PLANNING COMMISSION AGENDA

Tuesday, February 13, 2024
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	***WILLIAM RAWLINGS***
VICE CHAIR	***RUBEN TORRES***
COMMISSIONER	***NAILA BARLAS***
COMMISSIONER	***MAHENDRA GARG***
COMMISSIONER	***RAYMOND WOLFE***

How to Observe the Meeting From Home:
Members of the public can observe the meeting by calling 1 (562) 247-8321, Access Code: 639-240-222 or visiting https://attendee.gotowebinar.com/register/6642327201847628117.

How to Submit Public Comment:

> Please note that the meeting will proceed at the Windmill Conference Room should comments by teleconferencing become infeasible due to an Internet or power outage, or due to technical problems outside the City's control. If you wish to make certain that your comments are heard, please attend the meeting in person or send an email by 4:00 p.m. on the day of the meeting/hearing

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

The City of Diamond Bar thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

CITY OF DIAMOND BAR
PLANNING COMMISSION
February 13, 2024

AGENDA

Next Resolution No. 2024-02

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

1. ROLL CALL: COMMISSIONERS: Barlas, Garg, Wolfe, Vice Chair Torres, Chair Rawlings

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 –** August 22, 2023.

4.2 **Minutes of the Planning Commission Regular Meeting –** January 23, 2024.

5. OLD BUSINESS: None.

6. NEW BUSINESS: None.

7. PUBLIC HEARING(S):

7.1 **Development Review and Tree Permit No. PL2023-53** - Under the authority of DBCC Sections 22.38 and 22.48, the applicant and property owners are requesting Development Review approval to demolish an existing 3,888 square-foot residence and construct a new 4,662 square-foot, two-story, single-family residence with a 726 square-foot attached garage, 263 square feet of balcony area, 1,000 square-foot accessory dwelling unit with 60 square-foot porch, swimming pool and rear yard improvements on a 1.3 gross acre lot. A Tree Permit is also requested to remove three (3) protected California black walnut trees and replace with nine (9) coast live oak trees on site. The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 2330 Indian Creek Road
Diamond Bar, CA 91765

PROPERTY OWNER: Joy Pingwei Pan and Jianmei Wang
2375 Vineyard Street
Upland, CA 91786

APPLICANT: Michael Wang
2636 Corralitas Drive
Los Angeles, CA 90039

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

RECOMMENDATION: Staff recommends that the Planning Commission approve Development Review and Tree Permit No. PL2023-53 based on the findings of fact, and subject to the conditions of approval as listed within the draft resolution.

7.2 **Development Review No. PL2023-66** - Under the authority of DBCC Section 22.48, the applicant and property owner are requesting Development Review approval to add 1,646 square feet of first and second floor living area, and 92 square feet of balcony space to an existing 1,884 square-foot, two-story, single-family residence on a 9,305 gross square-foot lot. The subject property is zoned Low Density Residential (RL) with an underlying General Plan land use designation of Low Density Residential.

PROJECT ADDRESS: 915 Pantera Drive
Diamond Bar, CA 91765

PROPERTY OWNER: Luc Le
915 Pantera Drive
Diamond Bar, CA 91765

APPLICANT: Walt Patroske
2132 S. Grove Avenue, Unit F
Ontario, CA 91761

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: Staff recommends that the Planning Commission approve Development Review No. PL2023-66 based on the findings of fact, and subject to the conditions of approval as listed within the draft resolution.

8. PLANNING COMMISSION COMMENTS / INFORMATIONAL ITEMS:

9. STAFF COMMENTS / INFORMATIONAL ITEMS:

10. SCHEDULE OF FUTURE EVENTS:

PRESIDENTS' DAY HOLIDAY: Monday, February 19, 2024
In recognition of the holiday, City offices will be closed. City offices will re-open Tuesday, February 20, 2024.

CITY COUNCIL MEETING: Tuesday, February 20, 2024, 6:30 pm
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

PLANNING COMMISSION MEETING:	Tuesday, February 27, 2024 **CANCELLED** (Windmill Room will be used as a Primary Election voting center from February 24, 2024, through March 5, 2024.)
CITY COUNCIL MEETING:	Tuesday, March 5, 2024, 6:30 pm South Coast Air Quality Management District 21865 Copley Drive Diamond Bar, CA
PLANNING COMMISSION MEETING:	Tuesday, March 12, 2024, 6:30 pm Windmill Community Room Diamond Bar City Hall 21801 Copley Drive
CITY COUNCIL MEETING:	Tuesday, March 19, 2024, 6:30 pm South Coast Air Quality Management District 21865 Copley Drive Diamond Bar, CA
PLANNING COMMISSION MEETING:	Tuesday, March 26, 2024, 6:30 pm Windmill Community Room Diamond Bar City Hall 21801 Copley Drive

11. ADJOURNMENT

MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
AUGUST 22, 2023

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE: Vice Chair Torres led the Pledge of Allegiance.

ROLL CALL: Commissioners Naila Barlas, Mahendra Garg, Raymond Wolfe, Vice Chair Ruben Torres, and Chair/William Rawlings

Staff Present: Greg Gubman, Community Development Director; James Eggart, Assistant City Attorney; Grace Lee, Planning Manager; May Nakajima, Senior Planner; Stella Marquez, Administrative Coordinator.

2. APPROVAL OF AGENDA: As Submitted.

3. PUBLIC COMMENTS: None Offered.

4. CONSENT CALENDAR:

4.1 Minutes of the May 23, 2023, Regular Planning Commission Meeting.

C/Wolfe moved, C/Garg seconded, to approve the Minutes of the May 23, 2023, Regular Planning Commission meeting. Motion carried by the following Roll Call vote:

AYES:	COMMISSIONERS:	Garg, Wolfe, VC/Torres, Chair/Rawlings
NOES:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	Barlas
ABSENT:	COMMISSIONERS:	None

4.2 Minutes of the Planning Commission Regular June 13, 2023, Meeting.

C/Wolfe moved, C/Barlas seconded, to approve the Minutes of the June 13, 2023, Regular Planning Commission meeting. Motion carried by the following Roll Call vote:

AYES:	COMMISSIONERS:	Barlas, Garg, Wolfe, VC/Torres, Chair/Rawlings
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

5. OLD BUSINESS: None

6. NEW BUSINESS: None

7. PUBLIC HEARING(S):

7.1 **Conditional Use Permit No. PL2023-32** – Under the authority of Diamond Bar City Code Section 22.58, the property owner and applicant requested a Conditional Use Permit to operate a Pilates fitness studio at a 1,322 square-foot lease space at Diamond Hills Plaza, a 203,167 square-foot multi-tenant shopping center. The subject property is zoned Community Commercial (C-2) with an underlying General Plan land use designation of General Commercial.

PROJECT ADDRESS:	21349 Cold Springs Lane Diamond Bar, CA 91765
PROPERTY OWNER:	ROIC Diamond Hills Plaza, LLC 11250 El Camino Real, Suite 200 San Diego, CA 92130
APPLICANT:	Roger Chan for Almond Health, LLC 12965 Beach Boulevard Stanton, CA 90680

SP/Nakajima presented staff's report and recommended Planning Commission approval of Conditional Use Permit No. PL2023-32, based on the Findings of Fact, and subject to the Conditions of Approval as listed within the Resolution.

Chair/Rawlings opened the public hearing.

Roger Chan, franchisee, thanked the Planning Commission for their consideration and said he looked forward to being in Diamond Bar.

Chair/Rawlings closed the public hearing.

C/Barlas moved, C/Garg seconded, to approve Conditional Use Permit No. PL2023-32, based on the Findings of Fact and subject to the Conditions of Approval as listed within the Resolution. Motion carried 5-0 by the following Roll Call vote:

AYES:	COMMISSIONERS:	Barlas, Garg, Wolfe, VC/Torres, Chair/Rawlings
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

There were no comments offered.

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman reported that no items were slated for the September 12th meeting and wished everyone a Happy Labor Day.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

ADJOURNMENT: With no further business before the Planning Commission, Chair/Rawlings adjourned the Regular Planning Commission meeting at 6:41 p.m.

The foregoing minutes are hereby approved this _____ day of _____, 2023.

Attest:
Respectfully Submitted,

_____
Greg Gubman, Community Development Director

_____
William Rawlings, Chair

MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
JANUARY 23, 2024

CALL TO ORDER:

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

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

ROLL CALL: Commissioners Naila Barlas, Mahendra Garg, Raymond Wolfe, and Vice Chair Ruben Torres

ABSENT: Chair William Rawlings

STAFF PRESENT: Greg Gubman, Community Development Director (telephonically); James Eggart, Assistant City Attorney; Grace Lee, Planning Manager; Dat Tran, Associate Planner; and Stella Marquez, Administrative Coordinator

2. APPROVAL OF AGENDA: As Submitted.

3. PUBLIC COMMENTS: None Offered.

4. CONSENT CALENDAR:

4.1 Minutes of the October 24, 2023, Regular Planning Commission Meeting.

C/Wolfe moved, C/Barlas seconded, to approve the Minutes of the October 24, 2023, Regular Planning Commission meeting. Motion carried by the following Roll Call vote:

AYES:	COMMISSIONERS:	Barlas, Garg, Wolfe, VC/Torres
NOES:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Chair Rawlings

5. OLD BUSINESS: None

6. NEW BUSINESS: None

7. PUBLIC HEARING(S):

7.1 **Conditional Use Permit No. PL2023-60** – Under the authority of DBCC Section 22.58, the property owner and applicant are requesting a Conditional Use Permit to operate a dance studio within a 1,242 square-foot tenant suite at Towne Centre Village, a 78,651 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.

