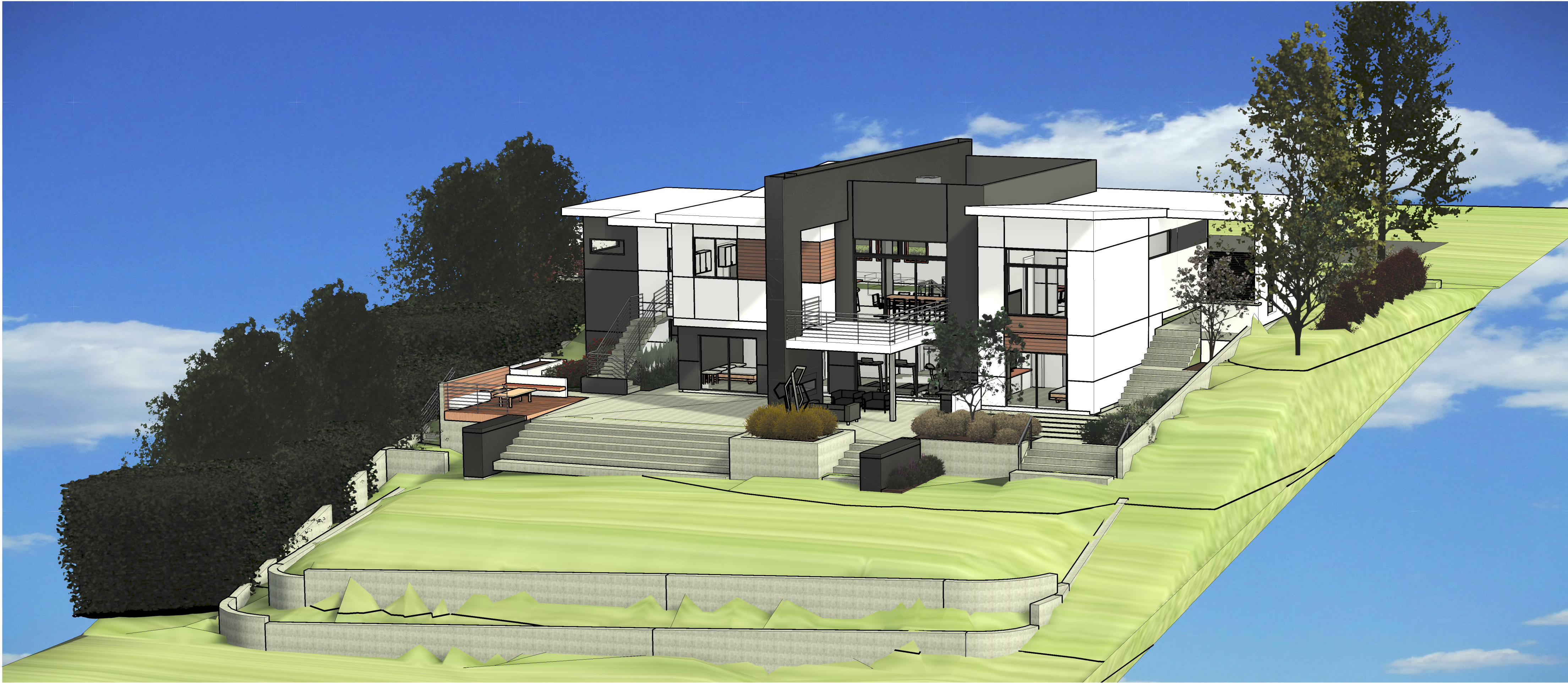


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3D VIEWS

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Phase: SD
Checked By: SYANG
Drawn By: KPANG
Project No.: 2403
Reference:
Revisions:

Drawing No.:

A0.1



② Axon East



① Axon West



④ Rear South



⑤ Rear North



③ Main Entry



② Front South



① Front

*3D RENDERINGS ARE FOR ARTISTIC ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE A 100% ACCURATE DEPICTION OF THE FINAL PRODUCT.

CDA
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PDG

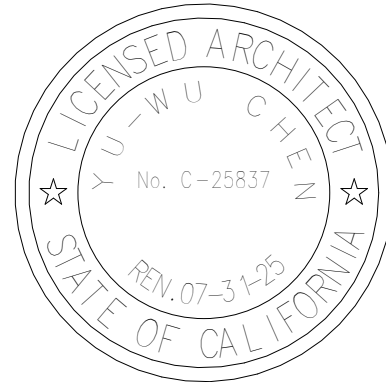
TUSTIN OFFICE
150 EL CAMINO REAL, #112
TUSTIN, CA 92780
PHONE: 714 832 5100

INDUSTRY OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project:
**RES. ROCKY
TRAIL**
2631 ROCKY TRAIL RD, DIAMOND
BAR, CA 91765

Client:
KATY LIU

Stamp:



Drawing Title:
3D VIEWS

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Phase: SD
Checked By: SYANG
Drawn By: KPANG
Project No.: 2403
Reference:
Revisions:

Drawing No.:

A0.2

INDUSTRY OFFICE
17528 E. ROWLAND ST,
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Client: **KATY LIU**

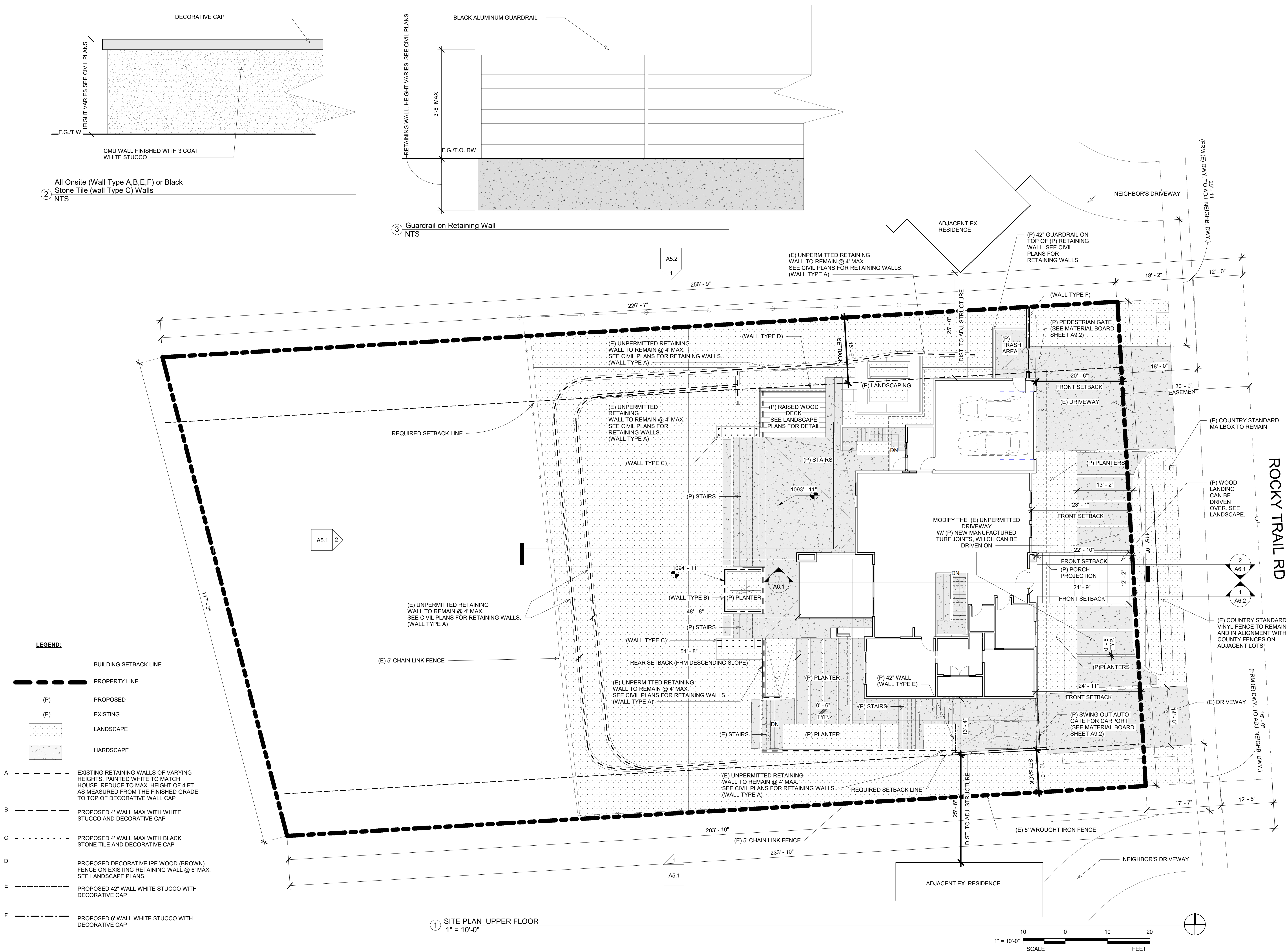
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CDA Project No. 2403
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Phase: SD
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Drawn By: KPANG
Project No.: 2403
Reference:
Revisions:

Drawing No.:

A0.3



INDUSTRY OFFICE
17528 E. ROWLAND ST,
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Client: **KATY LIU**

Stamp:

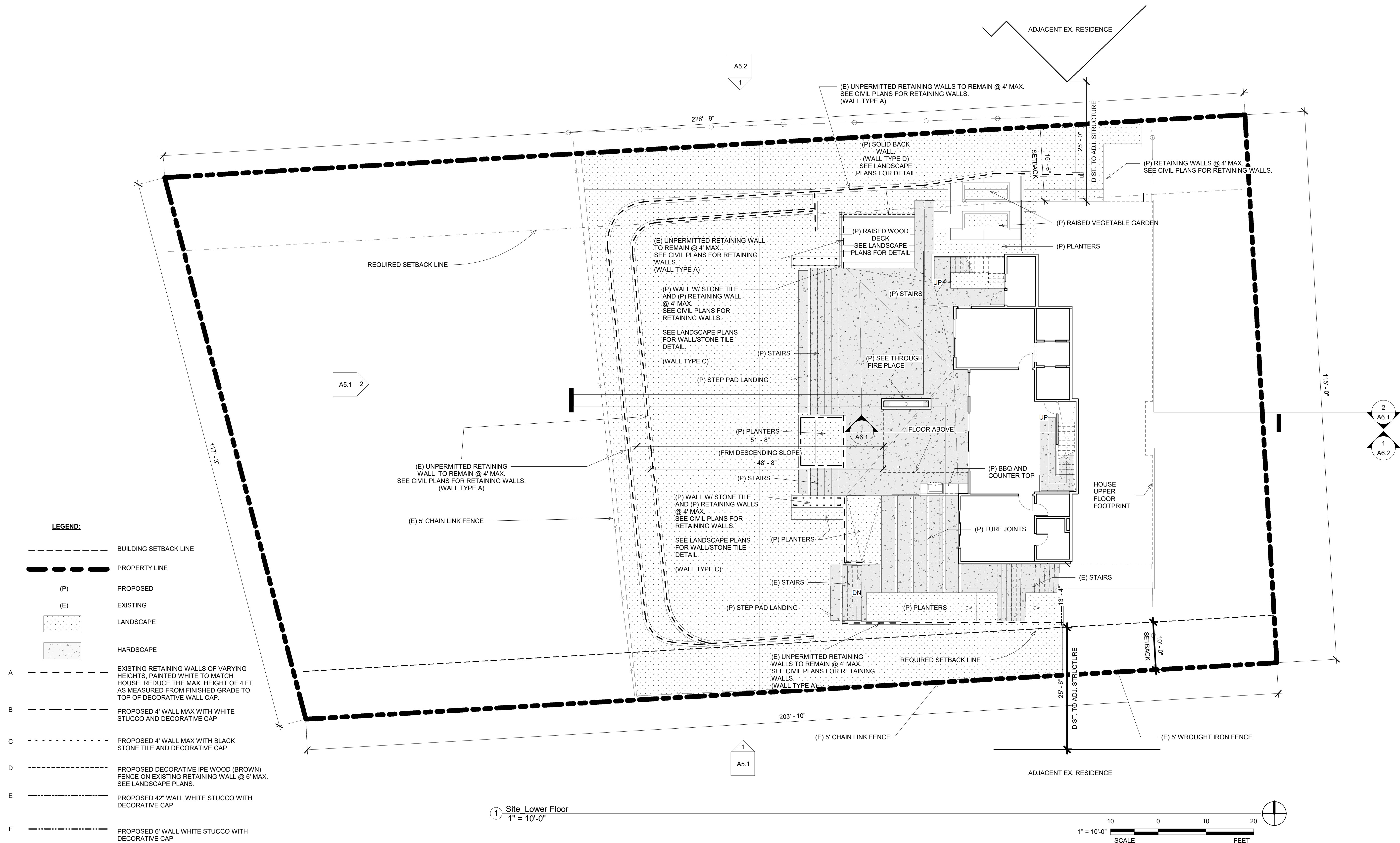


Drawing Title:
**SITE
PLAN_LOWER
FLOOR**

CDA Project No. 2403
Date: 2/18/2025 9:47:57 AM
Phase: SD
Checked By SYANG
Drawn By: KPANG
Project No.: 2403
Reference:
Revisions:

Drawing No.:

A0.4



GRADING GENERAL NOTES:

- ALL GRADING SHALL COMPLY WITH THE PROVISIONS OF SECTION 1803 AND APPENDIX J OF THE CALIFORNIA BUILDING CODE (2016) AND ALL AMENDMENTS ADOPTED BY THE CITY.
 - ALL HILLSIDE GRADING WITH SLOPES IN EXCESS OF 10% SHALL COMPLY WITH THE HILLSIDE MANAGEMENT ORDINANCE AND SHALL TYPICALLY NOT EXCEED 2:1.
 - NO GRADING SHALL COMMENCE UNTIL A GRADING PERMIT HAS BEEN ISSUED BY THE CITY OF DIAMOND BAR.
 - ALL FILL SLOPES SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT OF THE MAXIMUM DENSITY.
 - SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTHS SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE REPORTED IN THE FINAL AS-GRADED REPORT (PREPARED BY THE APPLICANT AT HIS EXPENSE), OR UPON REQUEST OF THE CITY. A MINIMUM NUMBER OF FIELD DENSITY TESTS ARE TO BE MADE AS FOLLOWS:
 - ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
 - ONE TEST FOR EACH 1000 CUBIC YARDS OF MATERIAL PLACED.
 - A SUFFICIENT NUMBER OF FINISH SLOPE TESTS TO VERIFY COMPACTION OF THE SLOPE SURFACE.
 - NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUB DRAINS (IF NEEDED) IS ACCEPTED BY THE SOILS ENGINEER OR ENGINEERING GEOLOGIST.
 - NO FILL SHALL BE PLACED UNTIL THE PLACEMENT OF EROSION CONTROL MEASURE FOR THE PROJECT IS ACCEPTED BY THE CITY.
 - THE UNDERSIGNED CIVIL ENGINEER HEREBY STATES THAT THESE PLANS WERE PREPARED BY HIM OR UNDER HIS SUPERVISION AND THAT THE PLANS CONFORM TO ALL PERTINENT PROVISIONS OF SECTION 1803, EXCAVATION, GRADING AND FILL AND APPENDIX J, GRADING OF THE CALIFORNIA BUILDING CODE (2016).
- REGISTERED ENGINEER, HANK JONG R.C.E. 45846 DATE
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE PROVIDED TO PROTECT ADJOINING PROPERTIES FROM DEPOSITION OF MATERIAL OR DIVERTED FLOWS BOTH DURING AND AFTER ALL PHASES OF CONSTRUCTION.
 - ALL OFFSITE IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.
 - ROUGH GRADING CERTIFICATE MUST BE SIGNED BY SOILS AND CIVIL ENGINEERS AND APPROVED BY THE CITY INSPECTOR PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - ALL CUTS SHALL BE OBSERVED BY THE ENGINEERING GEOLOGIST OF RECORD DURING GRADING SO THAT ANY ADVERSE CONDITIONS CAN BE RECOGNIZED AND CORRECTED.
 - ANY MODIFICATIONS OF, OR CHANGES IN, APPROVED GRADING PLANS MUST BE APPROVED BY THE CITY.
 - ALL GRADED SITES MUST HAVE DRAINAGE SWALES, DENSES, AND OTHER DRAINAGE DEVICES APPROVED AT THE ROUGH GRADING STAGE.
 - NO ROCK OR SIMILAR MATERIAL GREATER THAN 8" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE CITY.
 - GRADING OPERATIONS MUST BE CONDUCTED UNDER THE CONTINUOUS OBSERVATION OF THE SOILS ENGINEER AND/OR THE ENGINEERING GEOLOGIST OF RECORD.
 - EXCAVATIONS FOR STABILITY KEYS AND REMOVAL OF UNSUITABLE SOILS MUST BE OBSERVED AND ACCEPTED IN WRITING BY THE SOILS ENGINEER OR ENGINEERING GEOLOGIST OF RECORD PRIOR TO PLACING FILL.
 - THE SOILS ENGINEER AND/OR ENGINEERING GEOLOGIST OF RECORD MUST DOCUMENT AND ACCEPT ROUGH GRADING BY FINAL REPORT PRIOR TO APPROVAL BY THE CITY. THE FINAL REPORT MUST INCLUDE AN AS-GRADED GEOTECHNICAL MAP.
 - THE SOILS ENGINEER AND/OR ENGINEERING GEOLOGIST OF RECORD MUST MAKE A FINDING IN ACCORDANCE WITH SECTION 111 OF THE LOS ANGELES COUNTY BUILDING CODE FOR THE GRADED SITE PRIOR TO APPROVAL BY THE CITY.
 - FOUNDATION AND/OR WALL EXCAVATIONS MUST BE OBSERVED AND ACCEPTED IN WRITING BY THE SOILS ENGINEER OR ENGINEERING GEOLOGIST OF RECORD PRIOR TO PLACING STEEL OR CONCRETE.
 - A REGISTERED CIVIL ENGINEER SHALL SUBMIT A GRADING CERTIFICATE TO THE CITY ENGINEER NO MORE THAN 10 WORKING DAYS UPON COMPLETION OF FINAL GRADING OPERATIONS. CERTIFICATE OF OCCUPANCY SHALL BE ISSUED SUBJECT TO THE CITY ENGINEER'S APPROVAL OF SAID ENGINEER'S CERTIFICATE. FINAL GRADING MUST BE APPROVED BY THE CITY BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED.
 - THE SOILS AND GEOLOGY REPORT PREPARED BY _____ DATED _____ & SUPPLEMENTAL SHALL BECOME A PART OF THIS GRADING PLAN AND ALL RECOMMENDATIONS CONTAINED SHALL BECOME A PART OF THIS GRADING PLAN AND ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BE STRICTLY ADHERED TO.
 - A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
 - FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED.
 - THESE PLANS HAVE BEEN CHECKED BY THE CITY OF DIAMOND BAR ONLY FOR CONFORMANCE WITH CITY STANDARD, COMPLIANCE WITH DEVELOPMENT CONDITIONS AND FOR GENERAL CONCEPTUAL APPROVAL OF THE DRAINAGE AND PARKWAY IMPROVEMENTS SHOWN HEREON. NO DETAILED MATHEMATICAL CHECK WAS MADE FOR THE ACCURACY OF THE EXISTING OR PROPOSED DIMENSIONS, LINES OR GRADES SHOWN INCLUDING ALL EXISTING UTILITIES SHOWN OR NOT SHOWN.
 - CONTRACTOR SHALL NOTIFY THE CITY ENGINEER'S OFFICE AT (909) 839-7040 FORTY-FOUR (48) HOURS IN ADVANCE OF INTENTION TO BEGIN GRADING.
 - CONTRACTOR SHALL COMPLY WITH THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOKS AND THE PROJECT'S STANDARD URBAN STORM WATER MITIGATION PLAN (SUSMP) REQUIREMENTS AS NECESSARY.
 - DIRECT ALL ROOFTOP RUNOFF TO PREVIOUS AREAS.
 - SUFFICIENT TEST OF FILL SOILS SHALL BE MADE DURING GRADING TO VERIFY THAT THE SOILS PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE ENGINEERING GEOLOGIST/GEOTECHNICAL ENGINEER INCLUDING SOILS TYPES, SHEAR STRENGTH PARAMETERS AND CORRESPONDING UNIT WEIGHTS.
 - R-VALUE TESTS SHALL BE CONDUCTED FOR ALL PUBLIC AND PRIVATE ROADWAY IMPROVEMENTS TO IDENTIFY THE MINIMUM PAVEMENT STRUCTURAL SECTION REQUIREMENTS FOR THE SITE, UNLESS OTHERWISE NOT REQUIRED BY THE CITY.
 - TYPE V CEMENT SHALL BE USED FOR ALL CONCRETE WORK COMING IN CONTACT WITH THE GROUND, UNLESS OTHERWISE INDICATED BY THE PROJECT'S SOIL ENGINEER.
 - GRADING AND CONSTRUCTION ACTIVITIES AND THE TRANSPORTATION OF EQUIPMENT AND MATERIALS AND OPERATION OF HEAVY GRADING EQUIPMENT SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 A.M. AND 5:00 P.M., MONDAY THROUGH SATURDAY DUST GENERATED BY GRADING AND CONSTRUCTION ACTIVITIES SHALL BE REDUCED BY WATERING THE SOIL PRIOR TO AND DURING THE ACTIVITIES AND IN ACCORDANCE WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULES 402 AND RULES 403. RECLAIMED WATER SHALL BE USED WHENEVER POSSIBLE. ADDITIONALLY, ALL CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED TO REDUCE NOISE LEVELS.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1:
LOT 88 OF TRACT NO. 30578, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 785, PAGE(S) 1 TO 25 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY AS PROVIDED IN DEEDS OF RECORD.