PROJECT ADDRESS:	1137 Grand Avenue Diamond Bar, CA 91765
PROPERTY OWNER:	Diamond Bar Grand, LLC 2727 West Coast Highway Newport Beach, CA 92663
APPLICANT:	Angelica Gacutan-Viloria for Kapiliwaiokeao 1120 Bahia Court, Apt A Ontario, CA 91762

AP/Tran presented staff's report and recommended Planning Commission approval of Conditional Use Permit No. PL2023-60, based on the Findings of Fact, and subject to the Conditions of Approval as listed within the Resolution.

Vice Chair/Torres opened the public hearing.

With no one requesting to speak, Vice Chair/Torres closed the public hearing.

C/Wolfe moved, C/Garg seconded, to approve Conditional Use Permit No. PL2023-60, based on the Findings of Fact and subject to the Conditions of Approval as listed within the Resolution. Motion carried 4-0 by the following Roll Call vote:

AYES:	COMMISSIONERS:	Barlas, Garg, Wolfe, VC/Torres,
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Chair/Rawlings

8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

There were no comments offered.

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

Senior Planner/Lee reported there is one item scheduled for the February 13, 2024,

meeting, a remodel to a home at 915 Pantera Drive.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

ADJOURNMENT: With no further business before the Planning Commission, Vice Chair/Torres adjourned the Regular Planning Commission meeting at 6:44 p.m.

The foregoing minutes are hereby approved this _____ day of _____, 2024.

Attest:
Respectfully Submitted,

_____
Greg Gubman, Community Development Director

_____
Ruben Torres, Vice Chair

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 13, 2024
CASE/FILE NUMBER:	Development Review and Tree Permit No. PL2023-53
PROJECT LOCATION:	2330 Indian Creek Road Diamond Bar, CA 91765 (APN 8713-037-001)
GENERAL PLAN DESIGNATION:	Rural Residential (RR)
ZONING DISTRICT:	Rural Residential (RR)
PROPERTY OWNER:	Joy Pingwei Pan and Jianmei Wang 2375 Vineyard Street Upland, CA 91786
APPLICANT:	Michael Wang 2636 Corralitas Drive Los Angeles, CA 90039

SUMMARY:

The applicant is requesting approval of a Development Review (DR) application to demolish an existing 3,888 square-foot residence and construct a new 4,662 square-foot, two-story, single-family residence with a 726 square-foot attached garage, 263 square feet of balcony area, a 1,000 square-foot accessory dwelling unit (ADU) with a 60 square-foot porch, a swimming pool and rear yard improvements on a 1.3 gross acre lot. A Tree Permit (TP) is also requested to remove three protected California black walnut trees and replace them with nine coast live oak trees on site.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review and Tree Permit No. PL2023-53, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48 and 22.38, subject to conditions.

BACKGROUND:

The project site is located in the Diamond Bar Country Estates (The Country), on the southwest corner of Indian Creek Road and Clear Creek Lane. The property was developed in 1977 under Los Angeles County standards with a 3,888 square-foot, single-family residence and garage. An arborist report prepared for this project (Trees and Design, December 11, 2023) identified seven protected trees and 13 unprotected trees on the property.

The proposed project was approved by the Diamond Bar Country Estates Architectural Committee on November 7, 2023.

The property is legally described as Lot 70 of Tract No. 23483, and the Assessor's Parcel Number (APN) is 8713-037-001.

Site and Surrounding General Plan, Zoning and Land Uses

The image below highlights the subject property:

Site (Plan View) Aerial

Proiect Site

Adjacent Property to the West

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 58,370 square feet (1.3 acres), which includes a 32-foot wide private street easement along the frontages of Indian Creek Road and Clear Creek Lane. The parcel is a generally square-shaped with a net buildable area (i.e., minus the private street easement and restricted use area at the southwest corner of the property) of 36,160 square feet (0.8 acres). The parcel is a hillside property with a descending slope at 24 percent that starts from the private street easement to the rear property line.

The proposed house is situated towards the north side of the lot, 30'-2" from the edge of the private street easement line along Indian Creek Road and 15 feet from the edge of the private street easement line along Clear Creek Lane. The entrance to the residence faces Indian Creek Road and a circular driveway provides access to a three-car garage. A detached 1,000 square-foot ADU with 60 square-foot porch is proposed to the west side of the main residence. Rear yard improvements such as a pool, spa, and fire pit are also proposed in the rear yard.

There are seven protected trees on the property. Three are proposed for removal, as further discussed under the "Tree Permit" section below.

Grading Plan

The applicant is proposing to cut 884 cubic yards of soil and fill 493 cubic yards of soil throughout the property to expand the existing building pad. Therefore, 391 cubic yards would have to be exported from the site.

The applicant is proposing two retaining walls, with a maximum height of four feet, at the rear of the property to support fills below the natural grade to expand the buildable pad for the house. All exposed portions of the proposed retaining walls will have a decorative finish, with the use of split-faced block, stone, or painted stucco to match the house.

Architecture

The architectural style of the residence is a modern design introducing a coordinated palette of exterior finish materials, roof lines, and architectural projections. The project is designed to have a variety of elements to reflect the architectural style, including the following design features: flat roof, dark-colored shiplap siding, aluminum windows with black trim, sliding glass patio doors and glass railings, wood screen and a sectional wood garage door in a cedar finish. The use of a simple color scheme and quality materials enhances the minimalist style. Additionally, the design includes balcony/patio areas for the main residence and ADU.

Front Elevation

The proposed two-level house's floor plan is comprised of the following components:

- First Floor – Garage, common areas (foyer, great room, kitchen with wok, dining room), gym, study room, two powder rooms, laundry room and one bedroom with a bathroom and walk-in closets. The ADU includes a living/dining room, kitchen, two bedrooms and two bathrooms.
- Second Floor – Master suite with a bathroom and walk-in closet, two bedrooms, one bathroom, and a family room.
- Patio/balcony areas totaling 323 square feet are proposed throughout the two levels of the residence as well as the ADU.

The floor area distribution is summarized below:

PROJECT SUMMARY (square footage)

Living Area		5,662
○ First Floor	2,969	
○ Second Floor	1,693	
○ ADU	1,000	
Non-Livable Area		1,049
○ Garage	726	
○ Balconies	263	
○ ADU Porch	60	
TOTAL FLOOR AREA		**6,711**

The height of the building is 24 feet, measured from the finished grade to the highest point of the roofline.

Landscape Plan

A total of five unprotected trees and three protected California black walnut trees are proposed for removal. The California black walnut trees will be replaced at a 3:1 ratio and a condition of approval is included in the attached Resolution requiring the planting of nine coast live oak trees. The Tree Permit section below provides further analysis on the removal of trees and appropriate mitigation. All other trees will be replaced at a

1:1 ratio. The applicant is proposing a variety of trees to be planted throughout the property, including two 24-inch box jacarandas, one 24-inch box blue palo verde, and seven 15-gallon fruit trees in the front, side and rear yards. A total of 19 trees will be planted to replace the eight trees proposed for removal. At project completion, there will be a total of 31 trees onsite (19 replacement trees and 12 existing trees).

Additionally, various 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 "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

The proposed project requires Planning Commission review and approval of two entitlement applications: Development Review (DR) and a Tree Permit (TP). The analysis that follows provides the basis for staff's recommendation to approve the DR and TP applications.

Development Review (DBCC Chapter 22.48)

New construction of a single-family home requires Planning Commission approval of a Development Review application. Development Review approval is required to ensure compliance with the City's General Plan policies, development standards, 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	30 feet	Yes
Side Setbacks	15 feet on one side, 10 feet on the other	15' – east side 12' – west side	Yes
Side Yard Minimum Between Adjoining Structures	25 feet	148 feet – south side 77'-10" – west side	Yes
Rear Setback	25 feet	25 feet	Yes
Lot Coverage	Maximum of 30%	11%	Yes
Max. Building Height	35 feet	24 feet	Yes
Parking	2-car garage	3-car garage	Yes
Retaining Wall Height	4-foot exposed (supporting fill)	4-foot exposed (supporting fill)	Yes

Tree Permit (DBCC Section 22.38.110)

A Tree Permit is required when the removal or protection of a protected tree is requested. A protected tree is any of the following:

- Native oak, walnut, sycamore and willow trees with a diameter at breast height ("DBH" i.e., 4.5 feet above ground level) of eight inches or greater, and located on parcels larger than one-half acre in area;
- Trees of significant historical or value as designated by the City Council;
- Any tree required to be preserved or relocated as a condition of approval for a discretionary permit;
- Any tree required to be planted as a condition of approval for a discretionary permit; or
- A stand of trees, the nature of which makes each tree dependent upon the others for survival.

Trees that are so damaged, diseased or in danger of falling (as verified by an arborist) that cannot be effectively preserved, or its presence is a threat to other protected trees or existing or proposed structures are exempted from being replaced at a three to one (3:1) ratio.