PARCEL 2:
A NON EXCLUSIVE EASEMENT TO BE USED IN COMMON WITH OTHERS FOR INGRESS AND EGRESS AND OTHER PURPOSES OVER ALL THOSE AREAS SHOWN UPON THE MAP OF SAID TRACT 30578 AS "PRIVATE STREETS" AND OVER ALL THOSE AREAS SHOWN UPON THE MAP OF TRACT 30289, RECORDED IN BOOK 743 PAGES 42-50 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS "PRIVATE STREETS", SAID EASEMENT TO BE APPURTENANT TO AND FROM THE BENEFIT OF THE LOT DESCRIBED ABOVE IN PARCEL 1.

EXCEPT THEREFROM ANY PORTION WHICH FALLS WITHIN THE FINE OF PARCEL 1 ABOVE DESCRIBED.

APN: 8713-025-020

PERVIOUS VS IMPERVIOUS SUMMARY (BASED ON NET LOT AREA)		
	PERVIOUS AREA (SF)	IMPERVIOUS AREAS (SF)
EXISTING (PRE-DEVELOPMENT)	17,256 S.F.	7,502 S.F.
PROPOSED (POST DEVELOPMENT)	16,771 S.F.	7,987 S.F.
NET CHANGE	-485 S.F.	485 S.F.

BENCH MARK

LACDPWD BM# G-5266
QUAD: OTTERBEIN (2000)
ELEV= 747.383'
LACO BM TAG IN E CB DIAMOND BAR BLVD 500MM S/O BCR 13M
E/O C/L & 20M N/O C/L SHADOW CYN DR

BASIS OF BEARING

CENTERLINE OF ROCKY TRAIL RD N11°18'39"W PER TRACT NO. 30578 MB 785/15

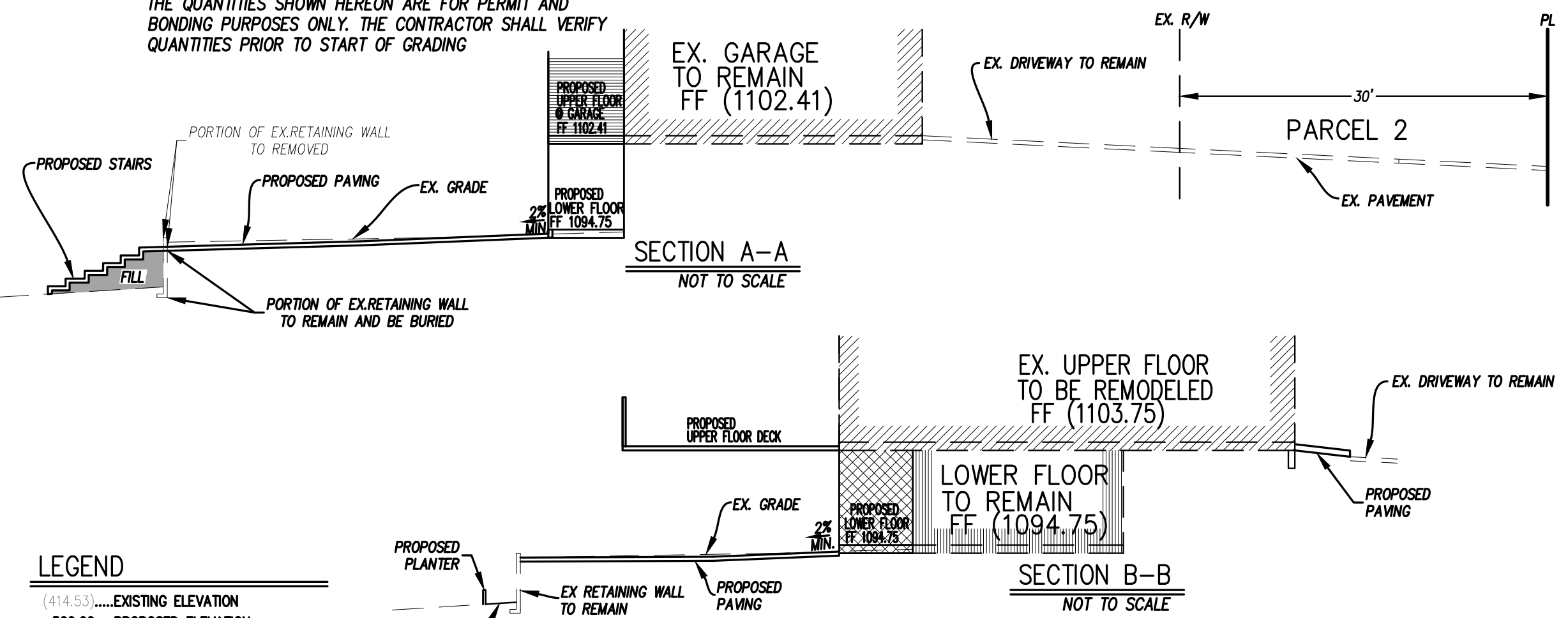
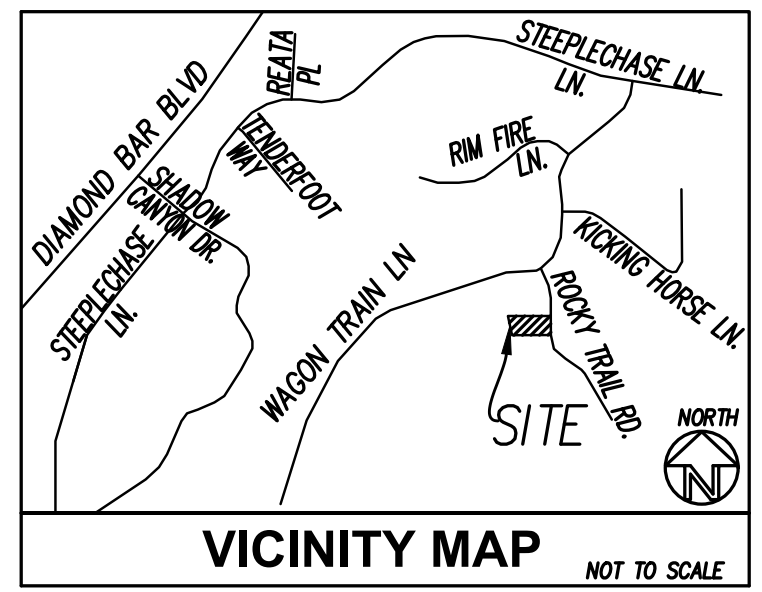
DISTURBED AREA

TOTAL LOT AREA: 24758 SQ FT
DISTURBED AREA 3,200 SQ FT
CUT-AND-FILL PERCENTAGE OF TOTAL AREA = 13%

EARTHWORK

FILL110 CY
CUT160 CY

SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING



LEGEND

- (+14.53).....EXISTING ELEVATION
- 520.00.....PROPOSED ELEVATION
- (-530).....EXISTING CONTOUR
-DRAINAGE PATTERN
-EXISTING STRUCTURE
-EXISTING FENCE
-PROPERTY LINE
-CENTER LINE
-PROP. RET. WALL
-EXISTING WALL
- EXEXISTING
- FFFINISH SURFACE
- FFFINISH FLOOR
- HPHIGH POINT
- TWTOP OF WALL
- TFTOP OF FOOTING
- RWHRETAINING WALL HEIGHT
- NTSNOT TO SCALE
- FGFINISH GRADE
- TGTOP OF GRADE
- INV.....INVERT ELEVATION
- DF.....DEEP FOOTING
- SW.....STEIN WALL
- FTFEET
- FSQ.....FEET SQUARED
- EA.....EACH
-PORTION OF EXISTING BUILDING TO BE REMODELED UPPER LEVEL
-PORTION OF ADDITION UPPER LEVEL
-PORTION OF EXISTING BUILDING TO REMAIN LOWER LEVEL
-PORTION OF ADDITION LOWER LEVEL
-AREA OF FILL OVER 5'
-PORTION OF ADDITION LOWER LEVEL
- CCUT/FILL AREA
- FFILL AREA
-CUT BOUNDARY
-FILL BOUNDARY

CONSTRUCTION NOTES

- ① CONSTRUCT 4' HIGH MAX RETAINING WALL PER ARCHITECTURAL PLAN.

EASEMENTS

- (A) EASEMENT FOR PUBLIC UTILITIES PURPOSE RECORDING DATE MAY 22,1969, RECORDING NO. 3326, OF O.R. (BLANKET IN NATURE)
- (B) EASEMENT FOR INGRESS AND EGRESS, STREET, ROADWAY, PARKWAY AND BRIDLE TRAIL AND PUBLIC UTILITIES RECORDING DATE MAY 22, 1969, RECORDING NO 3328 AND 3329 OF O.R. (SAID EASEMENT IS A TEMPORARY EASEMENT AND HAS EXPIRED)
- (C) 3' EASEMENT FOR PUBLIC UTILITIES PURPOSE RECORDING DATE JUNE 12, 1969, RECORDING NO. 2294 OF O.R.
- (D) EASEMENT FOR PIPE LINES PURPOSE RECORDING DATE JUNE 24, 1969, RECORDING NO. 1780 OF O.R. (BLANKET IN NATURE)
- (E) 5' EASEMENT FOR PUBLIC UTILITIES PURPOSE RECORDING DATE JULY 3, 1969, RECORDING NO. 2992, OF O.R.
- (F) 10' EASEMENT FOR PUBLIC UTILITIES PURPOSE RECORDING DATE MARCH 12, 1970, RECORDING NO, 2124 OF O.R.
- (G) EASEMENT FOR UTILITIES PURPOSE RECORDING DATE MAY 22, 1969, RECORDING NO. BOOK D4378, PAGE 732 OF O.R. (SAID EASEMENT IS A TEMPORARY EASEMENT AND HAS EXPIRED)



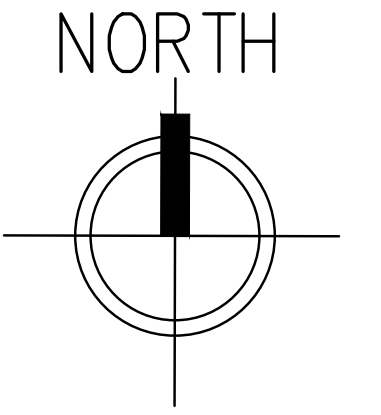
UNDERGROUND SERVICE ALERT

CALL: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF DIAMOND BAR STATE OF CALIFORNIA	
PUBLIC WORKS DEPARTMENT	
GEOLOGICAL ENGINEER'S STATEMENT OF COMPLIANCE	
THIS PLAN HAS BEEN REVIEWED BY ENVIRONMENTAL GEOTECHNOLOGY LABORATORY AND DEEMED TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED _____ PROJECT NO. _____	
REVIEW WAS LIMITED TO THE GEOLOGICAL ASPECTS OF THE PLAN ONLY-WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.	
COMPANY: ADDRESS: PHONE :	DATE
ENGINEER	GE
DATE	
LEGAL DESCRIPTION SEE ABOVE	
OWNER: KATHY LIU	
TEL.: (909) 720-1822	
SITE ADDRESS: 2631 ROCKY TRAIL ROAD DIAMOND BAR, CA 91765	
DRAWN BY _____ CHECKED BY _____ SCALE: 1"=10'	
DRAWING NO. 20-177-001 SHEET 1 OF 1	

GRADING AND DRAINAGE PLAN

CUT-FILL EXHIBIT



SCALE : 1"=10'-0"

EARTHWORK

FILL 110 CY
CUT 160 CY

SPECIAL NOTE:

THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

LEGEND

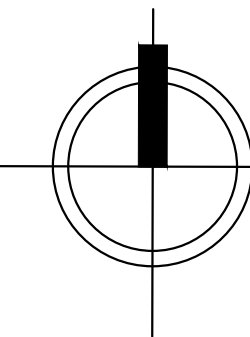




SITE UTILIZATION PLAN

SCALE : 1"=200'

NORTH



PROJECT LOCATION:

2631 ROCKY TRAIL RD.,
DIAMOND BAR, CA 91765

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REVISIONS

BY

RELEASED DATE

LEGEND:

(R) ...RESIDENTIAL AREA

EGL Associates, Inc.

11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006

Tel: (626) 263-3588
EMAIL: MAIL@EGL88.COM

DRAWN SH
CHECKED HL
DATE 06/10/2024
JOB NO 20-177-001
SCALE 1"= 10'
FILE
DRAWING 1 of 1

S-1

ELEVATION OF CONTOUR	LENGTH OF CONTOUR
1022	1.08
1024	9.86
1026	20.17
1028	30.98
1030	39.29
1032	48.12
1034	54.39
1036	61.56
1038	69.25
1040	76.07
1042	84.29
1044	90.39
1046	97.64
1048	103.92
1050	110.69
1052	117.28
1054	120.39
1056	119.70
1058	119.97
1060	118.93

ELEVATION OF CONTOUR	LENGTH OF CONTOUR
1062	118.44
1064	117.59
1066	117.03
1068	116.51
1070	116.44
1072	115.96
1074	115.65
1076	97.51
1078	36.95
1080	44.55
1082	39.14
1084	43.18
1086	159.36
1088	160.77
1090	179.27
1092	23.60
1094	65.05
1096	71.62
1098	69.10
1100	80.46
1102	195.13
TOTAL LENGTH	3,577.28

SLOPE ANALYSIS RESULTS

S = 0.002296 X I X L/A
WHERE: S = AVERAGE NATURAL SLOPE IN PERCENT
I = NATURAL CONTOUR INTERVAL IN FEET (I=2)
L = LENGTH OF NATURAL CONTOURS IN FEET (L=3,577.28)
A = ACRES OF PROPERTY (A=0.65)
0.002296 = CONSTANT WHICH CONVERTS SQUARE FEET INTO ACRES AND EXPRESSES SLOPE IN PERCENT.
S = 0.002296 X 2 X 3,577.28/0.65 = 25.27%

SLOPE ANALYSIS

TYPE	SLOPE	AREA (SF)
	0-24.99%	11,868 SF
	25-39.99%	1,902 SF
	40-49.99%	2,534 SF
	50-100%	8,455 SF
		24,759 SF

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 89 OF TRACT NO. 30578, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 785, PAGE(S) 1 TO 25 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED OF RECORD.

PARCEL 2:

A NON EXCLUSIVE EASEMENT TO BE USED IN COMMON WITH OTHERS FOR INGRESS AND EGRESS AND OTHER PURPOSES OVER ALL THOSE AREAS SHOWN UPON THE MAP OF SAID TRACT 30578 AS "PRIVATE STREETS" AND OVER ALL THOSE AREAS SHOWN UPON THE MAP OF TRACT 30289, RECORDED IN BOOK 743 PAGES 42-50 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS "PRIVATE STREETS", SAID EASEMENT TO BE APPURTENANT TO AND FROM THE BENEFIT OF THE LOT DESCRIBED ABOVE IN PARCEL 1.

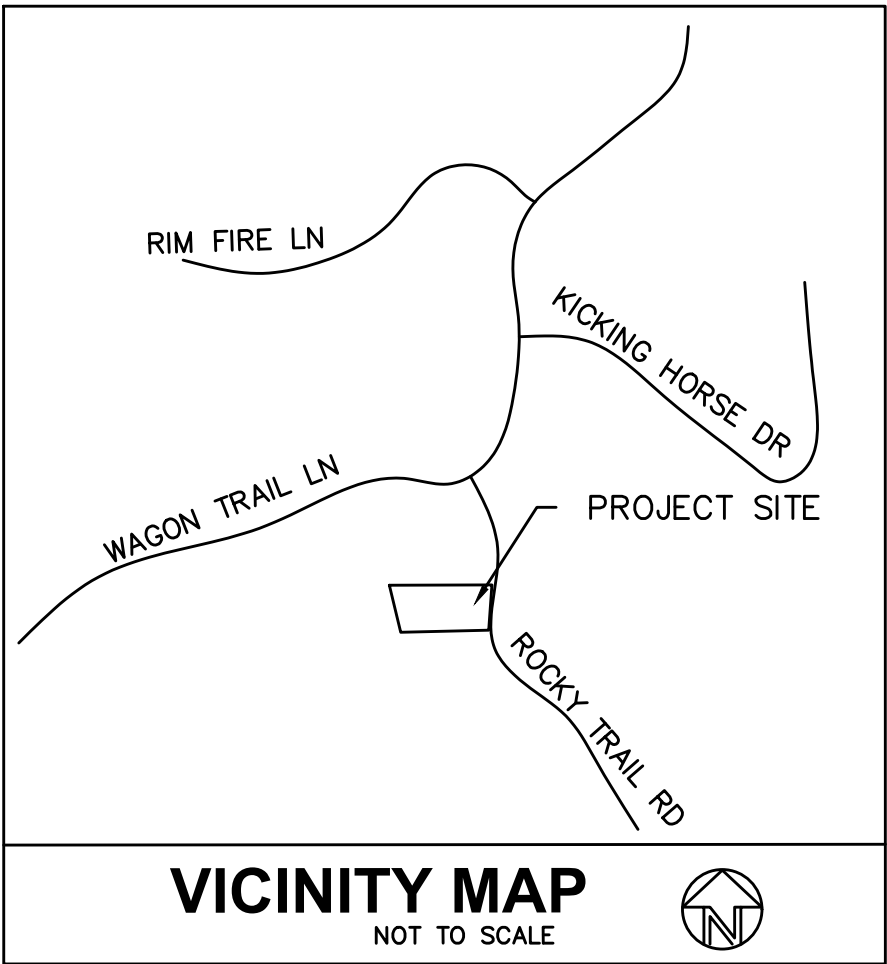
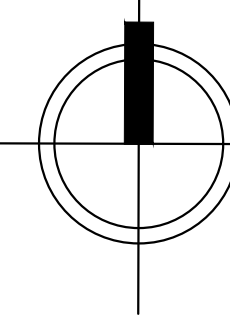
EXCEPT THEREFROM ANY PORTION WHICH FALLS WITHIN THE FINES OF PARCEL 1 ABOVE DESCRIBED.

APN: 8713-025-020

SURVEY MAP/SLOPE ANALYSIS

SCALE : 1"=10'-0"

NORTH



PROJECT LOCATION:

2631 ROCKY TRAIL RD.,
DIAMOND BAR, CA 91765

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REVISIONS BY

RELEASED DATE

PREPARED FOR:

FIGURE 8 GROUP
1311 E. LAS TUNA DR.,
SAN GABRIEL, CA 91776

EGL Associates, Inc.

11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006

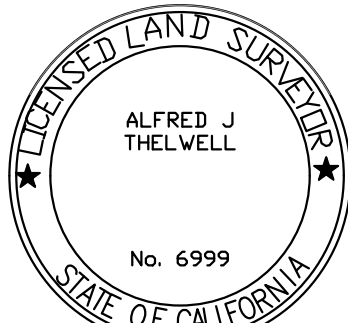
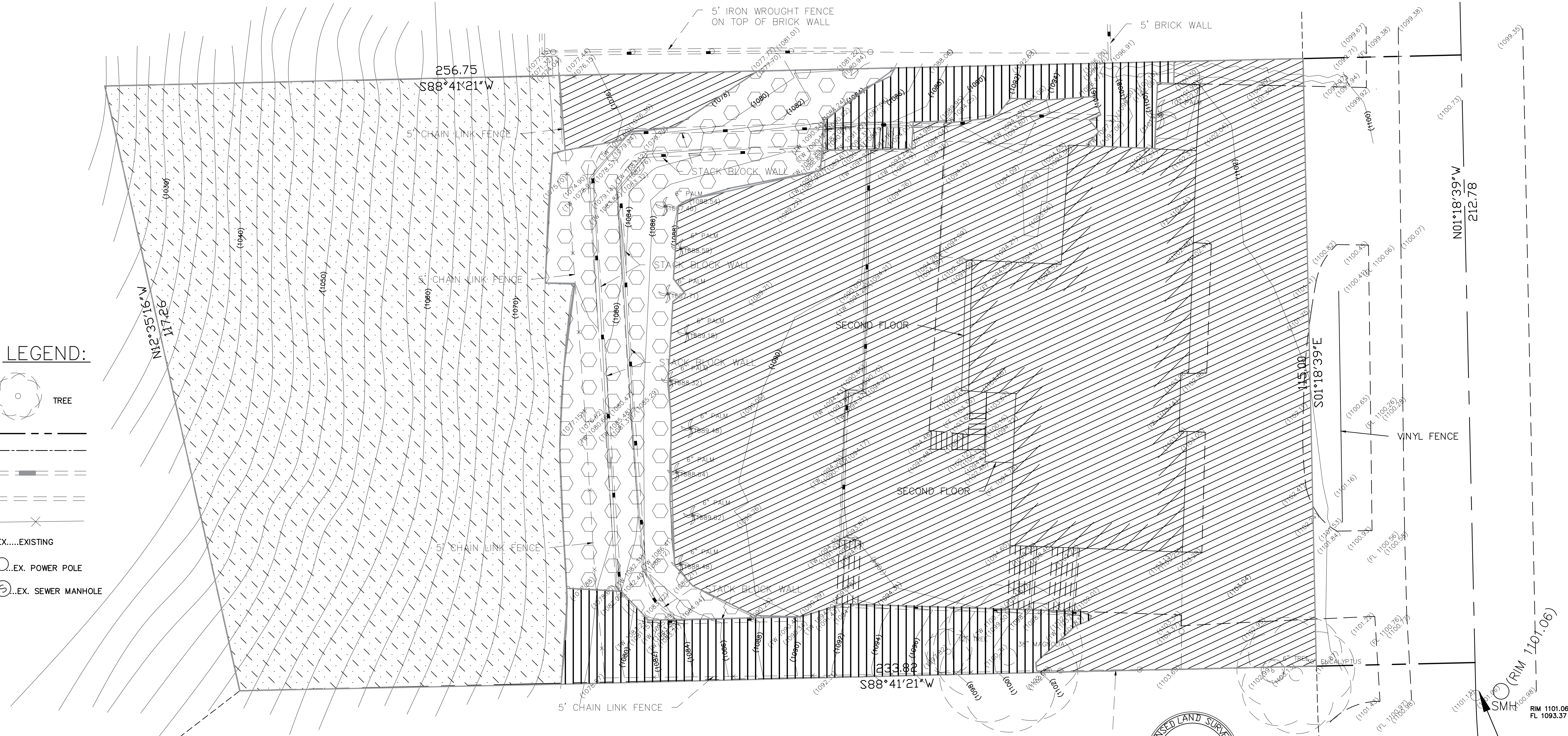
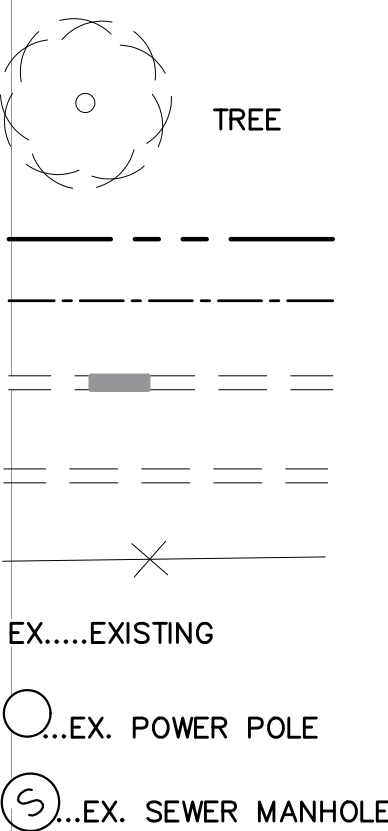
Tel: (626)263-3588
EMAIL: MAIL@EGL88.COM



DRAWN	SH
CHECKED	HL
DATE	06/10/2024
JOB NO.	20-177-001
SCALE	1"= 10'
FILE	
DRAWING	1 of 1

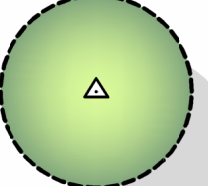
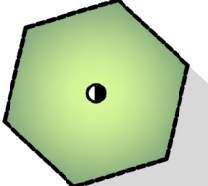
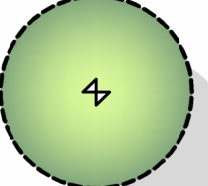
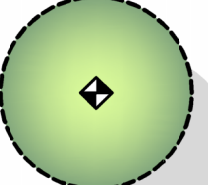
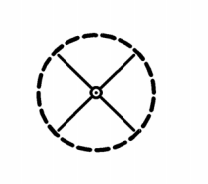
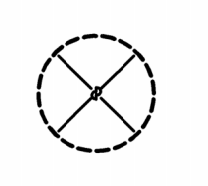
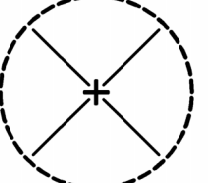
SU-1

LEGEND:

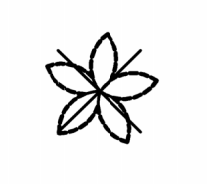
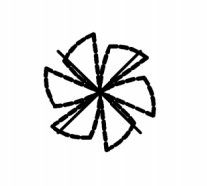


ALFRED J. THEWELL P.L.S. 6999 EXP. 9/30/2024

TREE LEGEND (EXISTING)				
SYMBOL	BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY

	EUCALYPTUS BAURIANA (ON NEIGHBORING PROPERTY)	BLUE BOX EUCALYPTUS	EXISTING TO REMAIN	1
	JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT	EXISTING TO REMAIN	8
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	EXISTING TO REMAIN	1
	NICOTIANA GLAUCA	TOBACCO PLANT	EXISTING TO REMAIN	1
	TOYON	HETEROMELES ARBUTIFOLIA	EXISTING TO REMAIN	2
	CITRUS SPP.	CITRUS TREE	RELOCATE ON SITE	3
	PUNICA GRANATUM	POMEGRANATE	TO BE REMOVED	1
	FICUS MICROPHYLLA	MORTON BAY FIG	TO BE REMOVED	1

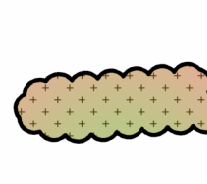
TREE LEGEND (EXISTING)				
SYMBOL	BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY

	SYAGRUS ROMANZOFFIANA	QUEEN PALM	TO BE REMOVED	10
	PHOENIX ROEBELENI	PIGMY DATE PALM	TO BE REMOVED	1

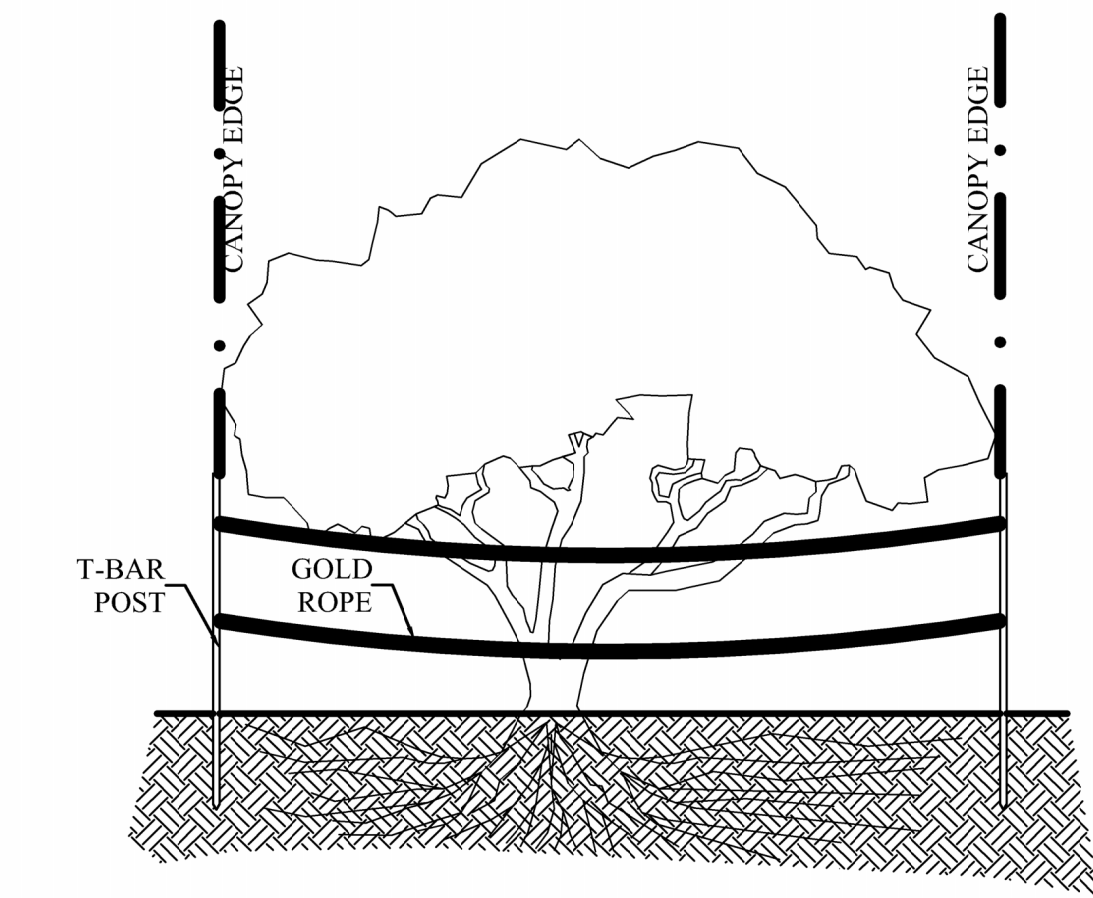
DRIP LINE OF PROTECTED TREES PER DBCC SECTION 22.38.030. PROPOSED DEVELOPMENT WITHIN THE PROTECTION ZONE OF A PROTECTED TREE SHALL REQUIRE A TREE PERMIT (DBCC SECTION 22.38.050).

PROTECTION LINE 5' FROM DRIP LINE OF PROTECTED TREES PER DBCC SECTION 22.38.030.

SHRUB LEGEND (EXISTING TO REMAIN)				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY

	PHOTINIA SPP.			
---	---------------	--	--	--

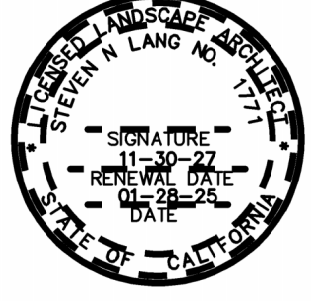
- LANDSCAPE NOTES
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
 - SLOPE SHALL HAVE PERMANENTLY MAINTAINED NATURAL LANDSCAPE CONSISTENT WITH ALL FUEL MODIFICATION STANDARDS.



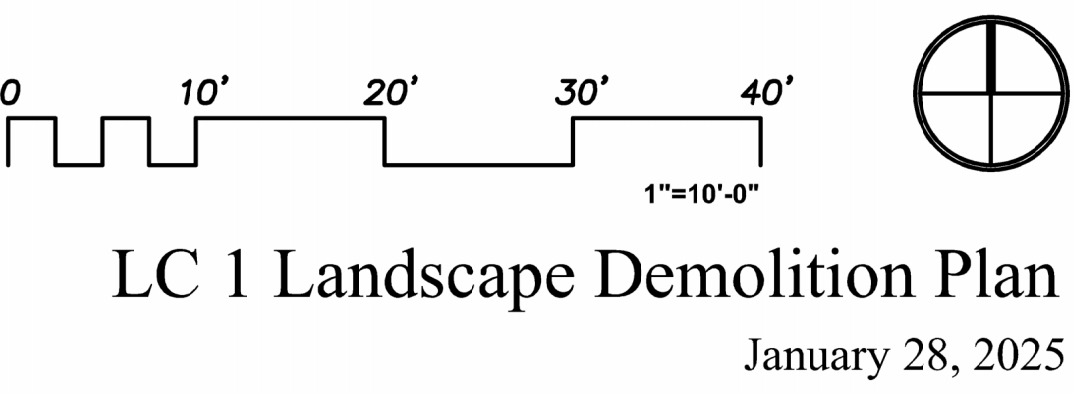
NOTE:
FENCE SHOULD BE LOCATED AT THE CANOPY EDGE OR BEYOND TO PROTECT AS MUCH OF THE ROOT ZONE AND CANOPY AS POSSIBLE. TWO STRANDS OF GOLD ROPE ON T-BAR POSTS. POSTS ARE TO BE PLACED 30" ON CENTER AND AT ANGLE POINTS. CHAIN LINK FENCE IS ACCEPTABLE.

1 TREE PROTECTION FENCE
SCALE: 1/4" = 1'-0"

Prepared by:
EMERALD
DESIGN
305 N. Harbor Blvd, Suite 222
Fullerton, California 92632
Tel: (714) 680-0417
California License #3098
Email: eric@emeraldldesign.com



PRIVATE RESIDENCE
2631 ROCKY TRAIL RD
DIAMOND BAR, CA 91765
APN: 8713025020



LC 1 Landscape Demolition Plan
January 28, 2025

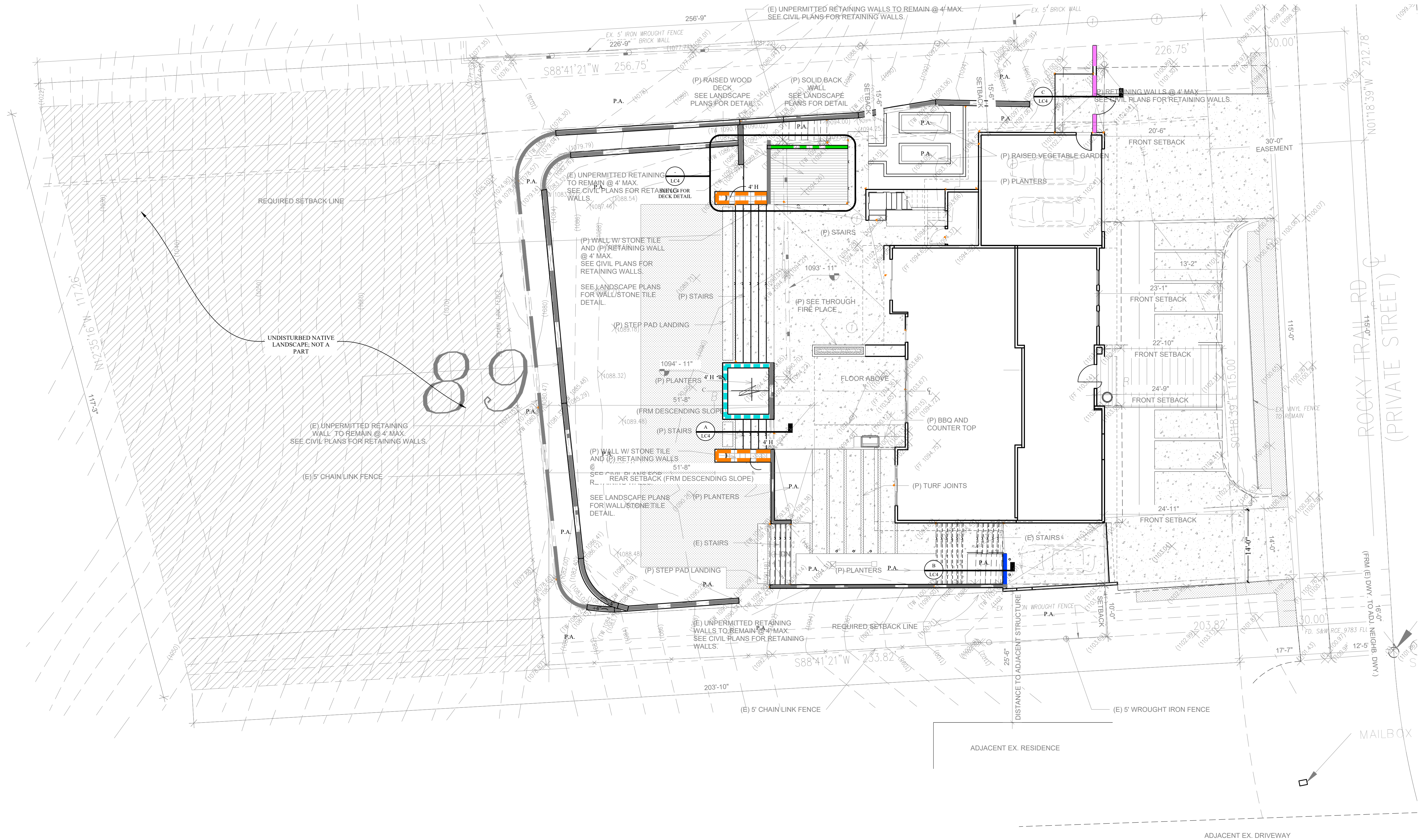
Intentionally Left Blank

WALL LEGEND

- EXISTING RETAINING WALLS OF VARYING HEIGHTS, PAINTED WHITE STUCCO TO MATCH HOUSE, SEE OTHER PLANS. REDUCE TO MAXIMUM HEIGHT OF 4 FEET AS MEASURED FROM FINISHED GRADE TO TOP OF WALL.
- PROPOSED 4' WALL MAX WITH WHITE STUCCO AND DECORATIVE CAP
- PROPOSED 4' WALL MAX WITH BLACK STONE TILE AND DECORATIVE CAP
-  PROPOSED 2'-6" DECORATIVE IPE WOOD (BROWN) LOW FENCE ON EXISTING RETAINING WALL, OUTSIDE OF SETBACK
-  PROPOSED 42" WALL WHITE STUCCO WITH DECORATIVE CAP
- PROPOSED 6' WALL WHITE STUCCO WITH DECORATIVE CAP

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- SLOPE SHALL HAVE PERMANENTLY MAINTAINED NATURAL LANDSCAPE CONSISTENT WITH ALL FUEL MODIFICATION STANDARDS.



Prepared by:

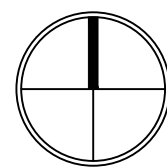
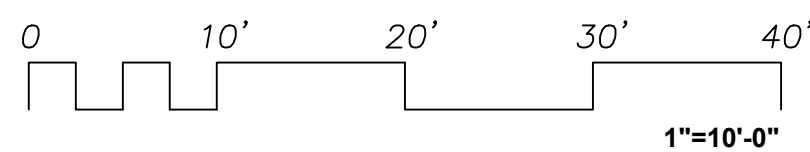
EMERALD
DESIGN

305 N. Harbor Blvd, Suite 222
Fullerton, California 92832
Tel: (714) 680-0417
California License #3098
Email: eric@emeraldldesign.com



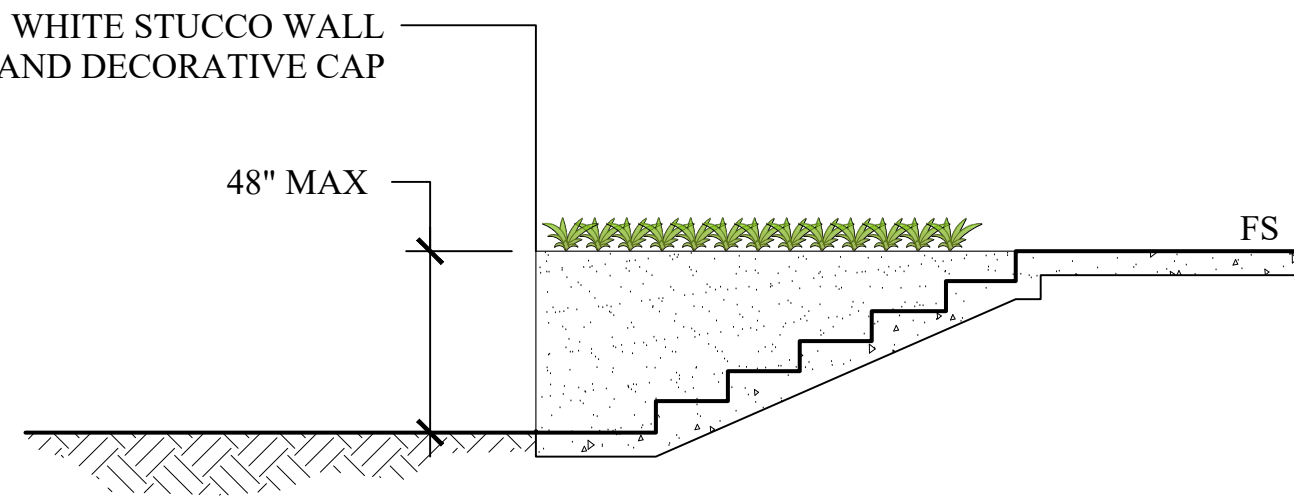
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DIAMOND BAR, CA 91765