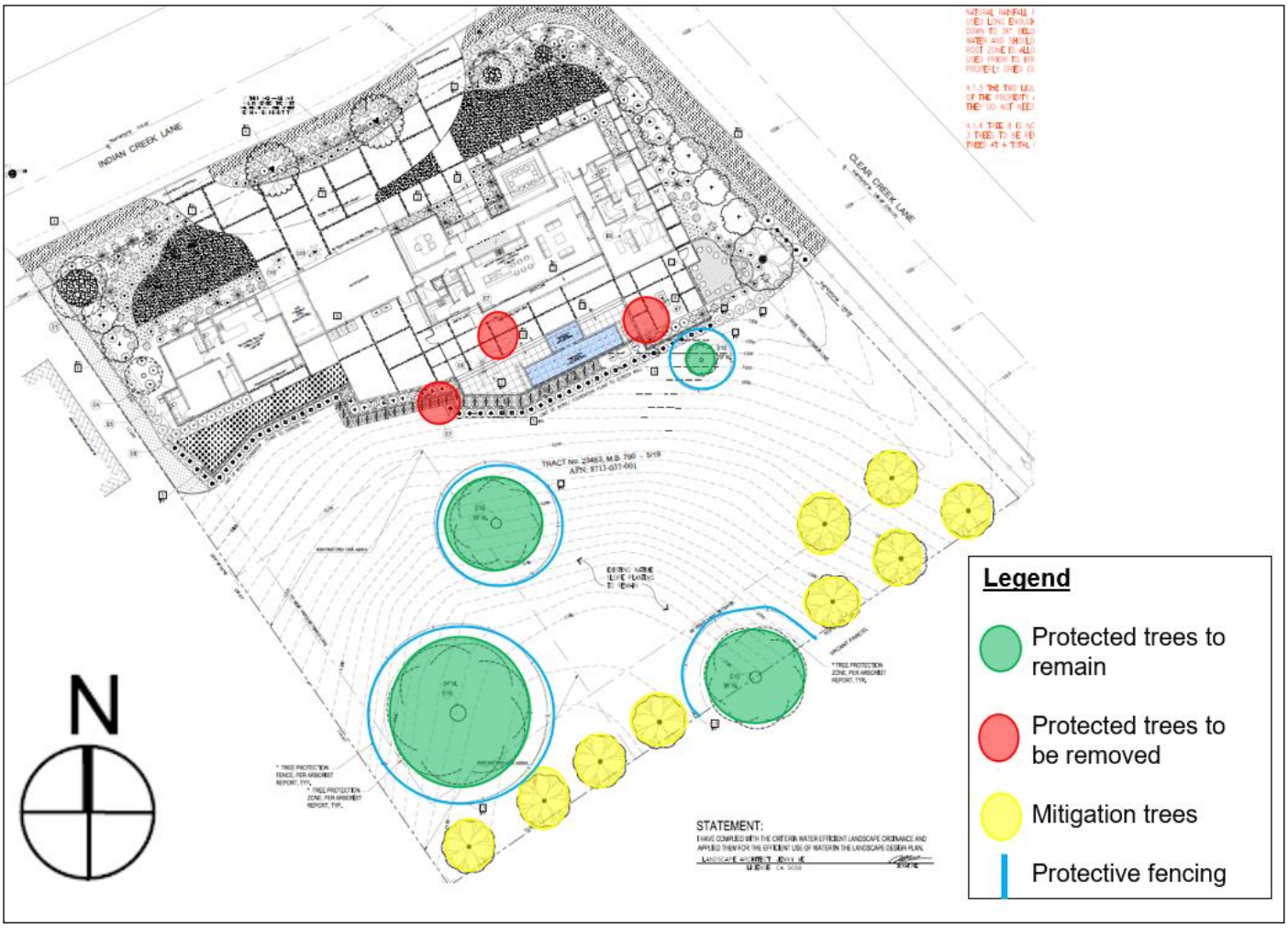
The applicant submitted a tree report prepared by a licensed arborist (Trees and Design) dated December 11, 2023. There are seven California black walnut trees that are considered protected with a DBH that ranges between 12 and 39 inches. Four

protected trees will remain on the property with the exception of three that are in fair condition. The arborist recommended removal of these trees as it will impact grading activities. Protected trees will be replaced at a 3:1 ratio with nine coast live oak trees, which is the required amount of mitigation trees to be planted. Due to the scarcity of California black walnuts in local inventories, it is recommended that coast live oak trees be used as mitigation trees. Therefore, nine 5-gallon coast live oak trees will be planted towards the rear of the property. The arborist recommends that mitigation trees are planted at five gallon each, due to the quantity and the survivability of smaller container stock of native species. Furthermore, the arborist recommends that mitigation trees be planted only in winter months between November and March to take advantage of the natural rain season and recommends specific irrigation methods during the summer and fall months. These measures are included as conditions in the attached resolution.

The four California black walnut trees to remain will be retained and 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.

These protective measures are included as conditions in the attached resolution.



Location of Trees

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 24 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 proposed house will be located on an existing flat pad but will be extended for a larger building footprint and rear yard improvements. The new house will not be intrusive to neighboring homes since the proposed house will not block existing views from adjacent properties. The property to the west will continue to have views from the rear yard to the south. The property to the south will continue to have views to the southwest. The property across the street to the north will continue to have views to the north.

The proposed house is comparable in mass and scale to existing homes on similar lots in The Country. The architecture in The Country is eclectic, and includes a variety of architectural designs. The scale and proportions of the proposed home 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 project incorporates the principles of the City's Residential Design Guidelines as follows:

- The new single-family residence will conform to all development standards, including building height, lot coverage and setbacks, 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 new single-family residence is appropriate in mass and scale to the site;
- Elevations are treated with detailed architectural elements; 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 2, 2024, 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 2, 2024. 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 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 15303(a) (construction of a new single-family residence) of the CEQA Guidelines. No further environmental review is required.

PREPARED BY:

Mayuko Nakajima

Mayuko Nakajima, Associate Planner 2/13/2024

REVIEWED BY:

Grace Lee

Grace Lee, Senior Planner 1/30/2024

Greg Gubman

Greg Gubman, Community Development Director 1/31/2024

Attachments:

A. Draft Resolution No. 2024-XX, Standard Conditions of Approval
B. Site Plan, Floor Plan, Elevation, Roof Plan, Conceptual Landscape Plan, Grading Plan
C. Color and Material Board
D. Arborist Report Dated December 11, 2023

PLANNING COMMISSION
RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2023-53 TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW 4,662 SQUARE-FOOT, TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A 726 SQUARE-FOOT ATTACHED GARAGE, 263 SQUARE FEET OF BALCONY AREA, 1,000 SQUARE-FOOT ACCESSORY DWELLING UNIT WITH A 60 SQUARE-FOOT PORCH, SWIMMING POOL AND REAR YARD IMPROVEMENTS ON A 1.3 GROSS ACRE (58,370 GROSS SQUARE-FOOT) LOT LOCATED AT 2330 INDIAN CREEK ROAD, DIAMOND BAR, CA 91765 (APN 8713-037-001). A TREE PERMIT IS ALSO REQUESTED TO REMOVE THREE PROTECTED CALIFORNIA BLACK WALNUT TREES AND REPLACE WITH NINE COAST LIVE OAK TREES ON SITE.

A. RECITALS

1. The property owners, Joy Pingwei Pan and Jianmei Wang, and applicant, Michael Wang, have filed an application for Development Review and Tree Permit No. PL2023-53 for a property located at 2330 Indian Creek Road, Diamond Bar, County of Los Angeles, California.

2. The following approvals are requested from the Planning Commission:

   (a) Development Review to demolish an existing residence and construct a new 4,662 square-foot, two-story, single-family residence with a 726 square-foot attached garage, 263 square feet of balcony area, 1,000 square-foot accessory dwelling unit (ADU) with 60 square-foot porch, swimming pool and rear yard improvements.

   (b) Tree Permit to remove three protected California black walnut trees and replace with nine coast live oak trees on site.

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

3. The subject property is made up of one parcel totaling 58,370 gross square feet (1.3 gross acres). 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 70 of Tract No. 23483, and the Assessor's Parcel Number (APN) is 8713-037-001.

5. On February 2, 2024, 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 2, 2024.

Also, public notices were posted at the project site and the City's designated community posting sites.

6. On February 13, 2024, 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 15303(a) (construction of a new single-family residence) 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 and 22.38, 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 new residence 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 split-faced block or painted 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 balcony/patio areas throughout the two levels of the home. 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, 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 single-family house 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 new house will not be intrusive to neighboring homes since the proposed house will not block existing views from adjacent properties. The property to the west will continue to have views from the rear yard to the south. The property to the south will continue to have views to the southwest. The property across the street to the north will continue to have views to the north.

The proposed single-family house 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 residence are well balanced and appropriate for the 1.3 gross-acre site. The modern 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 a modern design introducing a coordinated palette of new exterior finish materials, roof lines, and architectural projections. The project is designed to have a variety of elements to reflect the architectural style, including the following design features: flat roof, dark-colored shiplap siding, aluminum windows with black trim, sliding glass patio doors and glass railings, wood screen and a sectional wood garage door in a cedar finish. Through the use of a simple color scheme and quality materials that have texture and color, the proposed residence will not be intrusive to neighboring homes. Also, landscaping is integrated into the site to complement the massing of the house and blend in with neighboring homes and the natural environment of the site in order to maintain a desirable environment. The scale and proportions of the proposed home 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; and

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 15303(a) (construction of a new single-family residence) of the CEQA Guidelines.

Tree Permit Finding (DBCC Section 22.38.110)

1. Preservation of the tree is not feasible and would compromise the property owner's reasonable use and enjoyment of property or surrounding land and appropriate mitigation measures will be implemented in compliance with DBCC Section 22.38.130 (Tree replacement/relocation standards) below.

   The applicant submitted a tree report prepared by a licensed arborist (Trees and Design) dated December 11, 2023. There are seven California black walnut trees that are considered protected with a DBH that ranges between 12 and 39 inches. Four protected trees will remain on the property with the exception of three that are in fair condition. The arborist recommended removal of these trees as it will impact grading activities. Protected trees will be replaced at a 3:1 ratio with nine coast live oak trees, which is the required amount of mitigation trees to be planted. Due to the scarcity of California black walnuts in local inventories, it is recommended that coast live oak trees be used as mitigation trees. Therefore, nine 5-gallon coast live oak trees will be planted towards the rear of the property. The arborist recommends that mitigation trees are planted at five gallon each, due to the quantity and the survivability of smaller container stock of native species. The planting of nine new protected species will provide sufficient replacement of the natural landscape.

   Trees to remain will be retained and protected in place with protective, chain-link fencing to be installed prior to construction activities. These protective measures are included as conditions below.

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. 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.

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 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.

5. All work conducted close to the protected zone of the protected oak 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.

6. 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.

7. Landscaping within Fuel Modification Zones shall be limited to locally native plant species.

8. Prior to final inspection, the Applicant, Owner or construction manager shall contact the Planning Division to verify that replacement trees are planted only during winter months between November and March to take advantage of the natural rain season. If construction is completed between April and October, a refundable landscape deposit in the amount of $5,000 shall be submitted to the Planning Division to ensure replacement trees are planted the following winter.

9. During the summer and fall months, trees shall be irrigated to mimic natural rainfall patterns. One irrigation cycle shall be used long enough to thoroughly soak the root zones down to 36 inches below grade. The contractor shall not over water and shall space waterings weekly, or until the root zone is allowed to dry out. A soil probe shall be used prior to irrigation cycles to verify the root zone is properly dried out.

10. On the landscape plans submitted during plan check, replace the jacaranda trees with a non-invasive species.

11. Standard Conditions. The applicant shall comply with the standard development conditions attached hereto.

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 owners, Joy Pingwei Pan and Jianmei Wang, 2375 Vineyard Street, Upland, CA 91786 and applicant, Michael Wang, 2636 Corralitas Drive, Los Angeles, CA 90039.

APPROVED AND ADOPTED THIS 13TH DAY OF FEBRUARY 2024, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
William Rawlings, 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 13th day of February 2024, 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 Tree Permit No. PL2023-53**

SUBJECT: **To demolish an existing residence and construct a new 4,662 square-foot, two-story, single-family residence with a 726 square-foot attached garage, 263 square feet of balcony area, 1,000 square-foot accessory dwelling unit with 60 square-foot porch, swimming pool and rear yard improvements. A Tree Permit (TP) is also requested to remove three (3) protected California black walnut trees and replace with nine (9) coast live oak trees on site.**

PROPERTY OWNERS: **Joy Pingwei Pan and Jianmei Wang, 2375 Vineyard Street, Upland, CA 91786**

APPLICANT: **Michael Wang, 2636 Corralitas Drive, Los Angeles, CA 90039**

LOCATION: **2330 Indian Creek 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 and Tree Permit No. PL2023-53 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 and Tree Permit No. PL2023-53, 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. 2024-XX, 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, and Public Works Department) 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 Tree Permit No. PL2023-53 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 demolish an existing residence and construct a new 4,662 square-foot, two-story, single-family residence with a 726 square-foot attached garage, 263 square feet of balcony area, 1,000 square-foot accessory dwelling unit (ADU) with 60 square-foot porch, swimming pool and rear yard improvements at 2330 Indian Creek 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) 839-7040, 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. A Storm Water Pollution Prevention Plan (SWPPP) will be required for construction activity which disturbs one acre or greater of soil.

2. Per NPDES Permit (CAS004004) for MS4 Discharges within the Coastal Watershed of Los Angeles County (Order No. R4-2021-0105), a new single-family hillside home development project shall include mitigation measures to:

(i) Conserve natural areas;
(ii) Protect slopes and channels;
(iii) Provide storm drain system stenciling and signage;
(iv) Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and
(v) Direct surface flow to vegetated areas before discharge, unless the diversion would result in slope instability.

These mitigation measures shall be included with the submitted grading plans and implemented during construction.

3. 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 Rule 402 and Rule 403. Reclaimed water shall be used whenever possible. Additionally, all construction equipment shall be properly muffled to reduce noise levels.

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 Diamond Bar City Code 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. All equipment staging areas shall be located on the project site. Staging area, including material stockpile and equipment storage area, shall be enclosed within a 6-foot-high chain link fence. All access points in the defense shall be locked whenever the construction site is not supervised.

7. Grading of the subject property shall be in accordance with the California Building Code, City Grading Ordinance, Hillside Management Ordinance and acceptable grading practices.

8. The maximum grade of driveways serving building pad areas shall be 15 percent. Driveways with a slope of 15 percent shall incorporate grooves for traction into the construction as required by the City Engineer.

9. 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.

10. Prior to issuance of a grading permit, the applicant shall submit a stockpile plan to the Public Works Department for review and approval. Stockpile plan shall show the proposed location for stockpile for grading export materials, and the route of transport.

11. Prior to issuance of a grading permit, the applicant shall submit non-interference letters for all interfering on-site easements from affected owner/utility company.

12. Prior to issuance of a grading permit, the applicant shall submit an approval letter from the Homeowner's Association for all proposed work within the private streets of Indian Creek Rd and Clear Creek Ln.

13. 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.

14. 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.

15. 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.

C. DRAINAGE

1. Prior to issuance of a grading permit, the applicant shall submit a detailed drainage system information of the lot with careful attention to any flood hazard area to the Public Works Department. All drainage/runoff from the development shall be conveyed from the site to the natural drainage course. No on-site drainage shall be conveyed to adjacent parcels, unless that is the natural drainage course.

2. Prior to the issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a Civil Engineer registered in the State of California to the satisfaction of the City Engineer and Los Angeles County Public Works Department.

D. UTILITIES

1. Prior to issuance of a grading permit, easements for public utility and public service purposes shall be offered and shown on a detailed site plan for dedication to the City or affected utility company. Legal description, plat and plans shall be to the satisfaction the City Engineer and the utility companies.

2. Prior to issuance of a grading permit, the applicant shall submit Will Serve Letters to the Public Works Department, stating that adequate facilities are or will be available to serve the proposed project from all utilities such as, but not limited to, phone, gas, water, electric, and cable.

3. Prior to issuance of any project final inspections/certificate of occupancy, the applicant shall relocate and underground any existing on-site utilities to the satisfaction of the City Engineer and the respective utility owner.

4. Underground utilities shall not be constructed within the drip line of any mature tree except as approved by a registered arborist.

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 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.

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

3. The minimum design load for wind in this area is 110 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.

4. 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).

5. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).

6. 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 and Safety Division.

7. The following statement shall be included on the plans: “Separate permits are required for pool, spa, fire pit, ADU, an retaining walls.”

8. 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.

9. Rooftop solar installations shall be provided in accordance with CA Energy Code 140.10.

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. 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.

15. All retaining walls shall be separately submitted to the Building and Safety and Public Works/Engineering Departments for review and approval.

16. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.

17. Slope setbacks shall be consistent with California Building Code Figure 1805.3.1 and California Residential Code R403.1.7. Foundations shall provide a minimum distance to daylight.

18. Bicycle parking shall be provided as per CAL Green 5.106.4.1.

Permit – Items required prior to building permit issuance:

19. Solid waste management of construction material shall incorporate recycling material collection per Diamond Bar City Code 8.16 of Title 8. The contractor shall complete all required forms and pay applicable deposits prior to permit.

20. 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.

21. 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.

22. Sewer connections require sewer connection fees and approval from the LA County Sanitation District.

23. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.

24. 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:

25. Fire sprinklers are required for new single-family dwellings (CRC R313.2). Sprinklers shall be approved by LA County Fire Department prior to installation and shall be inspected at framing stage and finalization of construction.

26. Occupancy of the facilities shall not commence until all California Building Code 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. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.

30. 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.

31. 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.

32. 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.

33. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.

34. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.

35. 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.

36. 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.

37. Bodies of water that are greater than 18" in depth shall have the required barriers to prevent unintentional access per CBC 3904.4.

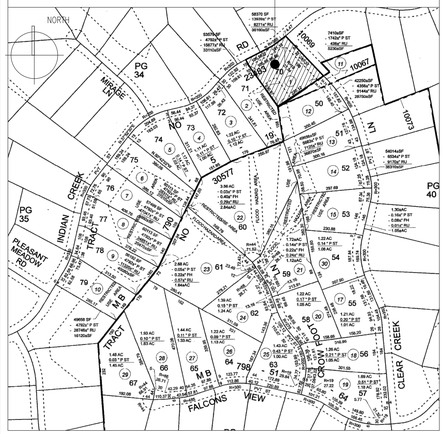
38. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.