APN: 8713025020

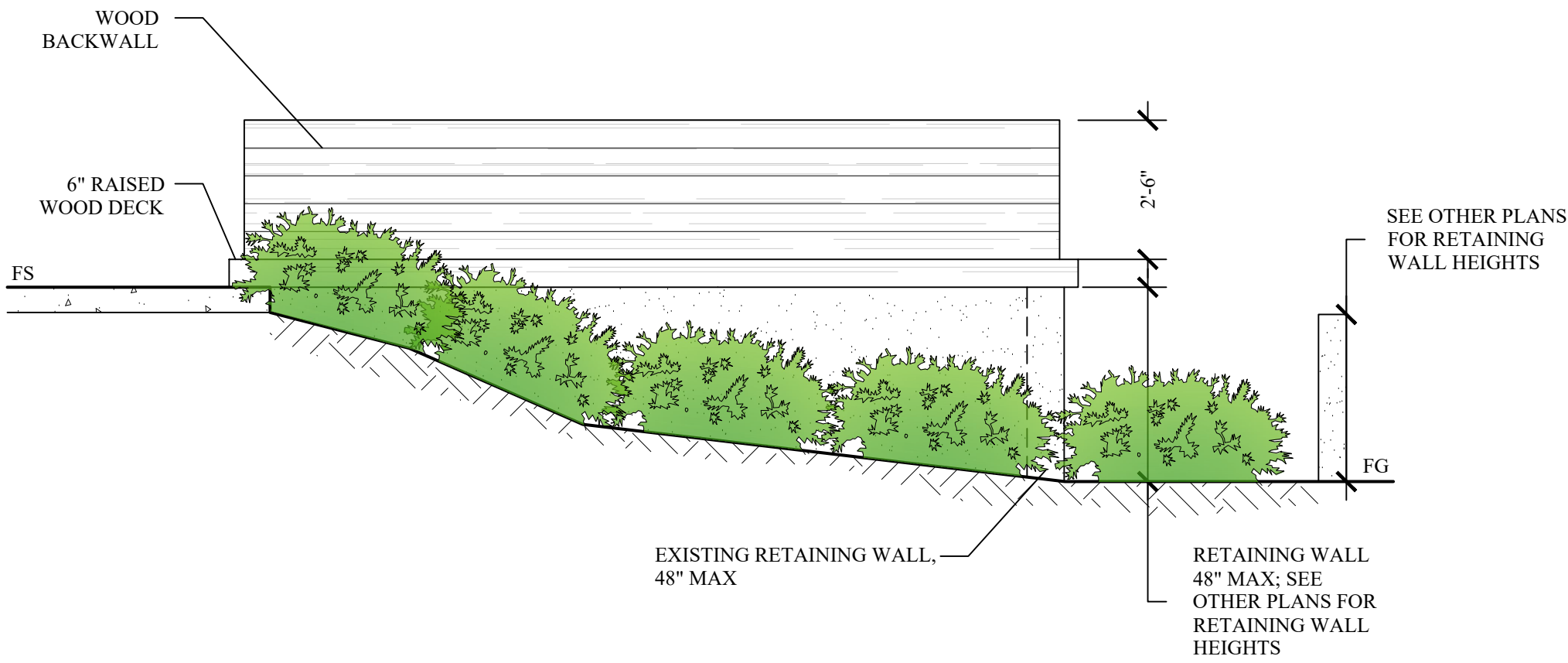


LC3 Landscape Wall & Fence Conceptual Plan

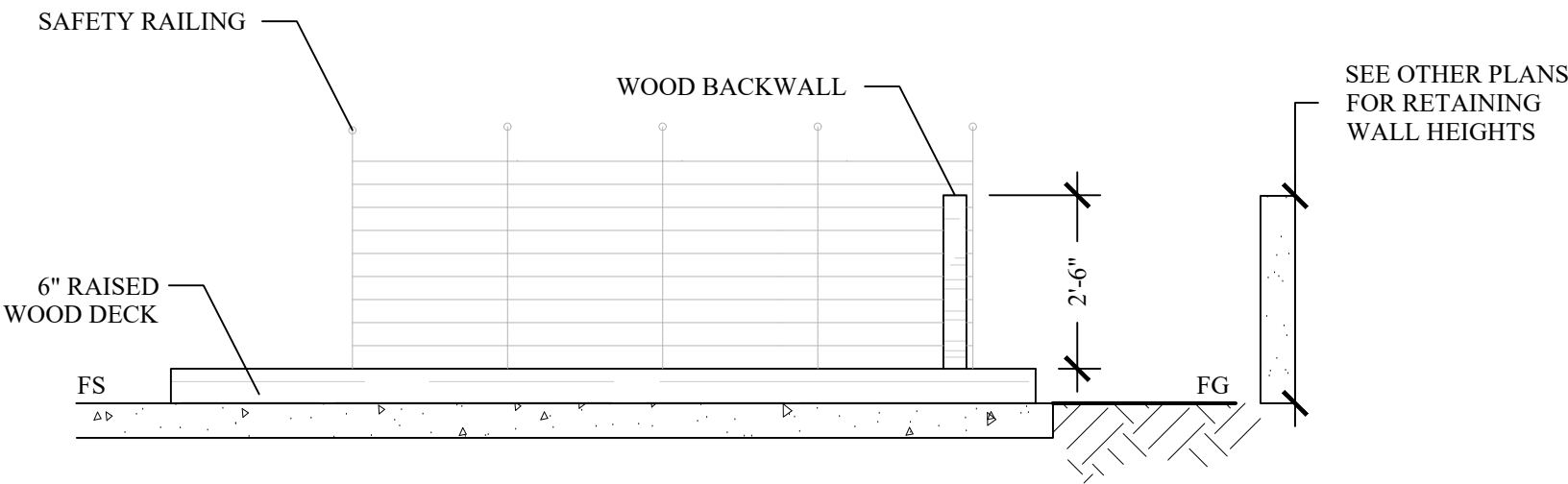
January 28, 2025



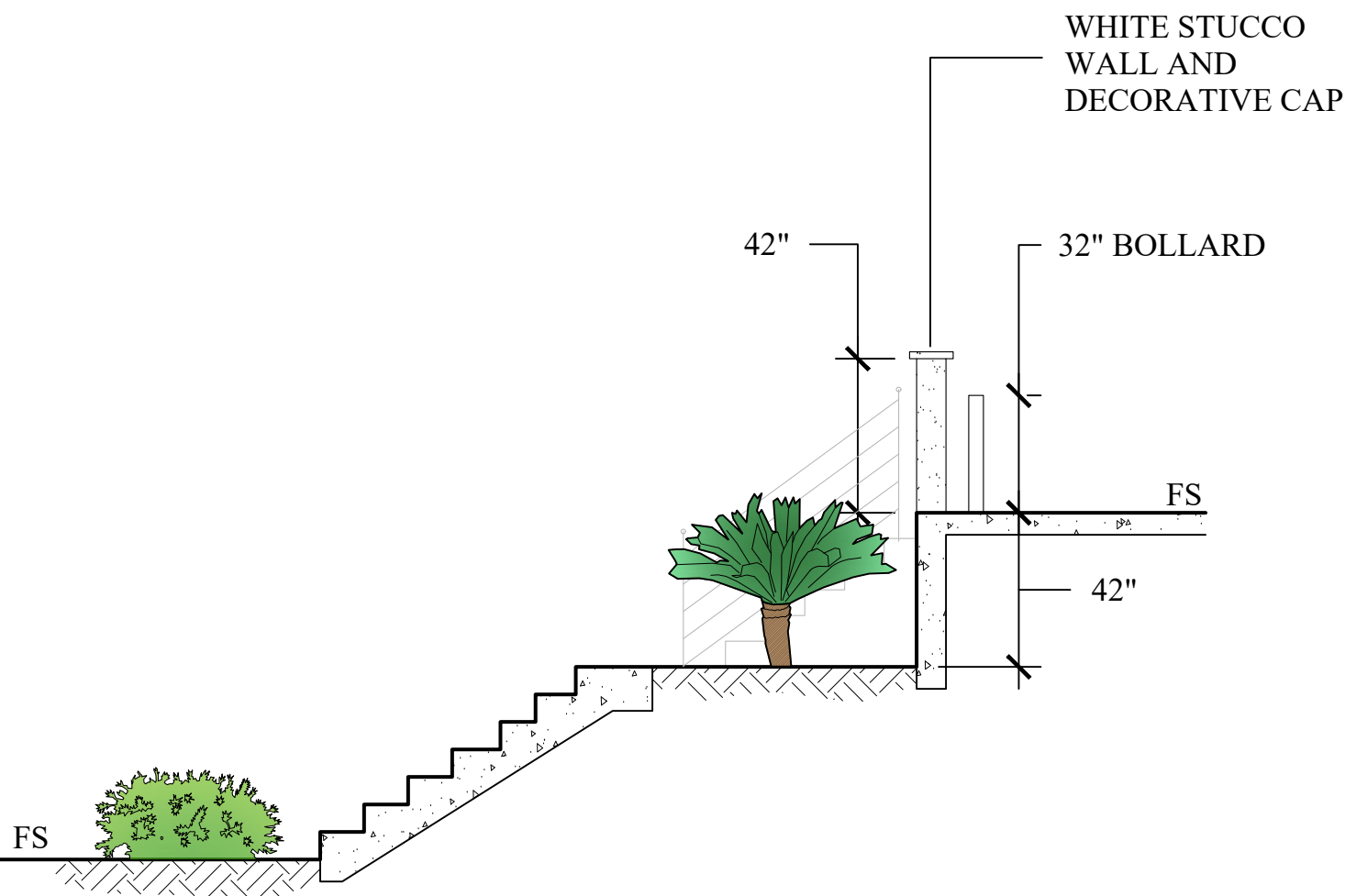
SECTION A 1/4" = 1'-0"



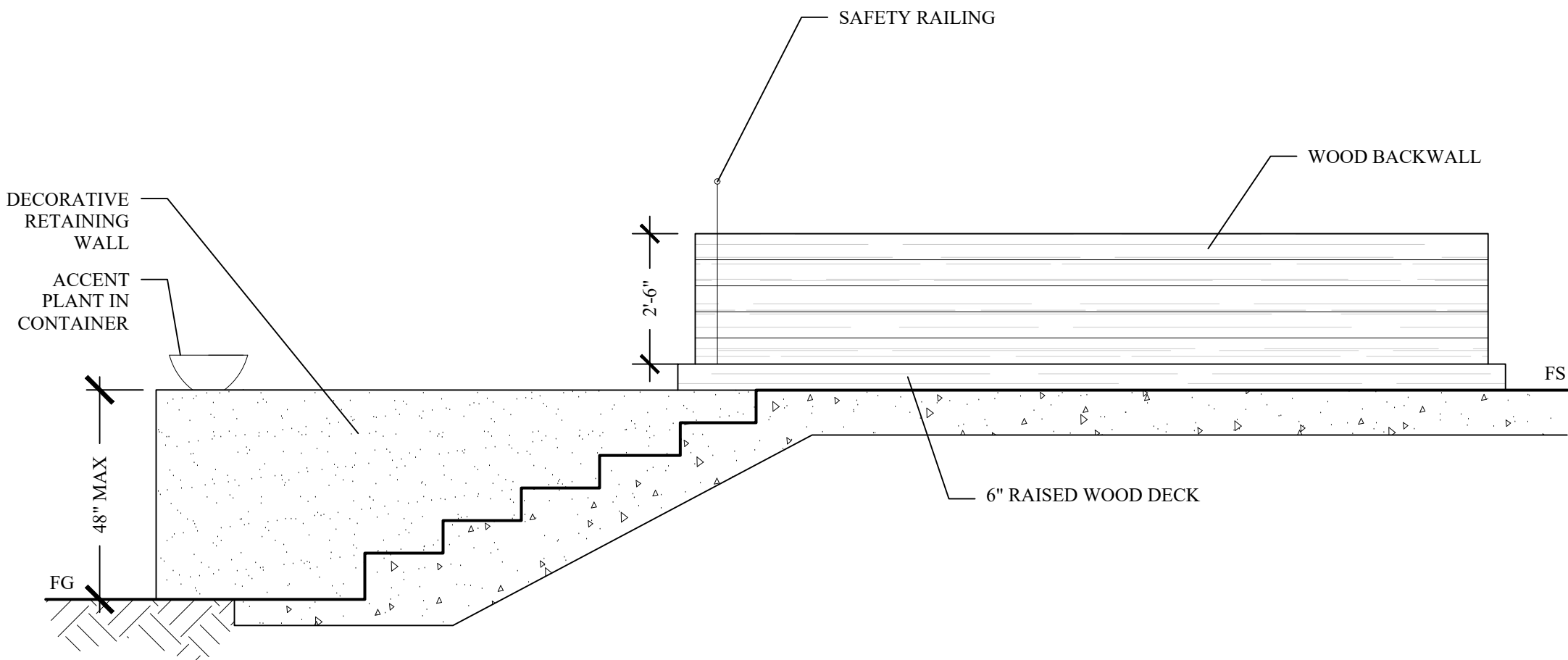
NORTH ELEVATION



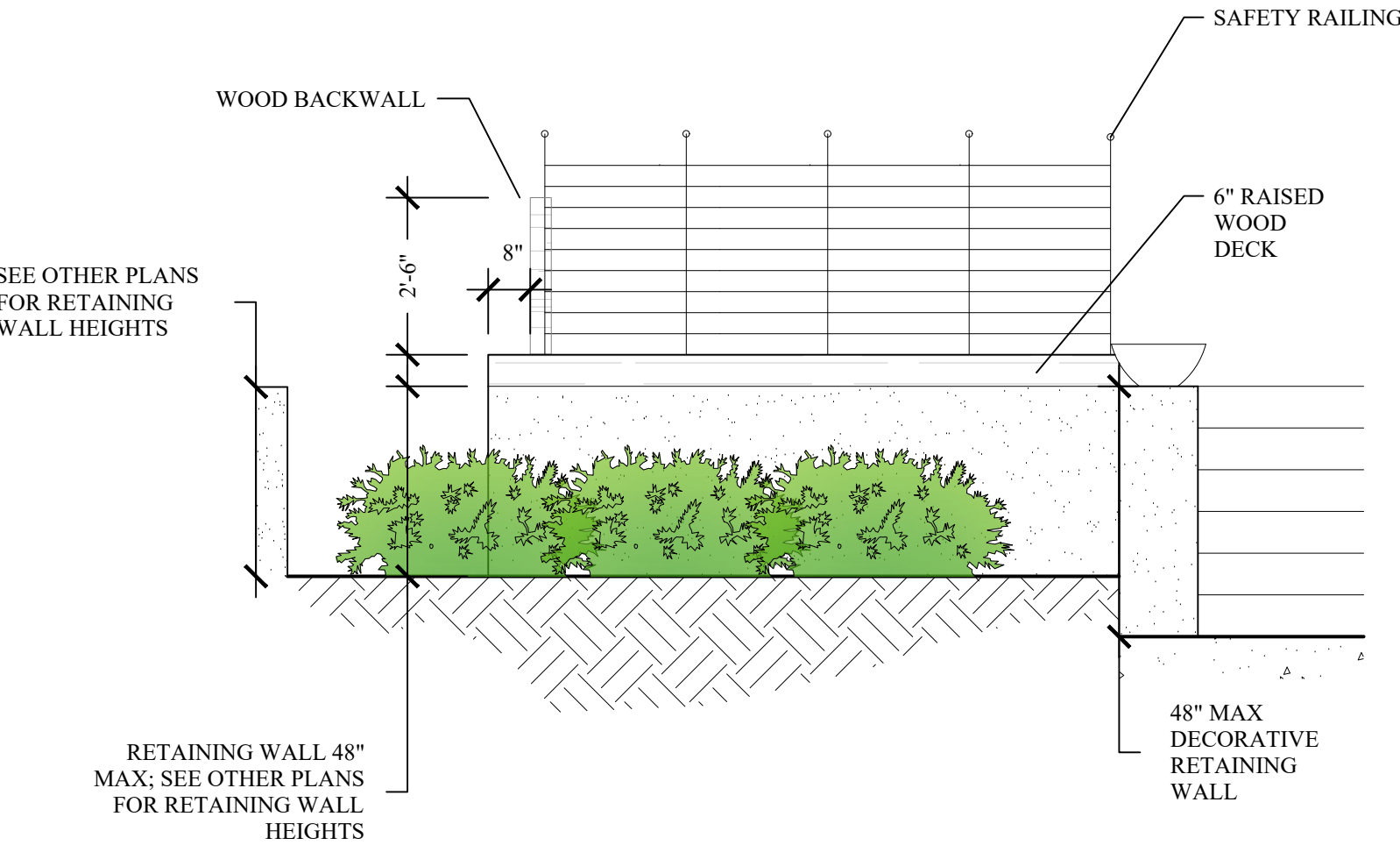
EAST ELEVATION



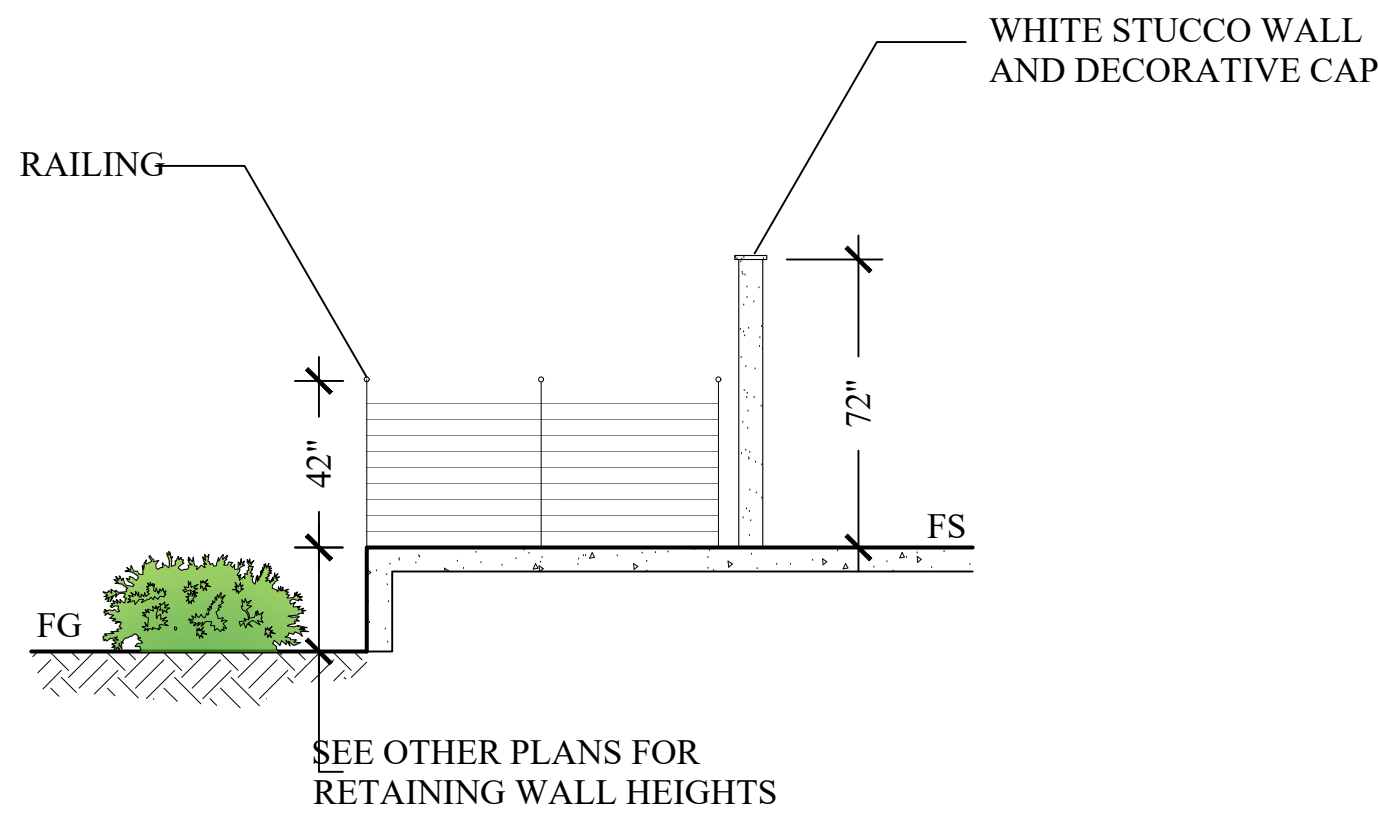
SECTION B 1/4" = 1'-0"



SOUTH ELEVATION



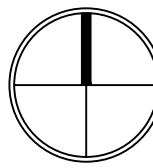
WEST ELEVATION

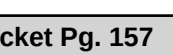


SECTION C 1/4" = 1'-0"

DECK DETAIL

SCALE: 3/8" = 1'-0"







FRUIT TREES, VARIETIES PER OWNER



LOPHOSTEMON CONFERTUS



OLEA 'SWAN HILL' MULTI TRUNK



AGAVE 'BLUE FLAME'



AGAVE 'BLUE GLOW'



'LITTLE BUNNY TAILS' - WHITE



'KLEIMS' HARDY GARDENIA



BOUGAINVILLEA 'WHITE STRIPE'



CAREX TUMULICOLA



PHOENIX ROEBELII



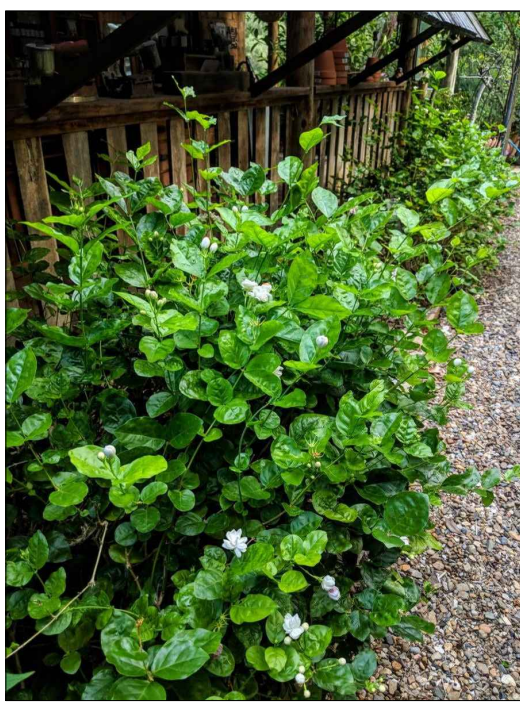
'DESERT ROSE' PADDLE PLANT



JADE TREE



NANDINA 'GULF STREAM'



JASMINUM SAMBAC



MYRSINE AFRICANA



BLUE CHALKSTICKS



'BLACK ROSE' AEONIUM



LIPPIA NODIFLORA



RHUS OVATA



ROSA 'ICEBERG' WHITE SHRUB ROSE



ROSEMARINUS 'HUNTINGTON CARPET'



DEL RIO PEBBLE

TUSTIN OFFICE
150 EL CAMINO REAL, #112
TUSTIN, CA 92780
PHONE: 714 832 5100

INDUSTRY OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project:
RES. ROCKY TRAIL
2631 ROCKY TRAIL RD, DIAMOND BAR, CA 91765

Client:
KATY LIU

Stamp:

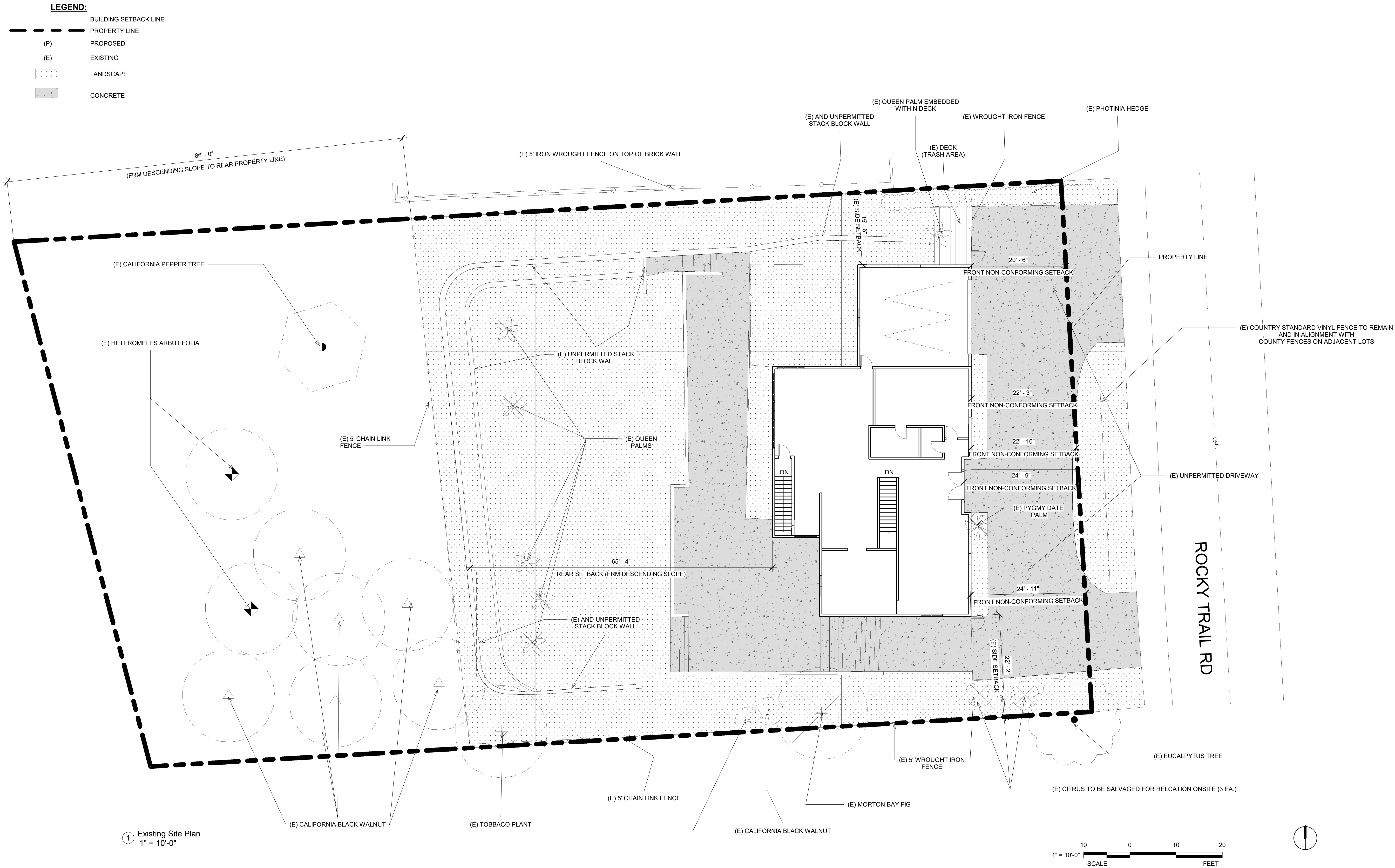


Drawing Title:
EXISTING SITE PLAN

CDA Project No. 2403
Date: 1/30/2025 12:43:53 PM
Phase: SD
Checked By: Checker
Drawn By: Author
Project No.: 2403
Reference:
Revisions:

Drawing No.:

A2.1



CDA
+
PDG

TUSTIN OFFICE
150 EL CAMINO REAL, #112
TUSTIN, CA 92780
PHONE: 714 832 5100

INDUSTRY OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project:
RES. ROCKY TRAIL
2631 ROCKY TRAIL RD, DIAMOND
BAR, CA 91765

Client:
KATY LIU

Stamp:

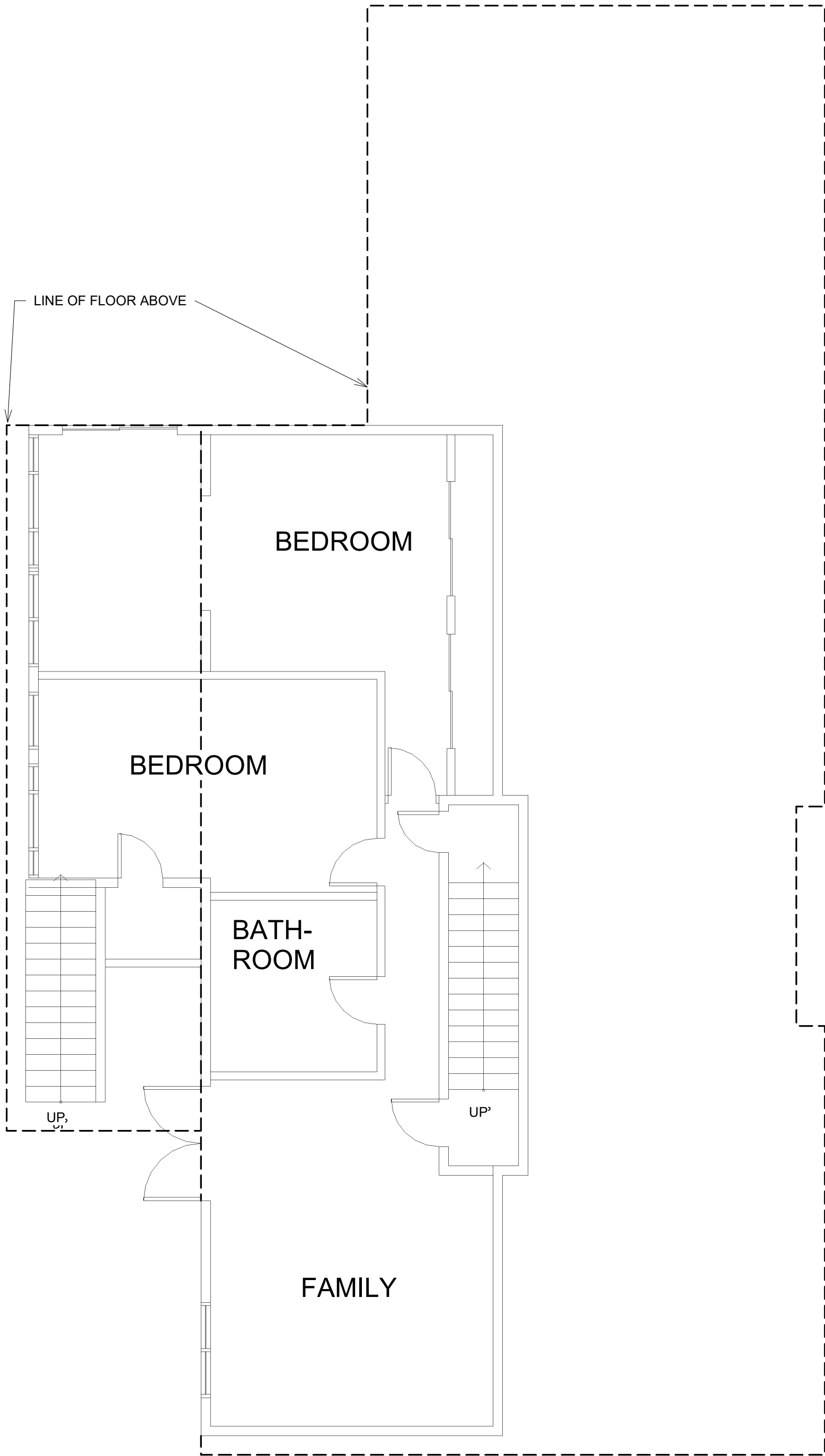


Drawing Title:
EXISTING FLOOR PLANS

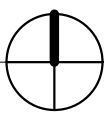
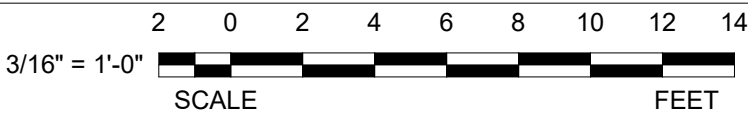
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Date: 1/2/2025 5:20:59 PM
Phase: SD
Checked By: Checker
Drawn By: Author
Project No.: 2403
Reference:
Revisions:

Drawing No.:

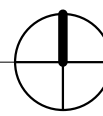
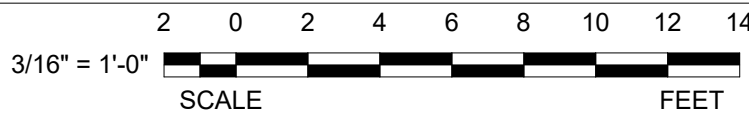
A2.2



① Existing Lower Floor
3/16" = 1'-0"



② Existing Upper Floor
3/16" = 1'-0"



CDA
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CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project:
RES. ROCKY TRAIL
2631 ROCKY TRAIL RD, DIAMOND
BAR, CA 91765

Client:
KATY LIU

Stamp:



Drawing Title:
DEMO PLANS

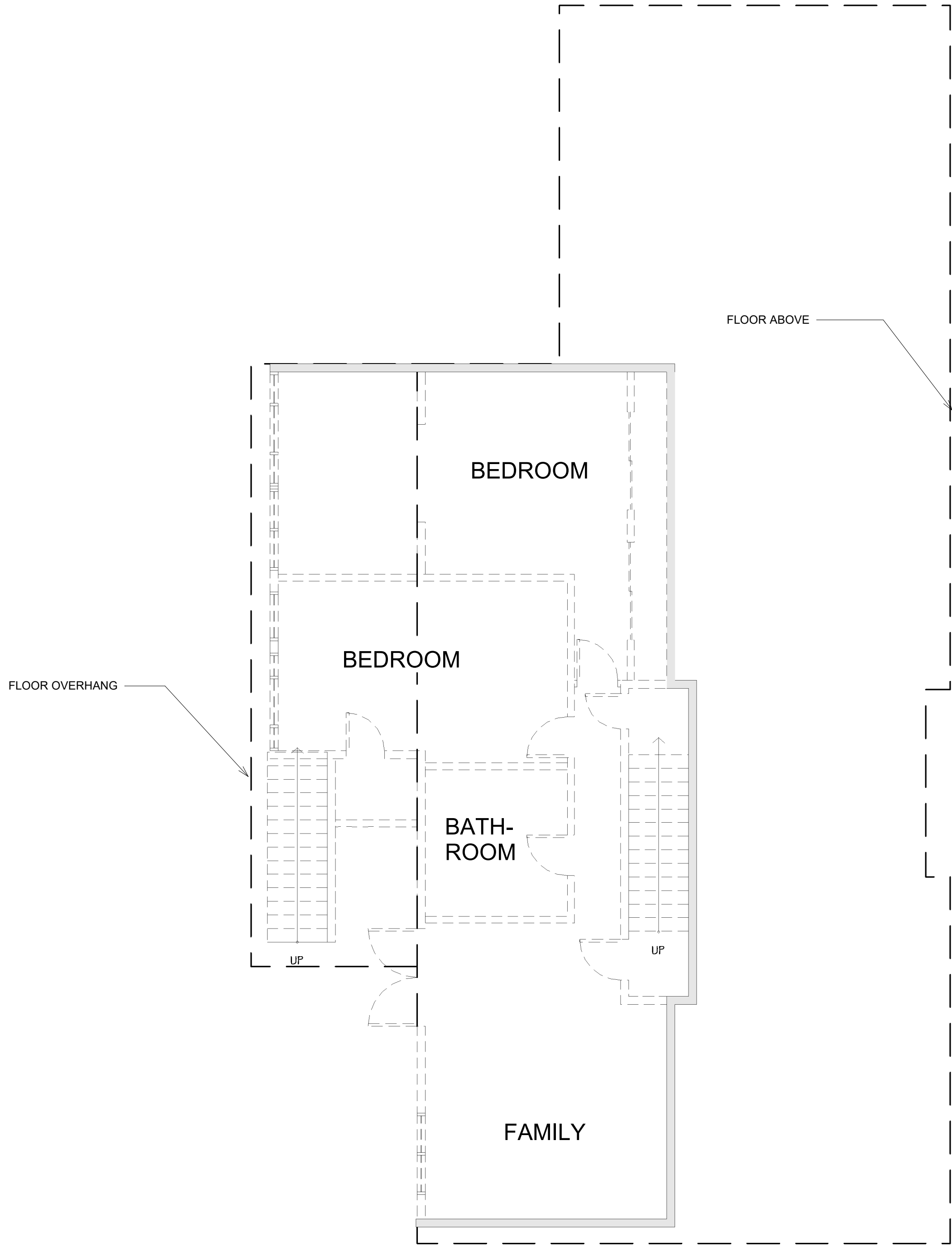
CDA Project No. 2403
Date: 1/2/2025 3:44:27 PM
Phase: SD
Checked By: SY
Drawn By: KP
Project No.: 2403
Revisions:

Drawing No.:

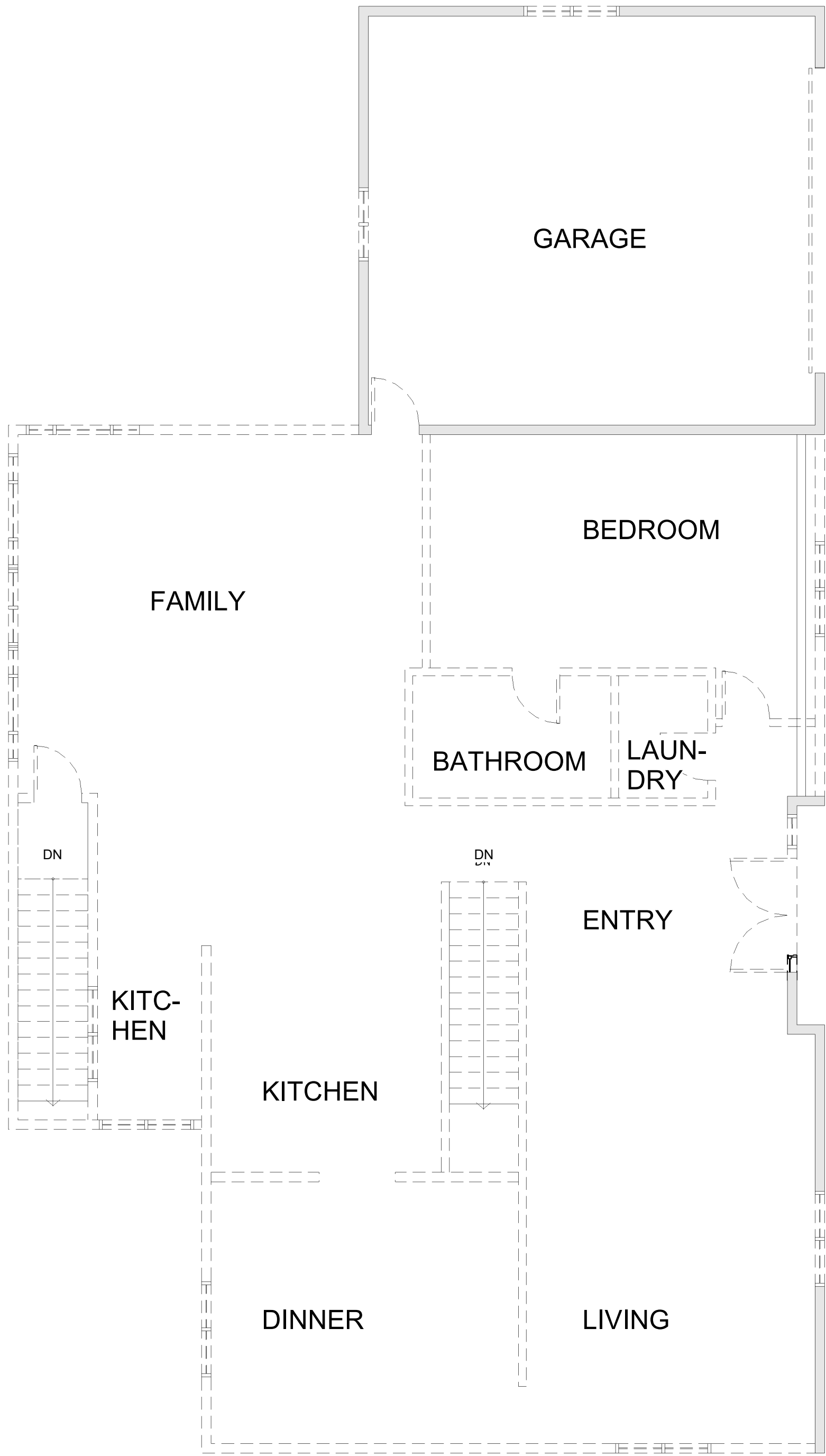
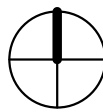
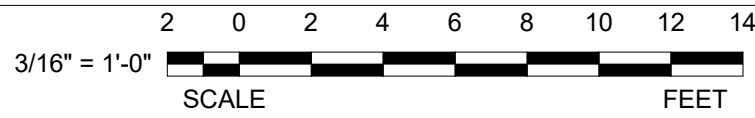
A2.3

Demo Plan Legend

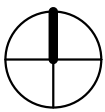
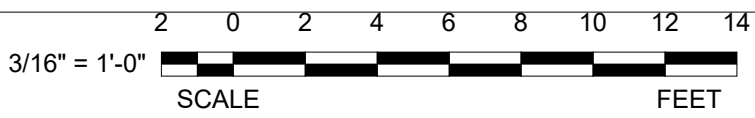
- walls to remain
- new walls
- existing walls to be demolished
- new addition area



2 Lower Level Demo Plan
3/16" = 1'-0"



1 Upper Level Demo Plan
3/16" = 1'-0"



CDA
+
PDG

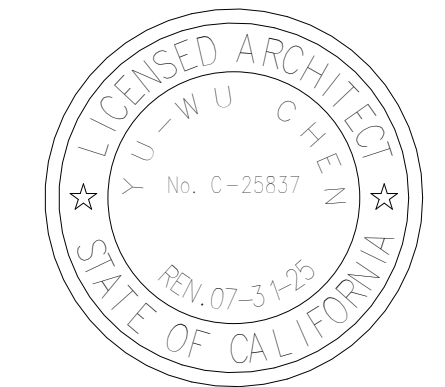
TUSTIN OFFICE
150 EL CAMINO REAL, #112
TUSTIN, CA 92780
PHONE: 714 832 5100

INDUSTRY OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project:
RES. ROCKY TRAIL
2631 ROCKY TRAIL RD, DIAMOND BAR, CA 91765

Client:
KATY LIU

Stamp:

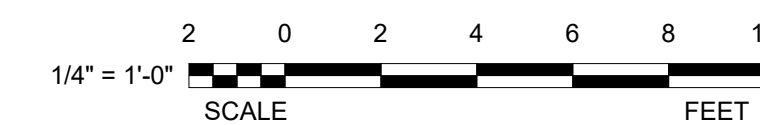
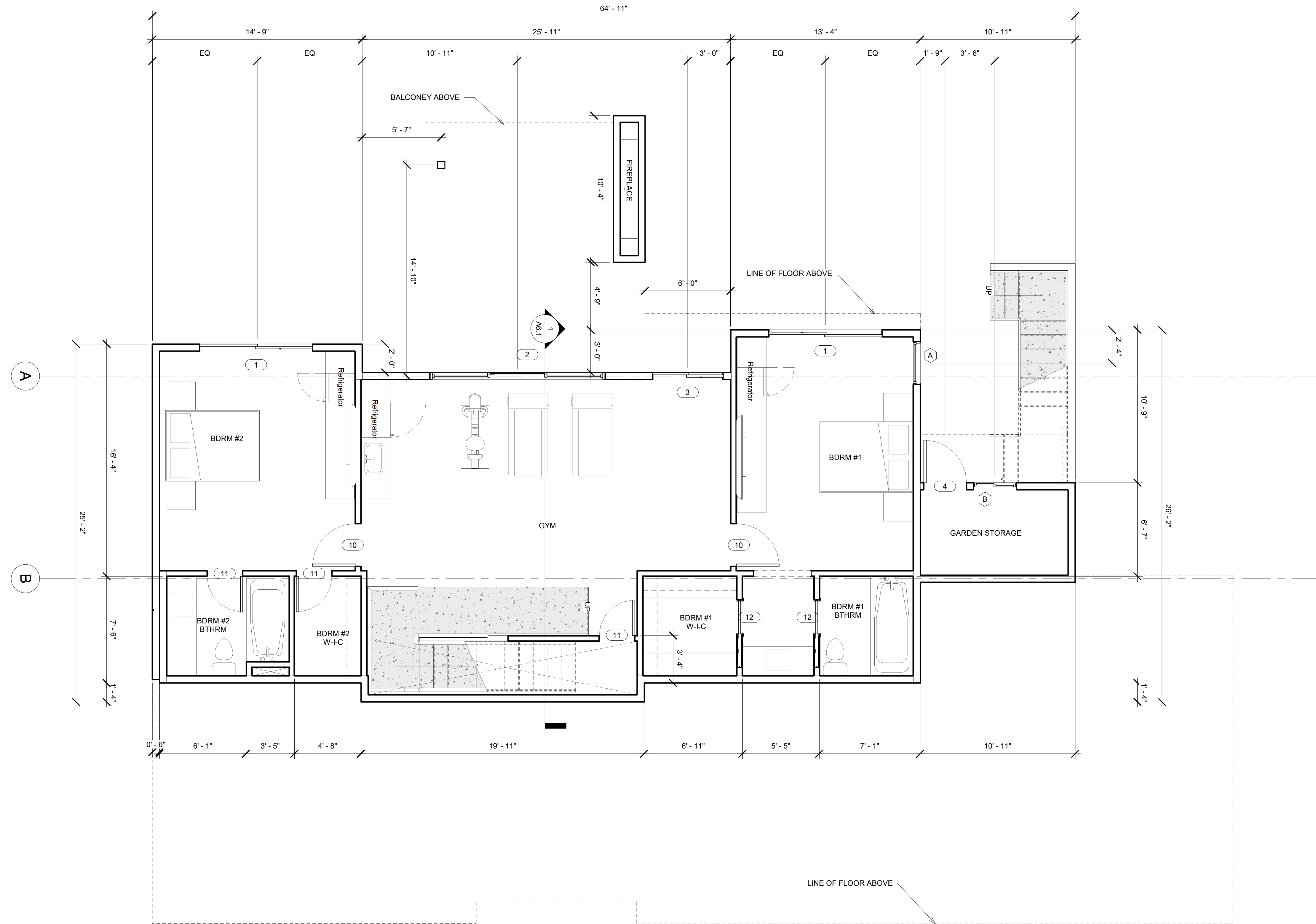