END

PAN & WANG RESIDENCE

2330 INDIAN CREEK RD. DIAMOND BAR, CA 91765
APN 8713-037-001

VICINITY MAP



LEGAL INFO

OWNER:	**JOY PINGWEI PAN** **JIANMEI WANG**
ADDRESS:	**2330 INDIAN CREEK ROAD** **DIAMOND BAR, CA 91765**
LOT AREA:	**36,160 SF (NET LOT AREA)**
A.P.N.:	**8713-037-001**
ZONE:	**RL**
TRACT:	**23483**
LOT:	**70**
NO. OF STORY:	**2 (SFD) / 1 (ADU)**
LIVING AREA:	**4,662 SF (SFD) / 1,000 SF (ADU)**
BEDROOMS:	**4 BED (SFD) / 2 BED (ADU)**
BATHROOMS:	**4.5 BATH (SFD) / 2 BATH (ADU)**
OCCUPANCY GROUP:	**R-3/U**
CONSTRUCTION TYPE:	**VB**
PARKING:	**3 ENCLOSED (SFD) + 1 UNCOVERED (ADU)**
HIGH FIRE ZONE:	**YES**
FIRE SPRINKLERS:	**YES (SEPARATE PERMITS)**
SOLAR PV:	**YES (SEPARATE PERMITS)**
DEMOLITION:	**ALL EXISTING STRUCTURES**
GRADING:	**YES**

PROJECT DESCRIPTION

DEMOLISH EXISTING 2-STORY HOME FOR A PROPOSED NEW CONSTRUCTION OF A MODERN TWO-STORY 4,662 SF SINGLE FAMILY DWELLING CONSISTING OF 4 BEDROOMS / 4.5 BATH , 263 SF OF BALCONIES, 726 SF 3-CAR ATTACHED GARAGE , DETACHED 1,000 SF 2 BED / 2 BATH ADU UNIT WITH A 59.5 SF COVERED PORCH AND 1 UNCOVERED PARKING SPACE FOR ADU UNIT.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CITY OF DIAMOND BAR MUNICIPAL CODE AND LOCAL AMENDMENTS

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T1 TOPOGRAPHIC SURVEY
DEMO PLAN
T2 HOA APPROVAL (RESERVED)
T3 EXTERIOR 3D RENDERS

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A3 ROOF PLAN
A4 BUILDING ELEVATIONS
A5 BUILDING ELEVATIONS
A6 WINDOW & DOOR SCHEDULE (SFD)
A7 WINDOW & DOOR SCHEDULE (ADU)

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L2 CONCEPTUAL LANDSCAPE PLAN
L2 COLOR CONCEPTUAL LANDSCAPE PLAN
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L5 LANDSCAPE LIGHTING PLAN

CIVIL

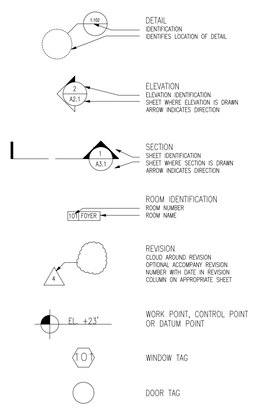
C0 CONCEPTUAL GRADING PLAN

ARCHITECTURAL & CONSTRUCTION SITE RULES

(a) All sites must have a chain link fence on the front and sides with a cloth screen (hunter green) before construction can begin. The Association may authorize a temporary variance of this requirement if deemed appropriate.
(b) All portable bathrooms must be hidden from view if possible.
(c) Each site must have a trash receptacle and they must be completely off the street and covered at night to deter rodents and animals.
(d) Unloading of equipment or materials using the street requires a flagman.
(e) Streets must be cleaned daily.
(f) Sandbags must be placed strategically to protect against water runoff.
(g) The Owner and Contractor are jointly responsible for damage to streets.
(h) There must be an approved copy of the building plans on site at all times during its construction.
(i) No stockpiling of dirt shall be allowed on any lot without a valid grading permit and Architectural Committee approval.
(j) Construction project will be charged according to applicable Construction Vehicle Access Fees – See Fee Schedule.

ABBREVIATIONS AND SYMBOLS

AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BLDG	BUILDING
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
DBL	DOUBLE
DIM	DIMENSION
DN	DOWN
DS	DOWN SPOUT
EL	ELEVATION
ELECT	ELECTRICAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
FF	FINISHED FLOOR
FG	FINISH GRADE
FLR	FLOOR
HT	HEIGHT
IN	INCH
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
OC	ON CENTER
PLAS	PLASTER
RD	ROOF DRAIN
REQ'D	REQUIRED
RM	ROOM
SS	STAINLESS STEEL
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SQ	SQUARE
STD	STANDARD
STRUCT	STRUCTURAL
TOC	TOP OF CONCRETE
TOP	TOP OF PLATE
TOR	TOP OF ROOF
TEL	TELEPHONE
TMPR	TEMPERED
TYP	TYPICAL
WP	WATER PROOF



PROJECT AREA SUMMARY

AREA SUMMARY (SFD)

FIRST FLOOR LIVING AREA:	**2,969 SF**
SECOND FLOOR LIVING AREA:	**1,693 SF**
TOTAL LIVING AREA (SFD):	**4,662 SF**
BALCONIES:	**263 SF**
3-CAR GARAGE:	**726 SF**
CARPORT:	**180 SF**

AREA SUMMARY (DETACHED ADU)

ADU LIVING AREA:	**1,000 SF**
COVERED PORCH	**59.5 SF**

FLOOR AREA CALCULATION

LOT AREA:	**36,160 SF**
LIVING AREA:	**4,662 SF**
ADU (800 EXEMPT)	**200 SF**
FLOOR AREA RATIO:	
(4,862 / 58,370 (GROSS LOT AREA))	**8.33%**

LOT COVERAGE CALCULATION

GROSS LOT AREA:	**58,370 SF**
PRIVATE STREET EASEMENT:	**13,939 SF**
RESTRICTED USE AREA:	**8,271 SF**
NET LOT AREA:	**36,160 SF**
FIRST FLOOR LIVING AREA:	**2,969 SF**
3-CAR GARAGE	**726 SF**
ADU (800 SF EXEMPT)	**200 SF**
ADU PORCH	**59.5 SF**
TOTAL COVERAGE AREA:	**3,954.5 SF**
(3,954.5 / 58,370 (GROSS LOT AREA))	**6.77%**

PROJECT:
2-STORY MODERN HOME WITH ATTACHED ADU

PROJECT ADDRESS:
2330 INDIAN CREEK RD.
DIAMOND BAR, CA 91765

mplusd
2636 Corralitas Drive
Los Angeles, CA 90039

(T) 213.399.9676
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CONSULTANTS:

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TEL: (951)710-1160

LANDSCAPE
JYC LANDSCAPE ARCHITECTURE
TEL: (951)317-6825
EMAIL: JENNYHYE@YAHOO.COM
LIC. NO. 5059

ISSUED FOR:

no.	revision/issue:	date
1	PLANNING #2	09/12/23
2	PLANNING #3	12/13/23
3		
4		
5		
6		
7		

SCALE: NTS

DATE: 12.27.22

LICENSED ARCHITECT
JIA ZHOU ZHU
NO. C-37131
REN: 12/31/24
STATE OF CALIFORNIA

SHEET TITLE:
TITLE SHEET
PROJECT DATA

SHEET NUMBER:
T0

TOPOGRAPHIC SURVEY

2330 INDIAN CREEK ROAD, DIAMOND BAR, CA 91765

NOTES

UNDERGROUND UTILITIES

EXCEPT FOR THOSE SHOWN HEREON NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

BOUNDARY & EASEMENTS

TITLE REPORT:
WFG NATIONAL TITLE COMPANY OF CALIFONIA
ORDER No 23-175002 DATE: OCTOBER 3, 2023 AT 7:30 AM

LEGEND AND SYMBOLS ABBREVIATIONS

	LOT LINE	AC	: ASPHALTIC CONCRETE
	CENTER LINE	CB	: CATCH BASIN
	CHAIN LINK FENCE	CONC	: CONCRETE
	IRON FENCE	CL	: CENTER LINE
	WOODEN FENCE	CD	: CURB DRAIN
	BLOCK WALL	AD	: AREA DRAIN
	RETAINING WALL	W	: WATER
	STREET LIGHT	FDC	: FIRE DEPARTMENT CONNECTION
		HB	: HOSE BIB
	TREE	EG	: EDGE OF GUTTER
		ICV	: IRRIGATION CONTROL VALVE
	PINE TREE	FH	: FIRE HYDRANT
		FF	: FINISH FLOOR
	PALM TREE	FL	: FLOW LINE
	POWER POLE	FS	: FINISH SURFACE
	STREET SIGN	FW	: FACE OF WALL
	STREET LIGHT POOL BOX	TC	: TOP OF CURB
		TRW	: TOP OF RETAINING WALL
	WATER METER	TW	: TOP OF WALL
	WATER VALVE	BFL	: BACK FLOW PREVENTER
	FIRE HYDRANT	C/O	: CLEANOUT
	BOLLARD	SS	: SANITARY SEWER
	GAS METER	FW	: FRONT OF WALK
	GUY WIRE	BW	: BACK OF WALK
	ELECTRICAL BOX	LE	: LANDSCAPE EDGE
	PARKING SIGN		

BRIEF LEGAL DESCRIPTION

LOT 70 OF TRACT No. 23483, IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 790, PAGES 5 THROUGH 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8713-037-001

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N43°09'50"W OF A COURSE IN THE STREET CENTERLINE OF CLEAR CREEK LANE AS SHOWN ON THE MAP OF TRACT No. 23483, M.B. 790, PAGES 5 TO 19.