Drawing Title:
LOWER FLOOR

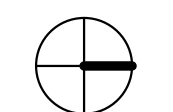
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Date: 1/2/2025 5:23:36 PM
Phase: SD
Checked By: SYANG
Drawn By: KPANG
Project No.: 2403
Reference:
Revisions:

Drawing No.:

A2.4



1/4" = 1'-0"
Lower Level 1



CDA
+
PDG

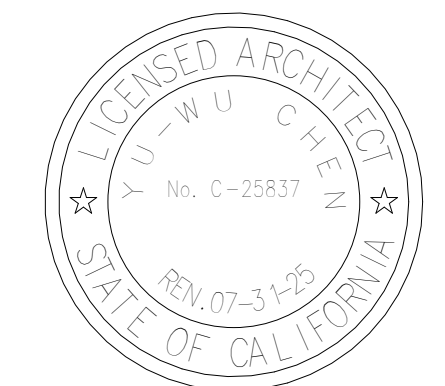
TUSTIN OFFICE
150 EL CAMINO REAL, #112
TUSTIN, CA 92780
PHONE: 714 832 5100

INDUSTRY OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project:
**RES. ROCKY
TRAIL**
2631 ROCKY TRAIL RD, DIAMOND
BAR, CA 91765

Client:
KATY LIU

Stamp:

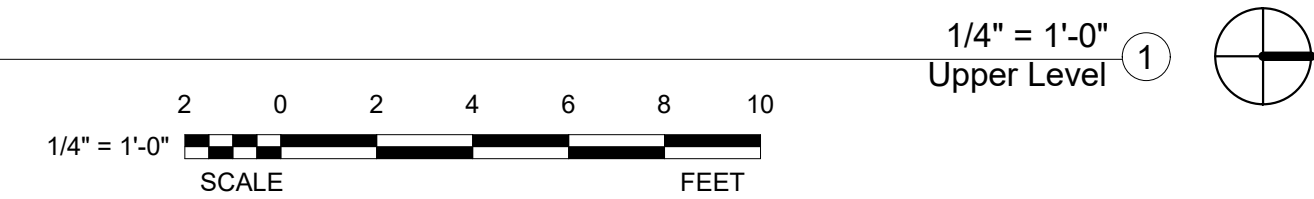
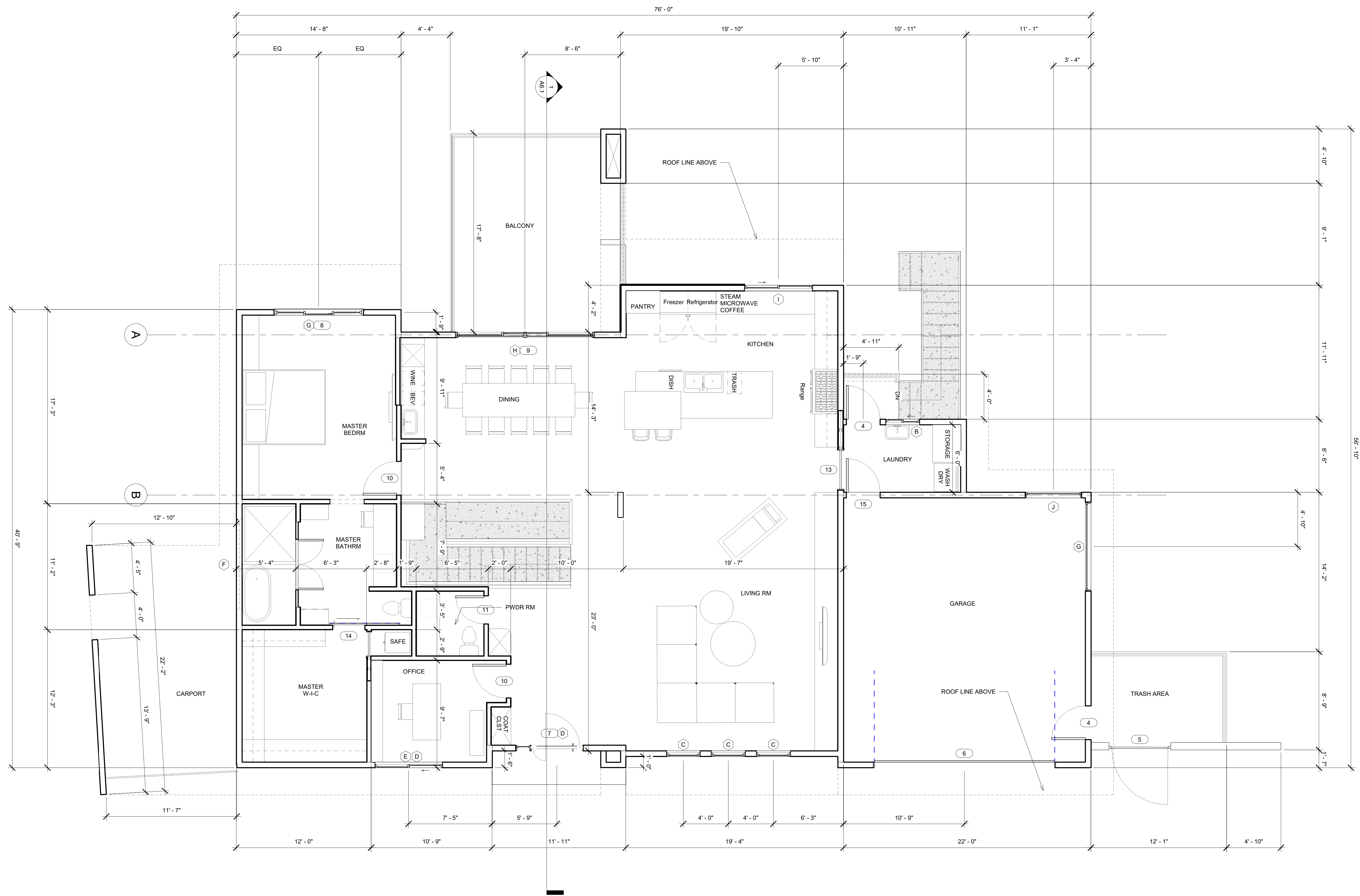


Drawing Title:
UPPER FLOOR

CDA Project No. 2403
Date: 1/2/2025 3:45:20 PM
Phase: SD
Checked By: SYANG
Drawn By: KPANG
Project No.: 2403
Revisions:

Drawing No.:

A2.5



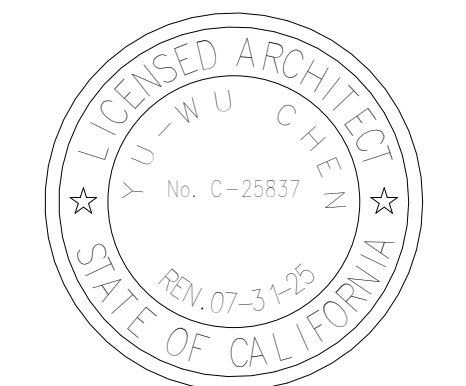
TUSTIN OFFICE
150 EL CAMINO REAL. #112
TUSTIN, CA 92780
PHONE: 714 832 5100

INDUSTRY OFFICE
17528 E. ROWLAND ST,
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project:
**RES. ROCKY
TRAIL**
2631 ROCKY TRAIL RD, DIAMOND
BAR, CA 91765

Client: **KATY LIU**

Stamp:

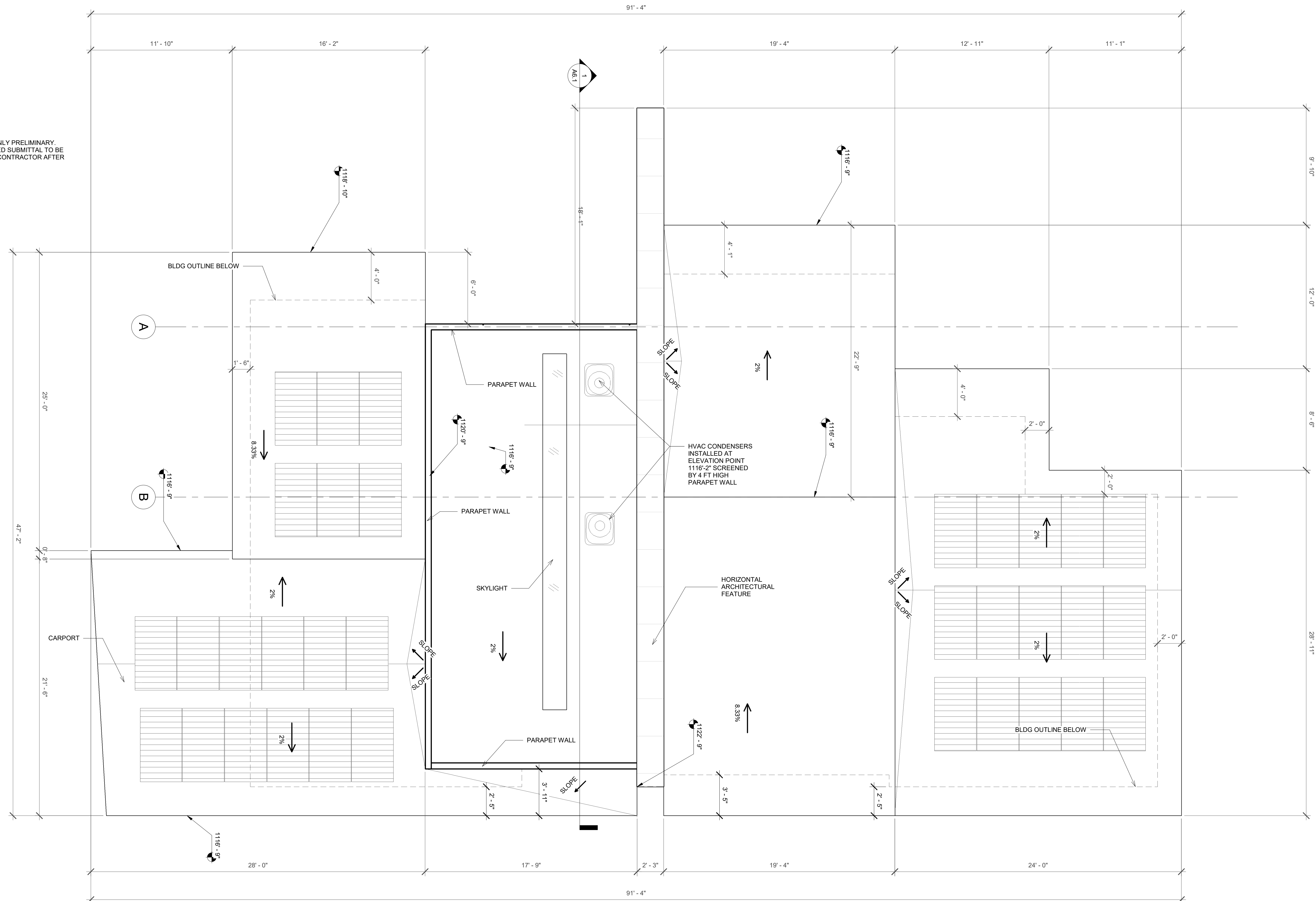


Drawing Title:
ROOF PLAN

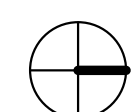
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Date: 1/2/2025 3:45:30 PM
Phase: SD
Checked By: Checker
Drawn By: Author
Project No.: 2403
Reference:
Revisions:

Drawing No.:

A4.1



1/4" = 1'-0" (1)
Roof



2 0 2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

CDA
+
PDG

TUSTIN OFFICE
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PHONE: 714 832 5100

INDUSTRY OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project
**RES. ROCKY
TRAIL**
2631 ROCKY TRAIL RD, DIAMOND
BAR, CA 91765

Client:
KATY LIU

Stamp:



Drawing Title:
ELEVATIONS

CDA Project No. 2403
Date: 1/2/2025 5:14:12 PM
Phase: SD
Checked By: SYANG
Drawn By: KPANG
Project No.: 2403
Revisions:

Drawing No.:

A5.1



ELEVATION KEYNOTE	
Key Name	Comments
EL001	GARAGE DOOR - CLOPAY - MODERN STEEL - FLUSH WITH CONTEMPORARY SLIM WINDOW - STANDARD WHIT
EL002	3 COAT STUCCO - OMEGA PRODUCST INTL - COLORTEK- SAND 30/30 -WHITE
EL003	3 COAT STUCCO - OMEGA PRODUCST INTL - COLORTEK- SAND 30/30 - GREY
EL004	FIBER CEMENT SIDING - JAMES HARDIE - ARTISAN - V-GROOVE - WOODTONE RUSTICSERIES - DARK BROWN
EL005	ENTRY PIVOT DOOR- PIVOT DOOR COMPANY - SOLACE PIVOT DOOR - WALNUT -BLACK
EL006	2-PANEL SLIDING DOOR - JELD WEN - BUILDERS VINYL (V-2500) - INTERIOR: WHITE AND EXTERIOR: BRONZE
EL007	PICTURE WINDOW -JELD WEN - BUILDERS VINYL (V-2500) - INTERIOR: WHITE AND EXTERIOR: BRONZE
EL008	DOUBLE HUNG -JELD WEN - BUILDERS VINYL (V-2500) - INTERIOR: WHITE AND EXTERIOR: BRONZE
EL009	SLIDING WINDOW -JELD WEN - BUILDERS VINYL (V-2500) - INTERIOR: WHITE AND EXTERIOR :BRONZE
EL010	3-PANEL SLIDING DOOR - JELD WEN - PREMIUM VINYL (V-2500) - INTERIOR: WHITE AND EXTERIOR: BRONZE
EL011	TILE - CONSENTINO - DEKTON KELYA - BLACK
EL012	UNIT ADDRESS SIGN: DEFERRED PERMIT - SHALL BE DESIGNED PER CITY STANDARD
EL013	ALUMINUM GUARDRAIL - ALUMINUM - BLACK
EL014	SWING AUTO GATE - KNOTWOOD - WOODTONE RUSTICSERIES - BROWN
EL015	GATE - KNOTWOOD - WOODTONE RUSTICSERIES - BROWN
EL016	EXTERIOR DOOR - JELD WEN - SMOOTH-PRO FIBERGLASS EXTERIOR DOOR: FLUSH - WHITE/ BLACK
EL017	METAL REVEAL - FRY REGLET - 1/4" CHANNEL SCREED - DARK BRONZE



CDA
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PHONE: 626 913 8101

Project:
RES. ROCKY TRAIL
2631 ROCKY TRAIL RD, DIAMOND BAR, CA 91765

Client:
KATY LIU

Stamp:



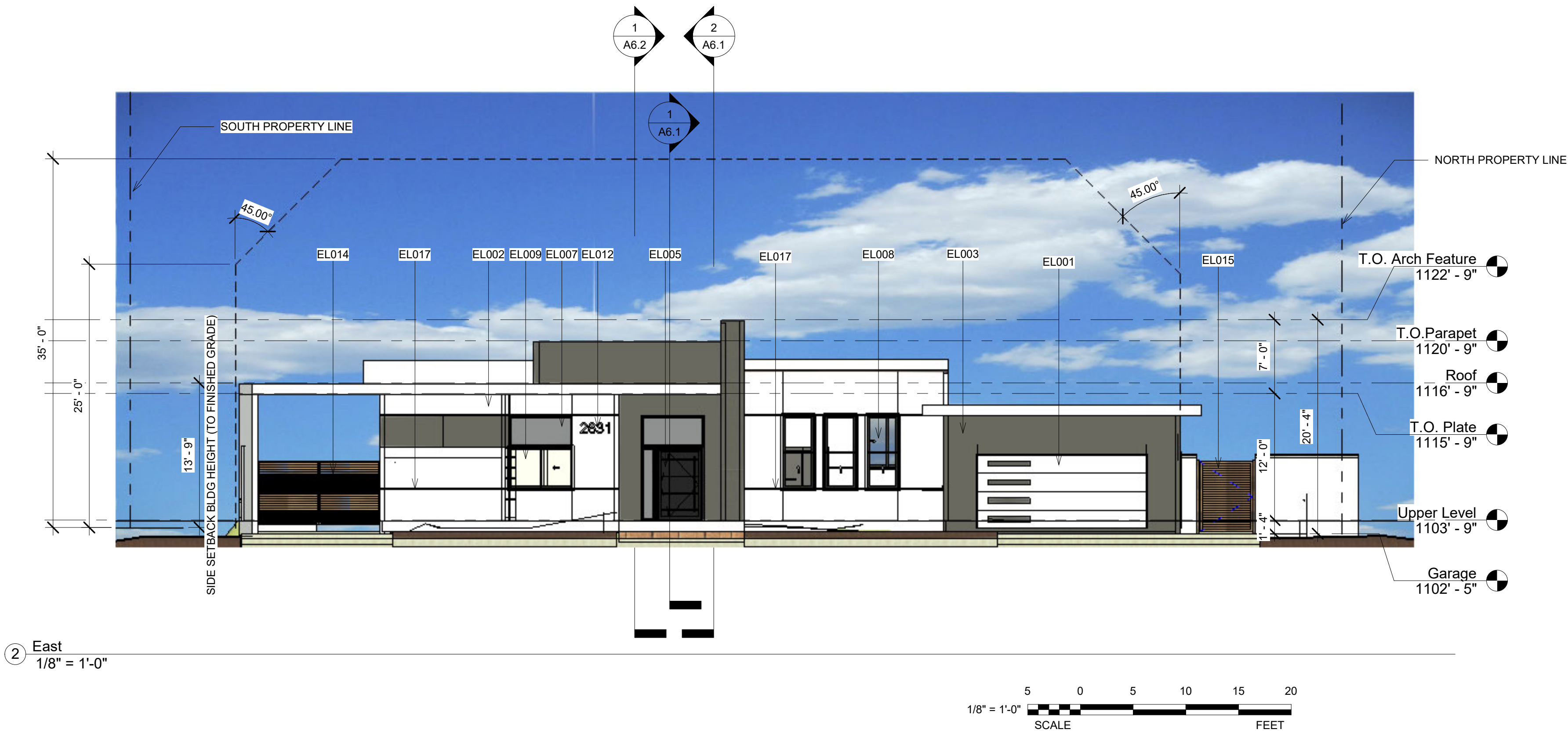
Drawing Title:
ELEVATIONS

CDA Project No. 2403
Date: 1/30/2025 2:12:19 PM
Phase: SD
Checked By: SYANG
Drawn By: KPANG
Project No.: 2403
Revisions:

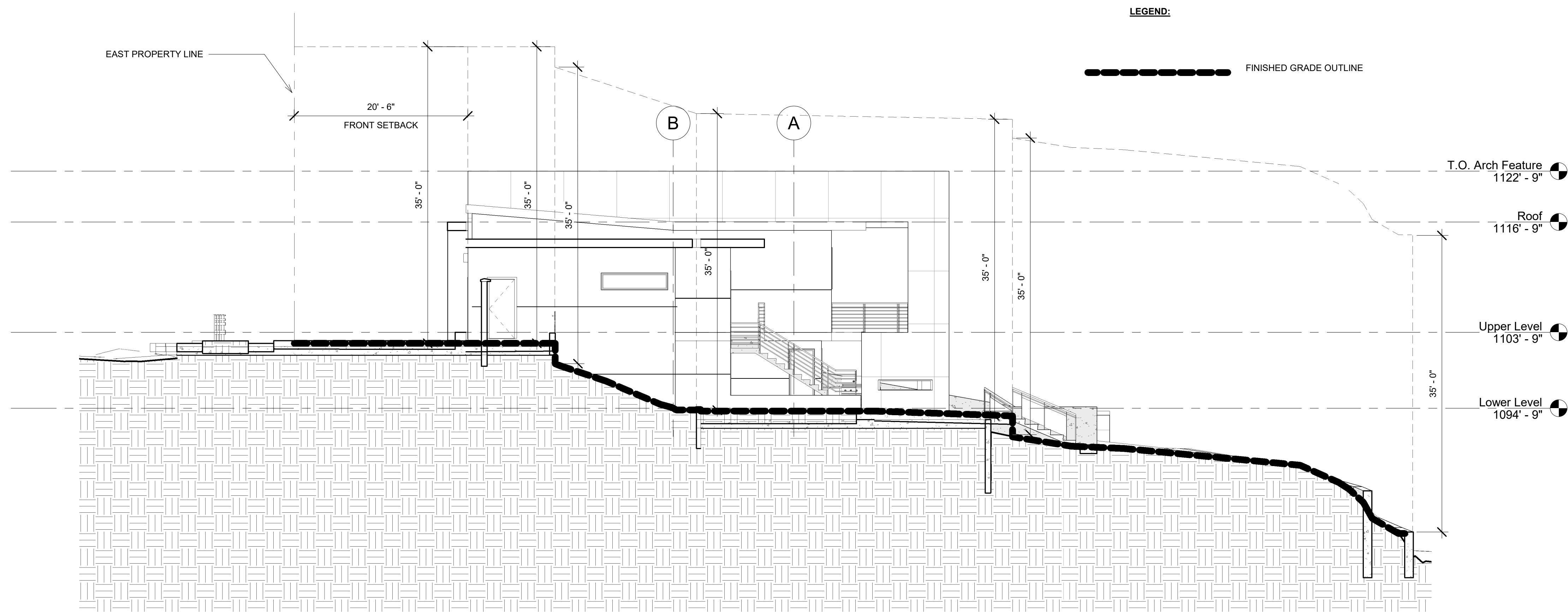
Drawing No.:

A5.2

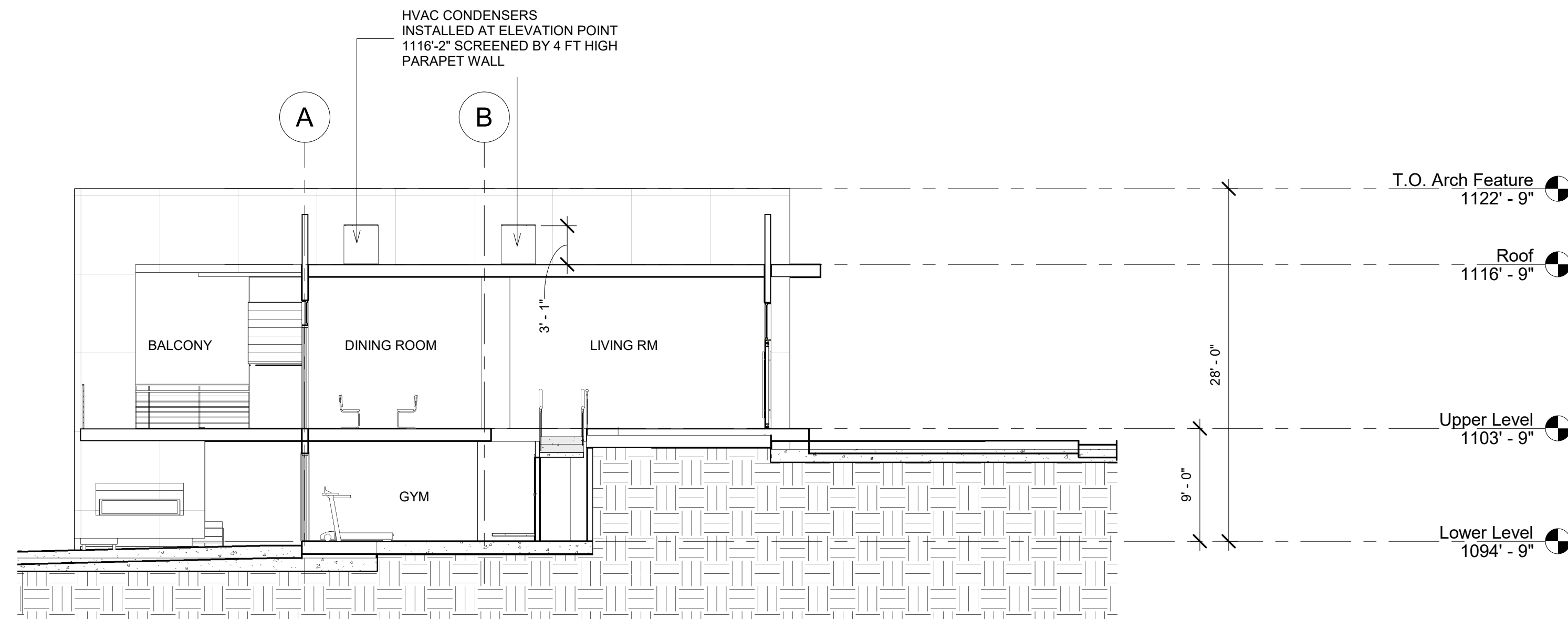
ELEVATION KEYNOTE	
Key Name	Comments
EL001	GARAGE DOOR - CLOPAY - MODERN STEEL - FLUSH WITH CONTEMPORARY SLIM WINDOW - STANDARD WHIT
EL002	3 COAT STUCCO - OMEGA PRODUCST INTL - COLORTEK- SAND 30/30 -WHITE
EL003	3 COAT STUCCO - OMEGA PRODUCST INTL - COLORTEK- SAND 30/30 - GREY
EL004	FIBER CEMENT SIDING - JAMES HARDIE - ARTISAN - V-GROOVE - WOODTONE RUSTICSERIES - DARK BROWN
EL005	ENTRY PIVOT DOOR- PIVOT DOOR COMPANY - SOLACE PIVOT DOOR - WALNUT -BLACK
EL006	2-PANEL SLIDING DOOR - JELD WEN - BUILDERS VINYL (V-2500) - INTERIOR: WHITE AND EXTERIOR: BRONZE
EL007	PICTURE WINDOW -JELD WEN - BUILDERS VINYL (V-2500) - INTERIOR: WHITE AND EXTERIOR: BRONZE
EL008	DOUBLE HUNG -JELD WEN - BUILDERS VINYL (V-2500) - INTERIOR: WHITE AND EXTERIOR: BRONZE
EL009	SLIDING WINDOW -JELD WEN - BUILDERS VINYL (V-2500) - INTERIOR: WHITE AND EXTERIOR :BRONZE
EL010	3-PANEL SLIDING DOOR - JELD WEN - PREMIUM VINYL (V-2500) - INTERIOR: WHITE AND EXTERIOR: BRONZE
EL011	TILE - CONSENTINO - DEKTON KELYA - BLACK
EL012	UNIT ADDRESS SIGN- DEFERRED PERMIT - SHALL BE DESIGNED PER CITY STANDARD
EL013	ALUMINUM GUARDRAIL - ALUMINUM - BLACK
EL014	SWING AUTO GATE - KNOTWOOD - WOODTONE RUSTICSERIES - BROWN
EL015	GATE - KNOTWOOD - WOODTONE RUSTICSERIES - BROWN
EL016	EXTERIOR DOOR - JELD WEN - SMOOTH-PRO FIBERGLASS EXTERIOR DOOR: FLUSH - WHITE/ BLACK
EL017	METAL REVEAL - FRY REGLET - 1/4" CHANNEL SCREED - DARK BRONZE



1 North
1/8" = 1'-0"



② Section 2
1/8" = 1'-0"



① Section 1
1/8" = 1'-0"

CDA
+
PDG

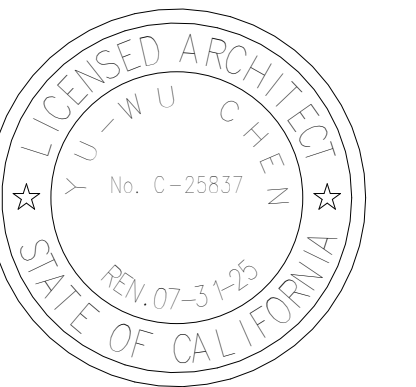
TUSTIN OFFICE
150 EL CAMINO REAL, #112
TUSTIN, CA 92780
PHONE: 714 832 5100

INDUSTRY OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project:
**RES. ROCKY
TRAIL**
2631 ROCKY TRAIL RD, DIAMOND
BAR, CA 91765

Client:
KATY LIU

Stamp:



Drawing Title:
SECTIONS

CDA Project No. 2403
Date: 1/31/2025 4:35:43 PM
Phase: SD
Checked By: Checker
Drawn By: Author
Project No.: 2403
Reference:
Revisions:

Drawing No.:

A6.1

CDA
+
PDG

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17528 E. ROWLAND ST.
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PHONE: 626 913 8101

Project:
**RES. ROCKY
TRAIL**
2631 ROCKY TRAIL RD, DIAMOND
BAR, CA 91765

Client:
KATY LIU

Stamp:



Drawing Title:
SECTIONS

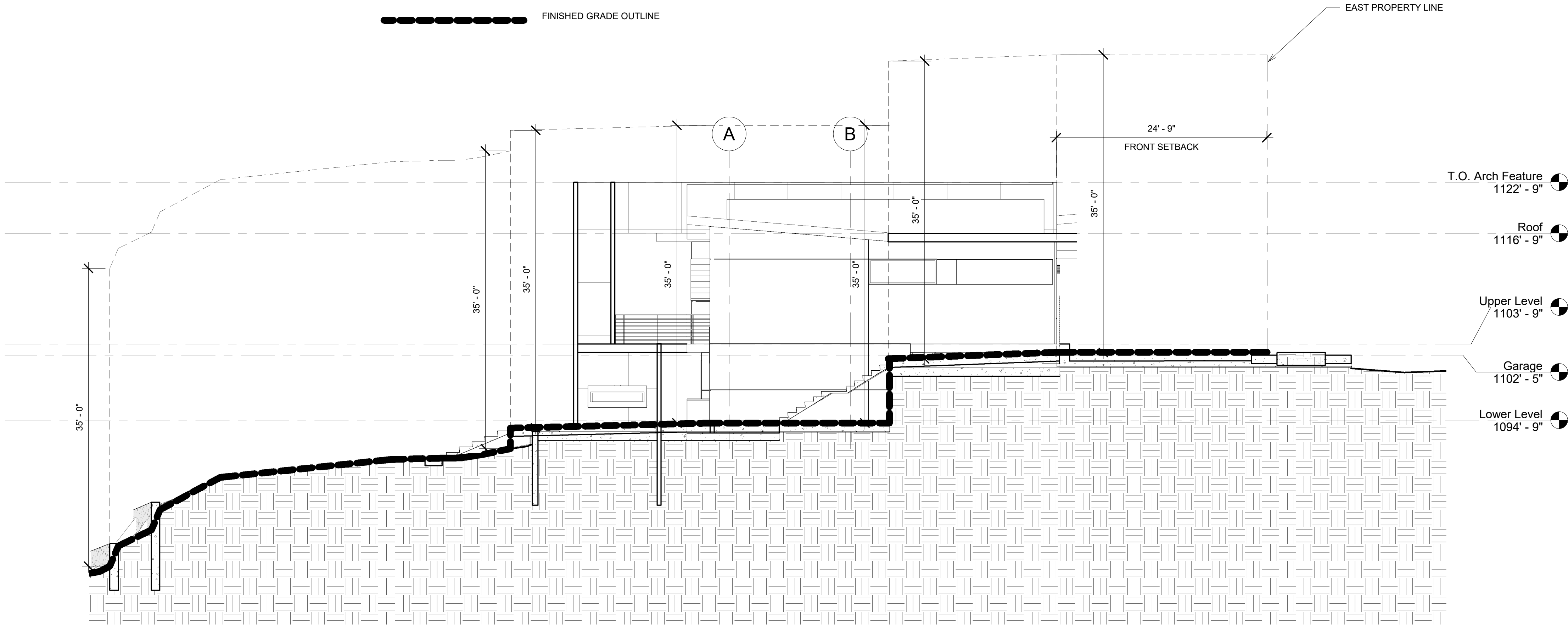
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Checked By: Checker
Drawn By: Author
Project No.: 2403
Reference:
Revisions:

Drawing No.:

A6.2

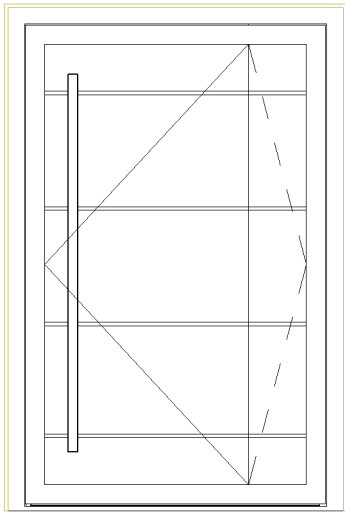
LEGEND:

----- FINISHED GRADE OUTLINE

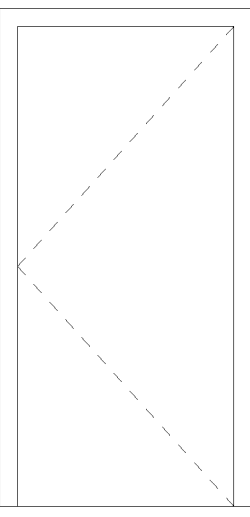


① Section 3
1/8" = 1'-0"

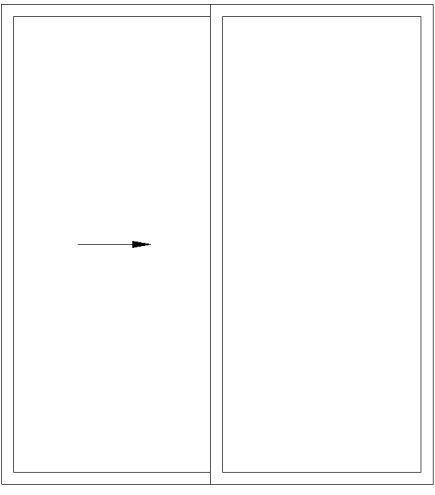
DOOR SCHEDULE						
Mark	Width	Height	Construction Type	Model	Function	Comments
1	8' - 0"	6' - 10"	VINYL / GLAZING	2-PANEL SLIDING	Exterior	
1	8' - 0"	6' - 10"	VINYL / GLAZING	2-PANEL SLIDING	Exterior	
2	12' - 0"	6' - 10"	VINYL / GLAZING	3-PANEL SLIDING	Exterior	
3	5' - 0"	6' - 10"	VINYL / GLAZING	2-PANEL SLIDING	Exterior	
4	3' - 0"	7' - 0"	FIBERGLASS	FLUSH	Exterior	
4	3' - 0"	7' - 0"	FIBERGLASS	FLUSH	Exterior	
4	3' - 0"	7' - 0"	FIBERGLASS	FLUSH	Exterior	
5	5' - 0"	6' - 8"	WOOD	PEDESTRIAN GATE	Exterior	
6	16' - 0"	7' - 0"	STEEL	GARAGE	Exterior	
7	4' - 8"	7' - 0"	WOOD	PIVOT DOOR	Exterior	
8	7' - 7"	5' - 11"	VINYL / GLAZING	3-PANEL SLIDING	Exterior	
9	12' - 0"	8' - 0"	VINYL / GLAZING	3-PANEL SLIDING	Exterior	
10	3' - 0"	7' - 0"	WOOD	FLUSH	Interior	
10	3' - 0"	7' - 0"	WOOD	FLUSH	Interior	
10	3' - 0"	7' - 0"	WOOD	FLUSH	Interior	
10	3' - 0"	7' - 0"	WOOD	FLUSH	Interior	
11	2' - 6"	6' - 8"	WOOD	FLUSH	Interior	
11	2' - 6"	6' - 8"	WOOD	FLUSH	Interior	
11	2' - 6"	6' - 8"	WOOD	FLUSH	Interior	
11	2' - 6"	6' - 8"	WOOD	FLUSH	Interior	
12	2' - 4"	7' - 0"	WOOD	POCKET	Interior	
12	2' - 4"	7' - 0"	WOOD	POCKET	Interior	
13	3' - 6"	7' - 0"	WOOD	POCKET	Interior	
14	2' - 10"	6' - 11"	WOOD	Hawa Junior 100 Z Wall Mount	Interior	
15	3' - 0"	7' - 0"	WOOD	FLUSH	Interior	SELF CLOSING AND SELF LATCHING 20 MIN. FIRE RATING



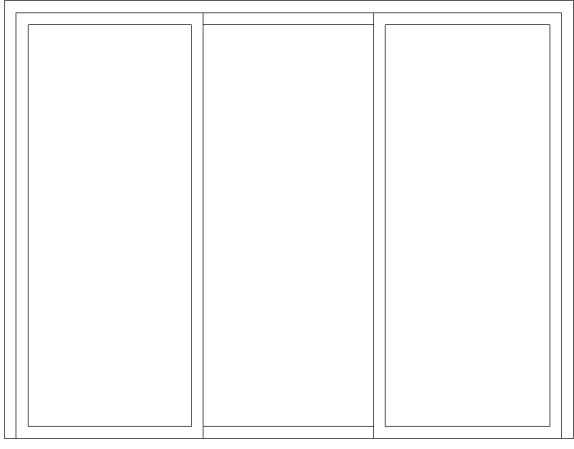
1. PIVOT



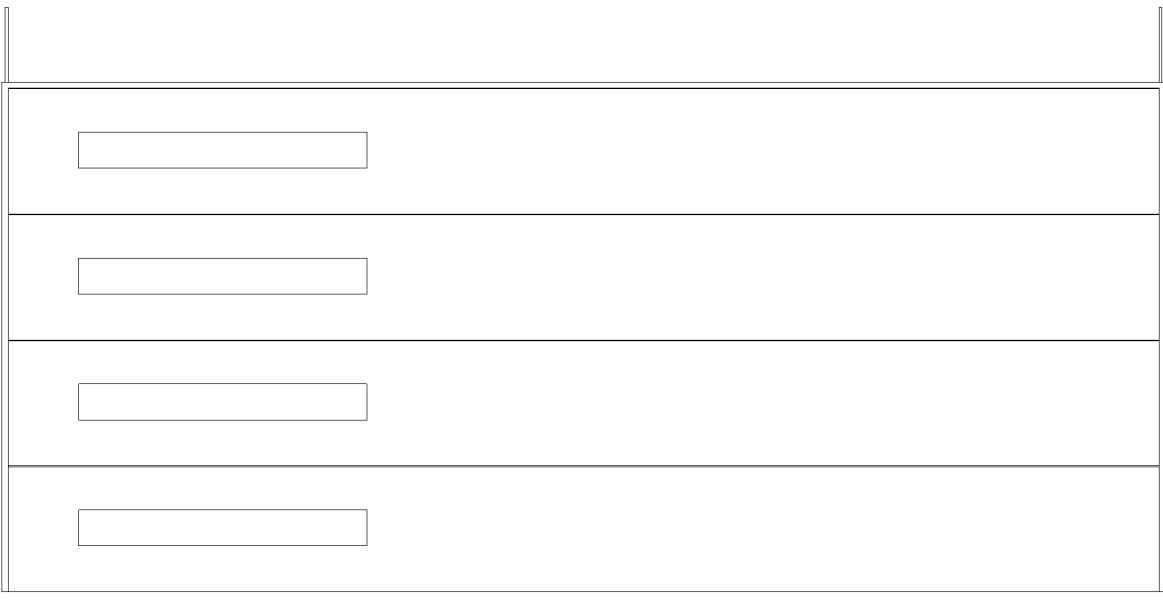
2. FLUSH



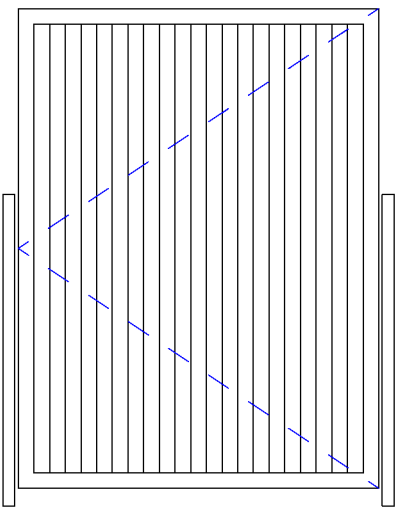
3. 2-PANEL SLIDING



4. 3-PANEL SLIDING

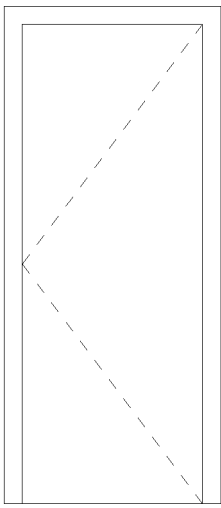


5. GARAGE

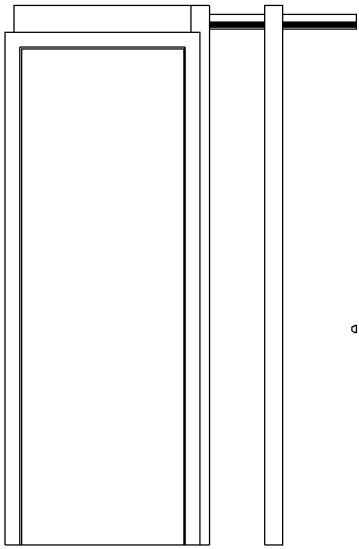


6. PEDESTRIAN GATE

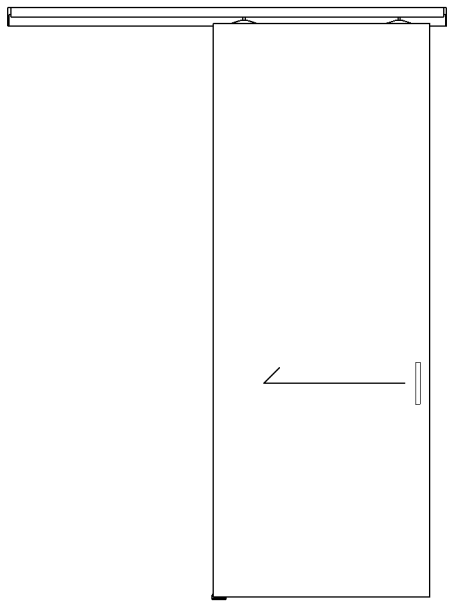
EXTERIOR DOORS TYPES



1. FLUSH



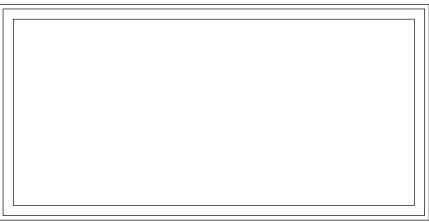
2. POCKET



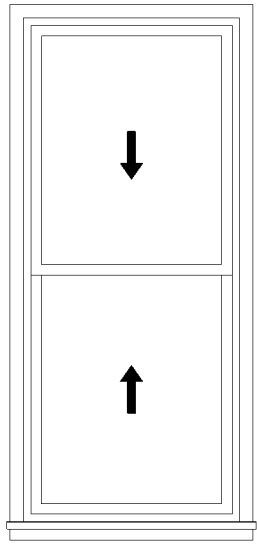
3. WALL MOUNT SLIDING (HAWA JUNIOR)