BENCHMARK

ASSUMED SSMH RIM ELEVATION = 1226.70 FT.

DATE OF SURVEY

MARCH 24, 2019

Match Line See Below Hereon

Match Line See Top Hereon

PLAN
SCALE: 1" = 8'

8' 4' 0' 8' 16'
GRAPHIC SCALE

PROFESSIONAL LAND SURVEYOR
GEORGE BARAJAS No. 8399
STATE OF CALIFORNIA

GEORGE BARAJAS, PLS 8399 — 11-30-2023 DATE

PROJECT:
2-STORY MODERN HOME WITH ATTACHED ADU

PROJECT ADDRESS:
2330 INDIAN CREEK RD.
DIAMOND BAR, CA 91765

mplusd
2636 Corralitas Drive
Los Angeles, CA 90039

(T) 213.399.9676
(E) michael@mplusd.net

CONSULTANTS:

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KURT FISCHER STRUCTURAL ENGINEERING
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TEL: (818)796-3099

CIVIL ENGINEER

TRITECH ENGINEERING ASSOCIATES
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SURVEYOR

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GEOTEK
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LANDSCAPE

JYC LANDSCAPE ARCHITECTURE
TEL: (951)317-6825
EMAIL: JENNYHYE@YAHOO.COM
LIC. NO. 5059

ISSUED FOR:

no.	revision/issue:	date
1		
2		
3		
4		
5		
6		
7		

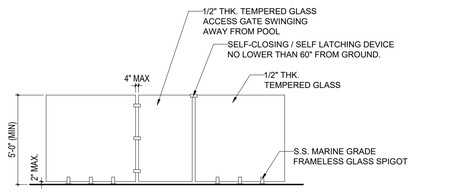
SCALE: NTS

DATE: 08.02.23

LICENSED ARCHITECT
JIA ZHOU ZHU
NO. C-37131
REN: 12/31/24
STATE OF CALIFORNIA

SHEET TITLE:
EXTERIOR RENDERINGS

SHEET NUMBER:
T3



2 FRAMELESS POOL FENCE DETAIL
SCALE: 1/4" = 1'-0"

POOL FENCE AND SAFETY MEASURES NOTES & REQUIREMENTS

(a) Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with at least two of the following seven drowning prevention safety features:
(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

(b) Before the issuance of a final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention features required by this section and, if no violations are found, shall give final approval.

An enclosure shall have all of the following characteristics:
(a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
(b) A minimum height of 60 inches.
(c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
(d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
(e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

1 SITE PLAN
SCALE: 1/16" = 1'-0"

AREA SUMMARY (SFD)

FIRST FLOOR LIVING AREA:	2,969 SF
SECOND FLOOR LIVING AREA:	1,693 SF
TOTAL LIVING AREA (SFD):	**4,662 SF**
BALCONIES:	263 SF
3-CAR GARAGE:	726 SF
CARPORT:	180 SF

AREA SUMMARY (DETACHED ADU)

ADU LIVING AREA:	1,000 SF
COVERED PORCH	59.5 SF

FLOOR AREA CALCULATION

LOT AREA:	36,160 SF
LIVING AREA:	4,662 SF
ADU (800 EXEMPT)	200 SF
FLOOR AREA RATIO:	
(4,862 / 58,370 (GROSS LOT AREA))	8.33%

LOT COVERAGE CALCULATION

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BUILDING LEGEND

- FIRST FLOOR LIVING AREA (SFD)
- SECOND FLOOR LIVING AREA (SFD)
- LIVING AREA (DETACHED ADU)

PROJECT:
2-STORY MODERN HOME WITH DETACHED ADU

PROJECT ADDRESS:
2330 INDIAN CREEK RD.
DIAMOND BAR, CA 91765

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LANDSCAPE
JYC LANDSCAPE ARCHITECTURE
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EMAIL: JENNYHYE@YAHOO.COM
LIC. NO. 5059

ISSUED FOR:

no.	revision/issue:	date
1	PLANNING #2	09/12/23
2	PLANNING #3	12/13/23
3		
4		
5		
6		
7		

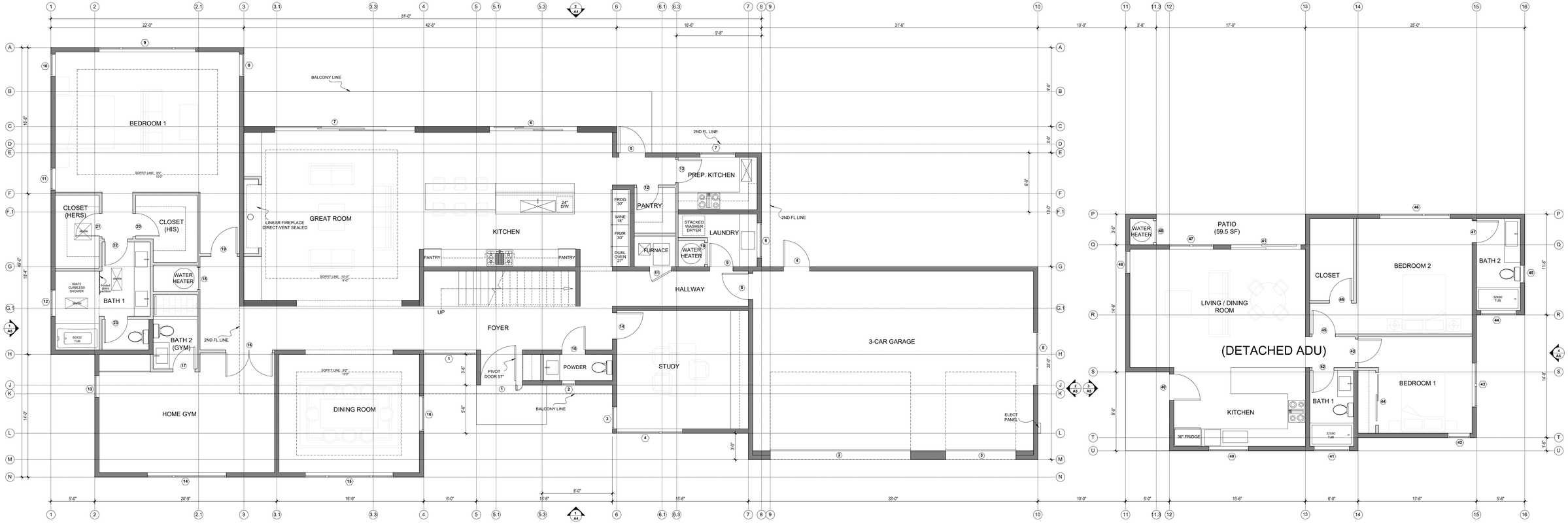
SCALE: 1/16" = 1'-0"

DATE: 12.27.22

LICENSED ARCHITECT
JIA ZHOU ZHU
NO. C-37131
REN. 12/31/24
STATE OF CALIFORNIA

SHEET TITLE:
PROPOSED SITE PLAN

SHEET NUMBER:
A0



WALL LEGEND

6" OR GREATER WALL

4" WALL

1 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

PROJECT:
2-STORY MODERN HOME WITH ATTACHED ADU

PROJECT ADDRESS:
2330 INDIAN CREEK RD.
DIAMOND BAR, CA 91765

mplusd
2636 Corralitas Drive
Los Angeles, CA 90039

(T) 213.399.9676
(E) michael@mplusd.net

CONSULTANTS:

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GEOTEK
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TEL: (951)710-1160

LANDSCAPE
JYC LANDSCAPE ARCHITECTURE
TEL: (951)317-6825
EMAIL: JENNYHYE@YAHOO.COM
LIC. NO. 5059

ISSUED FOR:

no.	revision/issue:	date
1		
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4		
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SCALE: 3/16" = 1'-0"