INTERIOR DOORS TYPES

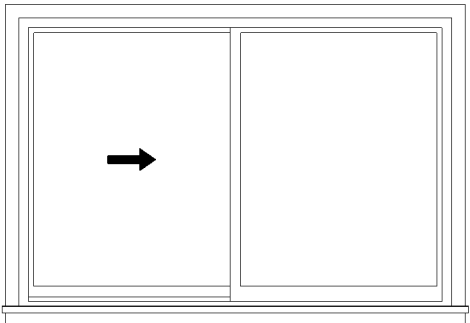
WINDOW SCHEDULE						
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B	3' - 0"	3' - 0"	4' - 0"	VINYL	SLIDING	
B	3' - 0"	3' - 0"	4' - 0"	VINYL	SLIDING	
C	3' - 0"	7' - 0"	3' - 0"	VINYL	DOUBLE HUNG	
C	3' - 0"	7' - 0"	3' - 0"	VINYL	DOUBLE HUNG	
C	3' - 0"	7' - 0"	3' - 0"	VINYL	DOUBLE HUNG	
D	6' - 0"	3' - 0"	7' - 0"	VINYL	FIXED	
D	6' - 0"	3' - 0"	7' - 0"	VINYL	FIXED	
E	6' - 0"	4' - 0"	3' - 0"	VINYL	SLIDING	
F	8' - 0"	3' - 0"	7' - 0"	VINYL	FIXED	
G	7' - 11"	2' - 0"	8' - 0"	VINYL	FIXED	
H	6' - 2"	2' - 0"	8' - 2"	VINYL	FIXED	
H	6' - 2"	2' - 0"	8' - 2"	VINYL	FIXED	
I	6' - 0"	5' - 0"	5' - 0"	VINYL	SLIDING	
J	5' - 0"	2' - 0"	5' - 0"	VINYL	FIXED	
K	7' - 11"	2' - 0"	5' - 0"	VINYL	FIXED	



1. FIXED WINDOW



2. DOUBLE HUNG



3. SLIDING WINDOW

WINDOW TYPES

CDA
+
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TUSTIN OFFICE
150 EL CAMINO REAL, #112
TUSTIN, CA 92780
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INDUSTRY OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project:

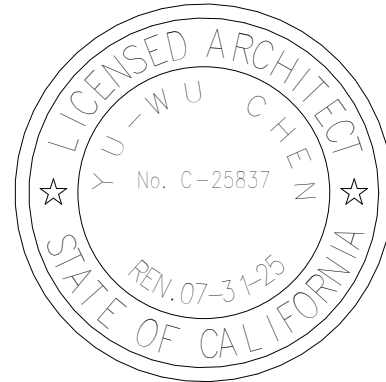
RES. ROCKY TRAIL

2631 ROCKY TRAIL RD, DIAMOND
BAR, CA 91765

Client:

KATY LIU

Stamp:



Drawing Title:

**DOOR &
WINDOW
SCHEDULES**

CDA Project No. 2403

Date: 1/2/2025 3:46:02 PM

Phase: SD

Checked By: Checker

Drawn By: Author

Project No.: 2403

Reference:

Revisions:

Drawing No.:

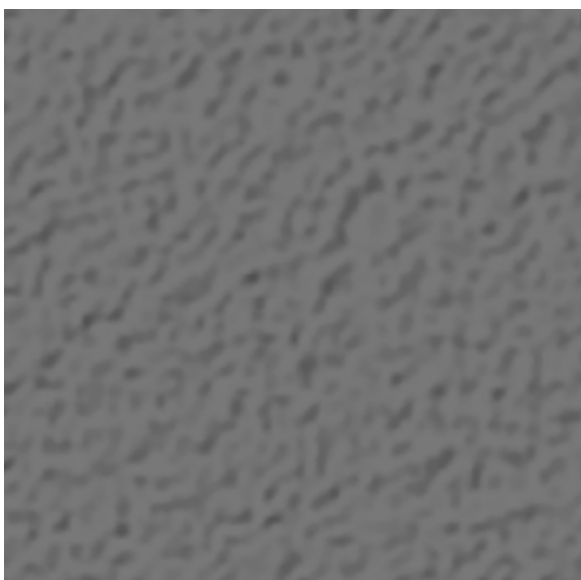
A9.1



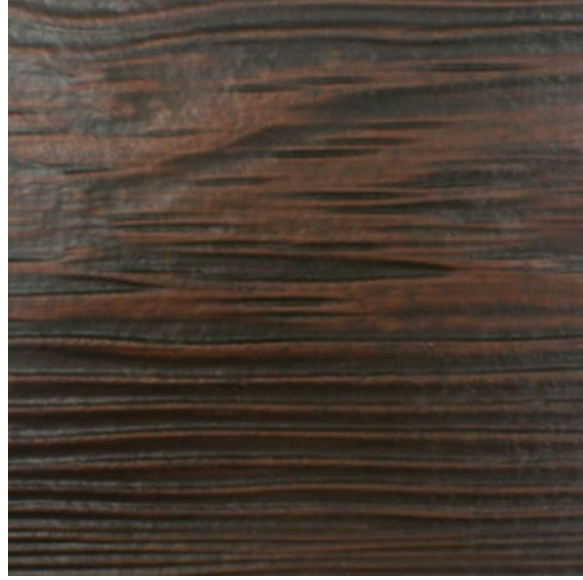
EL001 GARAGE DOOR
MANUFACTURER: CLOPAY
COLOR: STANDARD WHITE
FINISH: MODERN STEEL- FLUSH
W/ CONTEMPORARY SLIM
WINDIOWS



EL002 3-COAT STUCCO
MANUFACTURER: OMEGA PRODUCTS INTL
COLOR: WHITE
TEXTURE: COLORTEK - 30/30 SANDS



EL003 3-COAT STUCCO
MANUFACTURER: OMEGA PRODUCTS INTL
COLOR: GREY
TEXTURE: COLORTEK - 30/30 SANDS



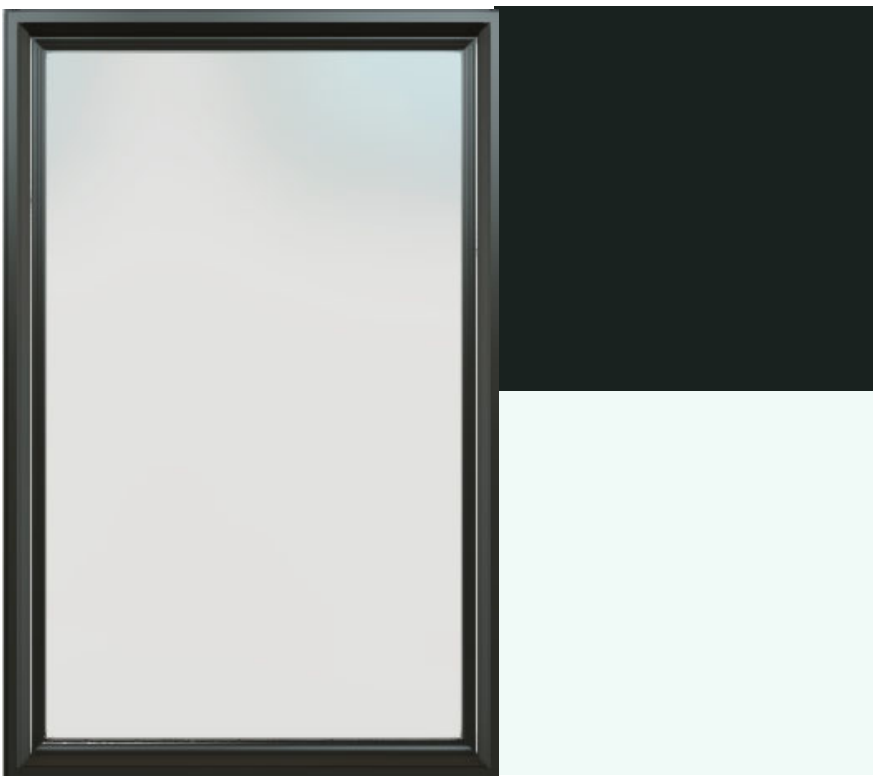
EL004 FIBER CEMENTING SIDING
MANUFACTURER: JAMES HARDIE
COLOR: DARK BROWN
FINISH: ARTISAN - V-GROOVE



EL005 ENTRY PIVOT DOOR
MANUFACTURER: PIVOT DOOR COMPANY
COLOR: BLACK
FINISH: SOLACE PIVOT DOOR - WALNUT



EL006 2-PANEL SLIDING DOOR
MANUFACTURER: JELD WEN
COLOR: EXTERIOR: BRONZE
FINISH: INTERIOR: WHITE
BUILDERS VINYL (V-2500) - NO GRILLE



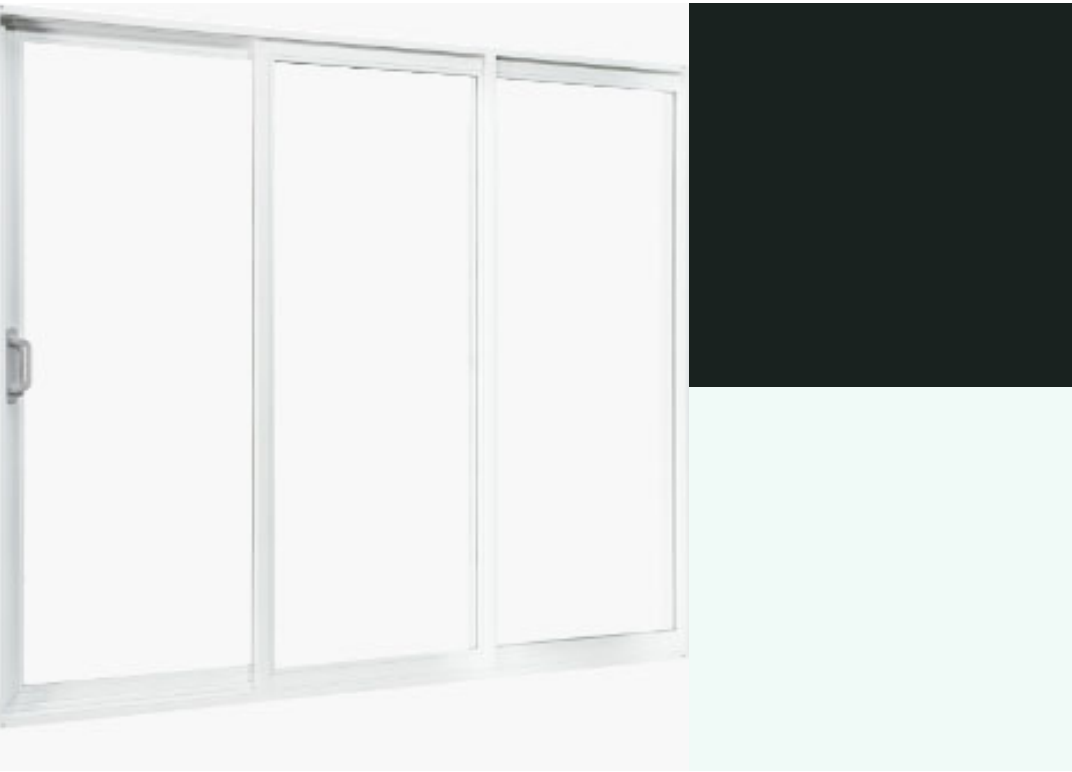
EL007 PICTURE WINDOW
MANUFACTURER: JELD WEN
COLOR: EXTERIOR: BRONZE
FINISH: INTERIOR: WHITE
BUILDERS VINYL (V-2500) - NO GRILLE



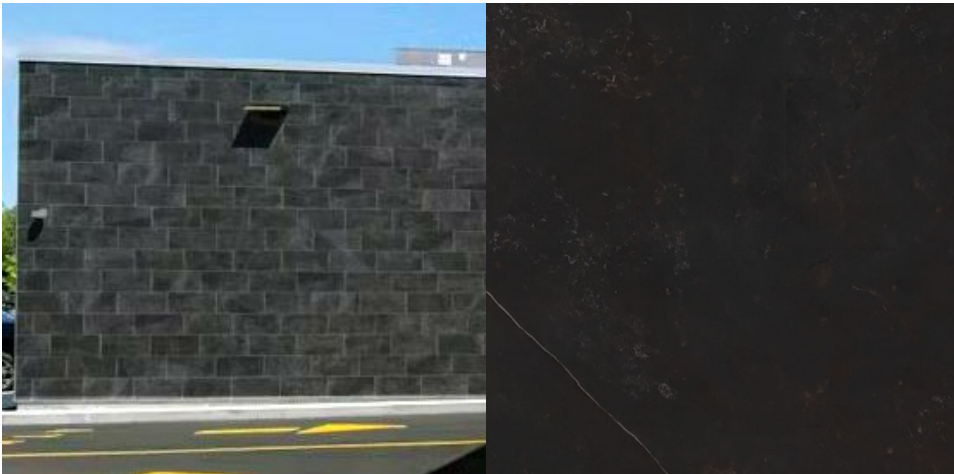
EL008 DOUBLE-HUNG WINDOW
MANUFACTURER: JELD WEN
COLOR: EXTERIOR: BRONZE
FINISH: INTERIOR: WHITE
BUILDERS VINYL (V-2500) - NO GRILLE



EL009 SLIDING WINDOW
MANUFACTURER: JELD WEN
COLOR: EXTERIOR: BRONZE
FINISH: INTERIOR: WHITE
BUILDERS VINYL (V-2500) - NO GRILLE



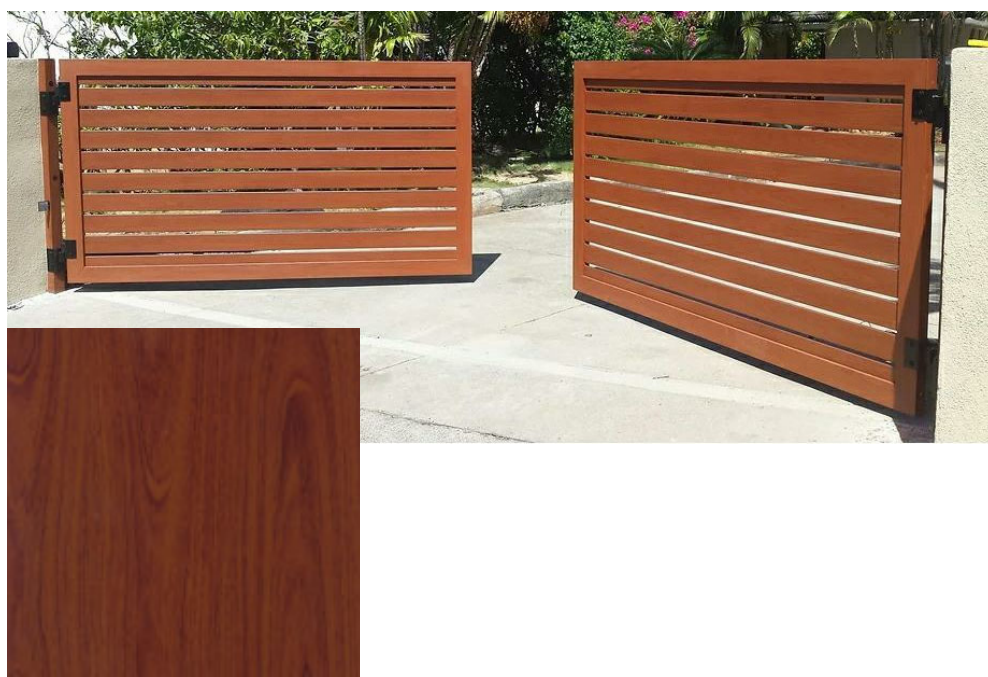
EL010 2-PANEL SLIDING DOOR
MANUFACTURER: JELD WEN
COLOR: EXTERIOR: BRONZE
FINISH: INTERIOR: WHITE
BUILDERS VINYL (V-2500) - NO GRILLE



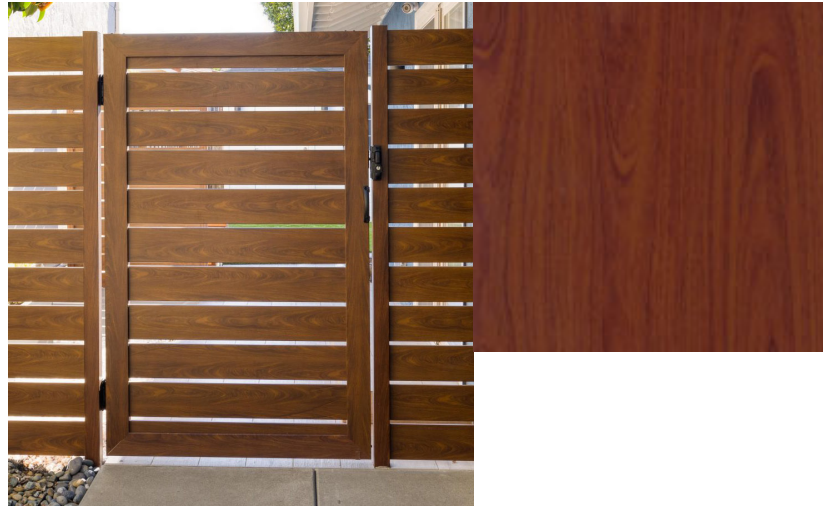
EL011 STONE TILE
MANUFACTURER: CONSENTINO
COLOR: BLACK
FINISH: DEKTON KELYA



EL013 ALUMINUM GUARDRAIL
COLOR: BLACK
FINISH: ALUMINUM



EL014 SWING AUTO GATE
MANUFACTURER: KNOTWOOD
COLOR: BROWN



EL015 GATE
MANUFACTURER: KNOTWOOD
COLOR: BROWN



EL016 EXTERIOR DOOR
MANUFACTURER: JELD WEN
COLOR: BRONZE OR WHITE
FINISH: SMOOTH-PRO FIBERGLASS
EXTERIOR DOOR: FLUSH



EL017 REVEAL
MANUFACTURER: FRY REGLET
COLOR: DARK BRONZE
FINISH: 1/4" CHANNEL SCREED

CDA
+
PDG

TUSTIN OFFICE
150 EL CAMINO REAL #112
TUSTIN, CA 92780
PHONE: 714 832 5100

INDUSTRY OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
PHONE: 626 913 8101

Project:

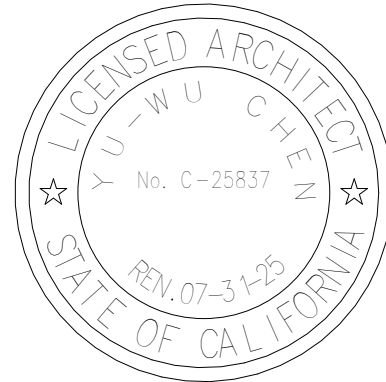
**RES. ROCKY
TRAIL**

2631 ROCKY TRAIL RD, DIAMOND
BAR, CA 91765

Client:

KATY LIU

Stamp:



Drawing Title:

**MANUFACTURER
CUT-SHEETS/
DETAIL**

CDA Project No. 2403

Date: 1/2/2025 5:09:56 PM

Phase: SD

Checked By: Checker

Drawn By: Author

Project No.: 2403

Reference:

Revisions:

Drawing No.:

A9.2

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 02/25/25	CC 03/04/25	PC 03/11/25	CC 03/18/25	PC 03/25/25	CC 04/01/25
1024 Brea Canyon Road (Modify existing convenience store’s Alcoholic Beverage Control license to permit sale of beer, wine and distilled spirits (ABC type 21 license))	CUP/PCN PL2024-64	DT	Michael Zavaro	PH					
1155 S. Diamond Bar Blvd Unit U (Pilates)	CUP PL2024-85	RL/MN	ASA Yoga Pilates	PH					
2024 General Plan Status Report	N/A	GL	City of Diamond Bar	D					
2631 Rocky Trail (Addition and remodel to single-family residence)	DR, MCUP PL2024-43	DT	Katy Liu	PH					
1829 Los Cerros Drive (Addition and remodel to single-family residence)	DR PL2023-46	DT	Raz Grinbaum					PH	
2725 Clear Creek (New Single-Family Residence)	DR PL2022-74	DT	Diane Shi					PH	
ADMINISTRATIVE REVIEW									
Property Location		AP	Applicant	AR 2/27/2025					
20627 Golden Springs Unit 1F (Beer & wine sales at restaurant)	MCUP PL2024-86	RL/MN	Cecilia Chan	PH					
PENDING ITEMS									
Property Location	File #	AP	Applicant	Status					
2000 Chestnut Creek (New Single-Family Residence)	DR MCUP PL2024-7	DT	Claire Lee	First incomplete letter sent 2/22/24 – waiting for additional information					
2001 Derringer Lane (2-lot subdivision)	TPM 83036 PL2021-46	MN	Gurbachan S. Juneja	Fifth incomplete letter sent 7/30/24 - waiting for additional information					

LEGEND

PH = PUBLIC HEARING
AP = ASSIGNED PLANNER
PC = PLANNING COMMISSION
CC = CITY COUNCIL
D = DISCUSSION ITEM

PENDING ITEMS (continued)				
Property Location	File #	AP	Applicant	Status
2151 Derringer Lane (Addition and remodel to single-family residence)	DR PL2025-17	RL	Pete Volbeda	Under Review
334 S. Diamond Bar Blvd (Banquet)	CUP PL2024-76	MN	Jason Lee for Black Canvas South	Under Review
Gentle Springs Ln. and S. Prospectors Rd.	GPA, ZC, VTTM, DR PL2021-23	GL/DT	Tranquil Garden LLC	First incomplete letter sent 4/16/21 – waiting for additional information
2234 Indian Creek(New single-family residence)	DR PL2024-82	DT	Matthew Ewing	Under Review
2521 Indian Creek (New single-family residence)	DR & TP PL2024-65	RL/MN	Philip K. Chan	Under Review
22909 Lazy Trail Rd. (Addition and remodel to single family residence)	DR, MCUP PL2021-05	DT	Walt Patroske	Under Review
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT	Pete Volbeda	Second incomplete letter sent 12/5/23 – waiting for additional information
2887 Shadow Canyon (New single-family residence)	DR PL2025-9	MN	Peter Mattar	Under Review
Citywide Objective Design Standards	DCA PL2024-51	MN/GL	City of Diamond Bar	Under Review
SB9 Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review
Walnut Valley Unified School District (Billboard Ordinance)	DCA PL2024-40	DT/GL	WVUSD	Under Review