DATE: 12.27.22

LICENSED ARCHITECT
JIA ZHOU
ZHU
NO. C-37131
REN: 12/31/24
STATE OF CALIFORNIA

SHEET TITLE:
1ST FLOOR PLAN

SHEET NUMBER:
A1

WALL LEGEND

6" OR GREATER WALL

4" WALL

1 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH

PROJECT:
2-STORY MODERN HOME WITH ATTACHED ADU

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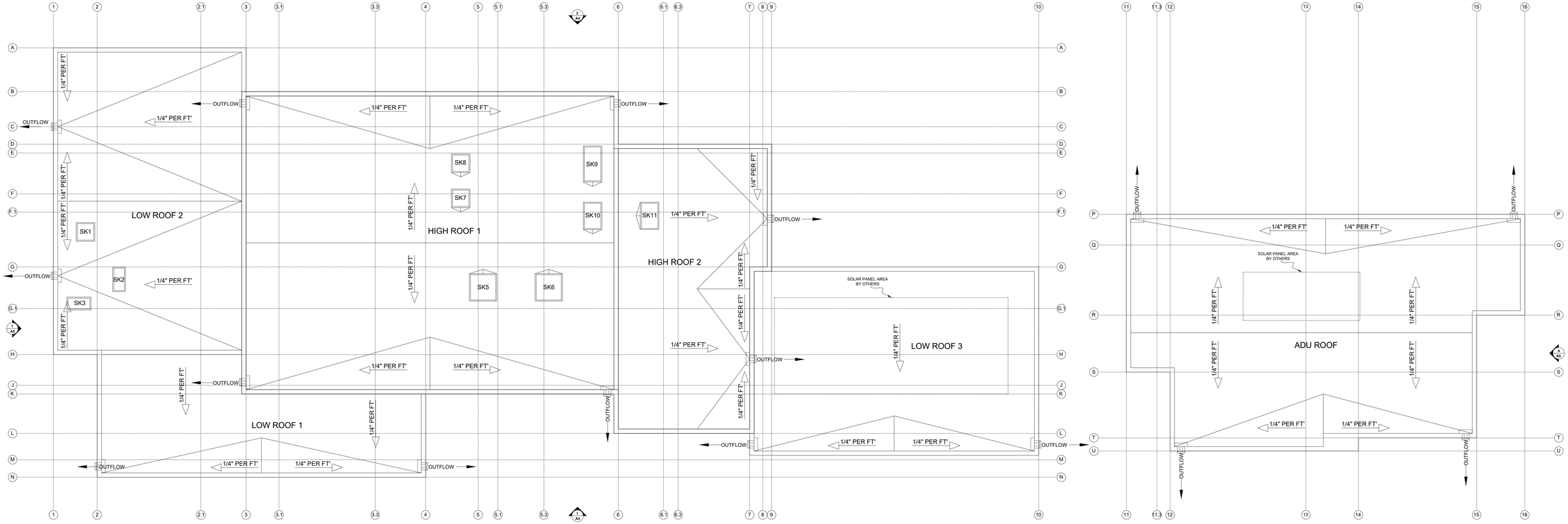
SCALE: 3/16" = 1'-0"

DATE: 12.27.22

LICENSED ARCHITECT
JIA ZHOU ZHU
NO. C-37131
REN: 12/31/24
STATE OF CALIFORNIA

SHEET TITLE:
2ND FLOOR PLAN

SHEET NUMBER:
A2



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

NORTH

PROJECT:
2-STORY MODERN HOME WITH ATTACHED ADU

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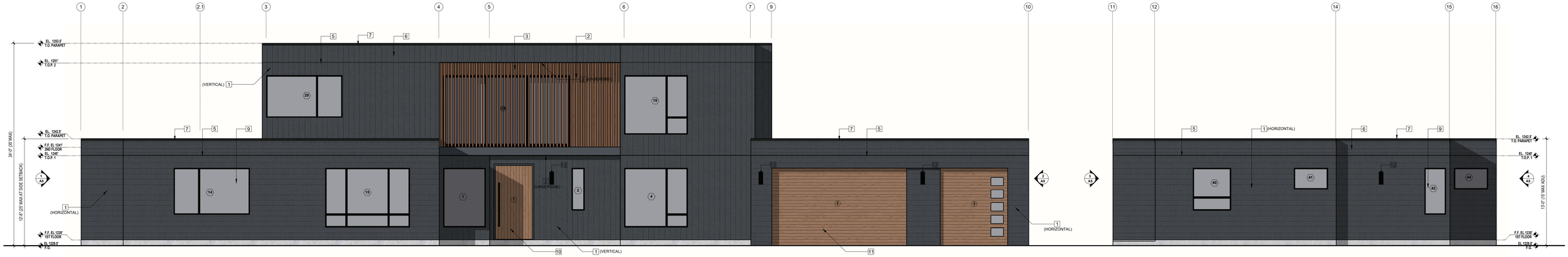
SCALE: 3/16" = 1'-0"

DATE: 12.27.22

LICENSED ARCHITECT
JIA ZHOU ZHU
NO. C-37131
REN: 12/31/24
STATE OF CALIFORNIA

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A3



1 N.W. ELEVATION
SCALE: 3/16" = 1'-0"

2 S.E. ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE				
	MATERIAL	FINISH	COLOR	MFG.
1	FIBER CEMENT ARTISAN SHIPLAP SIDING	ACRYLIC PAINT	STARGAZING DE6336	JAMES HARDIE
2	FIBER CEMENT ARTISAN SHIPLAP SIDING	ACRYLIC PAINT	STARGAZING DE6336	JAMES HARDIE
3	WOOD SCREEN	PREFINISHED	OAK	OTHERS
4	GUARDRAIL	TEMPERED GLASS	CLEAR	OTHERS
5	1/2" MILLWORK REVEAL	ALU.	BLACK POWDERCOAT	FRY REGLET
6	CLASS "A" ROOFING	MEMBRANE	GRANULE 30 FR WHITE	GAF
7	PARAPET CAP	ALU.	BLACK POWDERCOAT	OTHERS
8	SLIDING DOORS	THERMAL ALU.	BLACK	FLEETWOOD
9	WINDOWS	THERMAL ALU.	BLACK	MILGARD
10	PIVOT DOOR	WD. CLAD ALU.	VERTICAL GRAIN WHITE OAK	PIVOT DOOR CO.
11	GARAGE DOOR	WD. CLAD	RESERVE MODERN DARK CEDAR	CLOPLAY
12	EXTERIOR LIGHTING	COMPOSITE	COASTAL ELEMENTS BLACK	HINKLEY

PROJECT:
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no.	**revision/issue:**	**date**

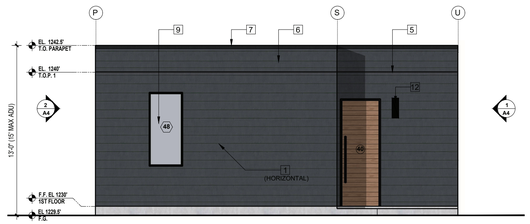
SCALE: 3/16" = 1'-0"

DATE: 12.27.22

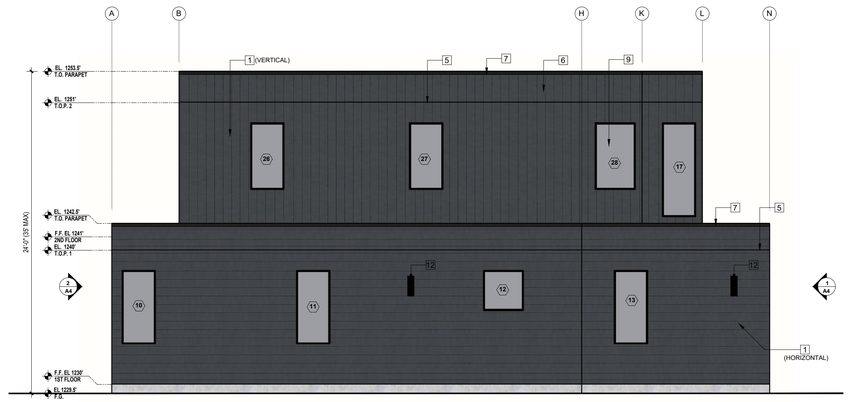
LICENSED ARCHITECT
JIA ZHOU ZHU
NO. C-37131
REN: 1/31/24
STATE OF CALIFORNIA

SHEET TITLE:
BUILDING ELEVATIONS

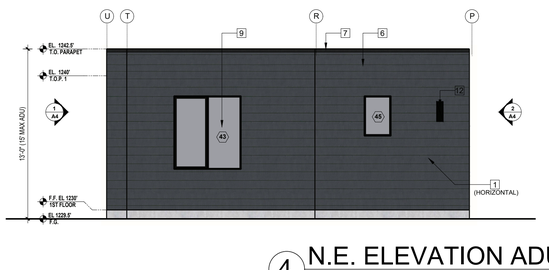
SHEET NUMBER:
A4



3 S.W. ELEVATION ADU
SCALE: 3/16" = 1'-0"



1 N.E. ELEVATION
SCALE: 3/16" = 1'-0"



4 N.E. ELEVATION ADU
SCALE: 3/16" = 1'-0"

2 S.W. ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE				
	MATERIAL	FINISH	COLOR	MFG.
1	FIBER CEMENT ARTISAN SHIPLAP SIDING	ACRYLIC PAINT	STARGAZING DE6336	JAMES HARDIE
2	FIBER CEMENT ARTISAN SHIPLAP SIDING	ACRYLIC PAINT	STARGAZING DE6336	JAMES HARDIE
3	WOOD SCREEN	PREFINISHED	OAK	OTHERS
4	GUARDRAIL	TEMPERED GLASS	CLEAR	OTHERS
5	1/2" MILLWORK REVEAL	ALU.	BLACK POWDERCOAT	FRY REGLET
6	CLASS "A" ROOFING	MEMBRANE	GRANULE 30 FR WHITE	GAF
7	PARAPET CAP	ALU.	BLACK POWDERCOAT	OTHERS
8	SLIDING DOORS	THERMAL ALU.	BLACK	FLEETWOOD
9	WINDOWS	THERMAL ALU.	BLACK	MILGARD
10	PIVOT DOOR	WD. CLAD ALU.	VERTICAL GRAIN WHITE OAK	PIVOT DOOR CO.
11	GARAGE DOOR	WD. CLAD	RESERVE MODERN DARK CEDAR	CLOPLAY
12	EXTERIOR LIGHTING	COMPOSITE	COASTAL ELEMENTS BLACK	HINKLEY

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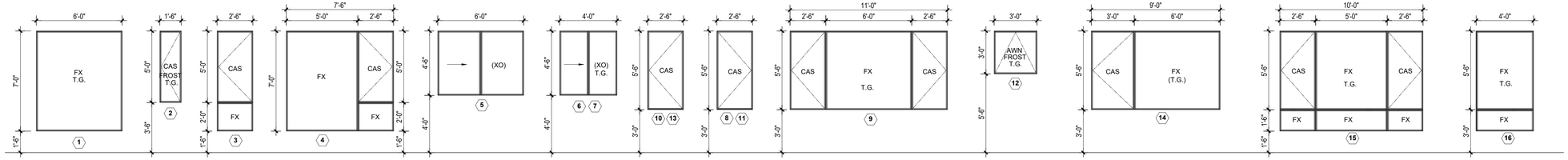
SCALE: 3/16" = 1'-0"

DATE: 12.27.22

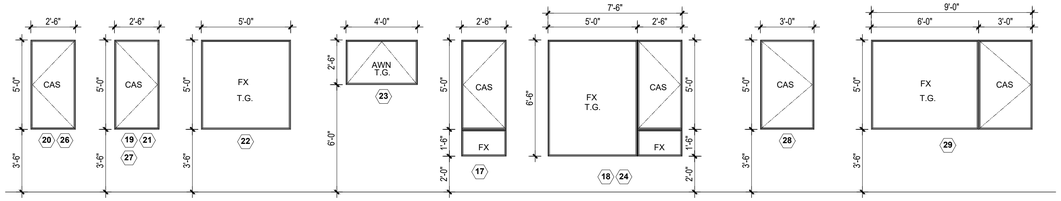
LICENSED ARCHITECT
JIA ZHOU ZHU
NO. C-37131
REN: 12/31/24
STATE OF CALIFORNIA

SHEET TITLE:
BUILDING ELEVATIONS

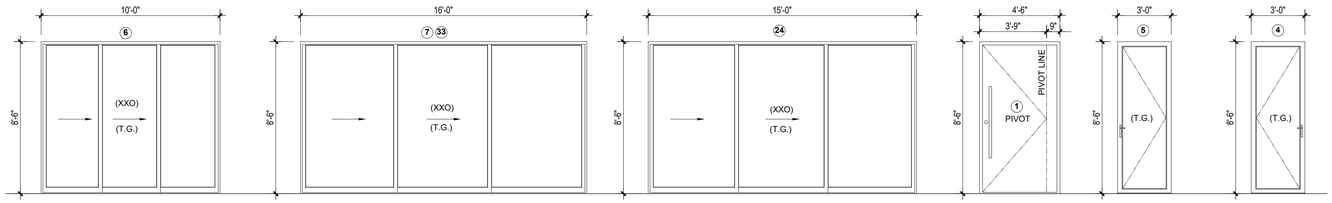
SHEET NUMBER:
A5

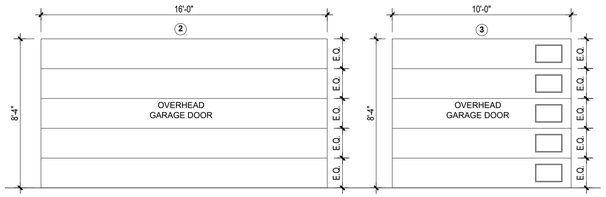


1 1ST FL WINDOWS
SCALE: 1/4" = 1'-0"



2 2ND FL WINDOWS
SCALE: 1/4" = 1'-0"

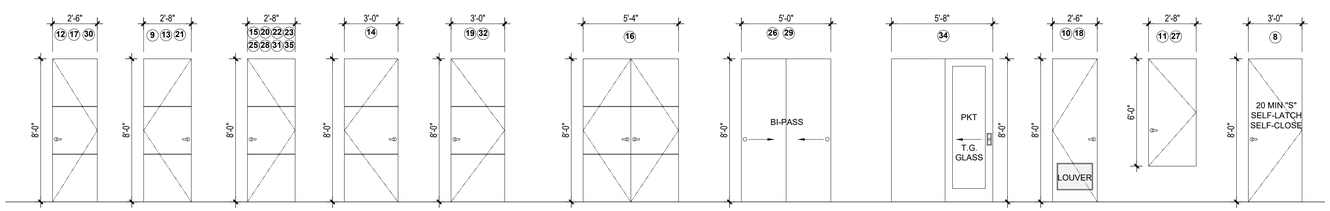




3 EXTERIOR DOORS
SCALE: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

#	ROOM	W X H	JMB.	TYPE	REMARKS	MFG
1	FOYER	4'6"X8'6"	5.25"	PIVOT	"POLA" WHITE OAK	PIVOT DOOR CO.
2	GARAGE	16'X8'4"	-	O.H.	WD. CLAD "WHITE OAK"	CLOPLAY
3	GARAGE	8'X8'4"	-	O.H.	WD. CLAD "WHITE OAK"	CLOPLAY
4	GARAGE	3'0"X8'6"	5.25"	ALU	3200-T BLACK (FRST GLZ)	FLEETWOOD
5	PRP. KITCH	3'0"X8'6"	5.25"	ALU	3200-T BLACK (CLR GLZ)	FLEETWOOD
6	KITCHEN	10'X8'6"	7.25"	XXO	3070-T BLACK	FLEETWOOD
7	GREAT RM	16'X8'6"	7.25"	XXO	3070-T BLACK	FLEETWOOD
24	2FL HALL	15'X8'6"	5.25"	XXO	3070-T BLACK	FLEETWOOD
33	MST. BED	16'X8'6"	7.25"	XXO	3070-T BLACK	FLEETWOOD



4 INTERIOR DOORS
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

#	ROOM	W X H	JMB.	TYPE	REMARKS	MFG
8	GARAGE	3'0"X8'0"	5.25"	SC	20 MIN "S-RATING" SELF-LATCH / CLOSE	
9	LAUNDRY	2'8"X8'0"	5.25"	SC	DUMMY	ETO
10	LAUNDRY	2'6"X8'0"	3.5"	SC	LOUVERED DOOR	
11	1FL FURNACE	2'8"X6'0"	5.25"	SC	DUMMY	
12	PANTRY	2'6"X8'0"	3.5"	SC	DUMMY	ETO
13	PRP. KITCH	2'8"X8'0"	3.5"	SC	DUMMY	ETO
14	STUDY	3'0"X8'0"	5.25"	SC	PRIVACY	ETO
15	POWDER	2'8"X8'0"	5.25"	SC	PRIVACY	ETO
16	GYM	5'4"X8'0"	3.5"	LH-A	PRIVACY	ETO
17	BATH 2	2'6"X8'0"	3.5"	SC	PRIVACY	ETO
18	WATER HTR	2'6"X8'0"	3.5"	SC	LOUVERED DOOR	
19	BED 1	3'0"X8'0"	3.5"	SC	PRIVACY	ETO
20	CLOSET (HIS)	2'8"X8'0"	3.5"	SC	DUMMY	ETO
21	CLOSET(HER)	2'8"X8'0"	3.5"	SC	DUMMY	ETO
22	BATH 1	2'8"X8'0"	3.5"	SC	PRIVACY	ETO
23	BATH 1	2'8"X8'0"	3.5"	SC	PRIVACY	ETO
25	BED 3	2'8"X8'0"	5.25"	SC	PRIVACY	ETO
26	BED 3	5'0"X8'0"	-	HC	BYPASS CLOSET	
27	2FL FURNACE	2'8"X6'0"	3.5"	SC	DUMMY	
28	BED 4	2'8"X8'0"	3.5"	SC	PRIVACY	ETO
29	BED 4	5'0"X8'0"	-	HC	BYPASS CLOSET	
30	BATH 3	2'6"X8'0"	3.5"	SC	PRIVACY	ETO
31	FAMILY RM	2'8"X8'0"	5.25"	SC	DUMMY	ETO
32	MST. BED	3'0"X8'0"	5.25"	SC	PRIVACY	ETO
34	MST. BATH	2'8"X8'0"	5.25"	POCKET	MORTISE	ETO
35	MST. BATH	2'8"X8'0"	3.5"	SC	PRIVACY	ETO

WINDOW SCHEDULE

#	ROOM	W X H	HDR	TYPE	TMPR	REMARKS
1	FOYER	6'0"X7'0"	102"	FX	YES	LO-E
2	POWDER	1'6"X5'0"	102"	CAS	YES	LO-E / FROST
3	STUDY	2'6"X7'0"	102"	MULTI	NO	LO-E
4	STUDY	7'6"X7'0"	102"	MULTI	YES	LO-E
5	GARAGE	6'0"X4'6"	102"	SL	YES	LO-E
6	LAUNDRY	4'0"X4'6"	102"	SL	YES	LO-E
7	PRP.KITCH	4'0"X4'6"	102"	SL	YES	LO-E
8	BED 1	2'6"X5'6"	102"	CAS	NO	LO-E
9	BED 1	11'X5'6"	102"	MULTI	YES	LO-E
10	BED 1	2'6"X5'6"	102"	CAS	NO	LO-E
11	BED 1	2'6"X5'6"	102"	CAS	NO	LO-E
12	BATH 1	3'0"X3'0"	102"	AWN	YES	LO-E / FROST
13	GYM	2'6"X5'6"	102"	CAS	NO	LO-E
14	GYM	9'0"X5'6"	102"	MULTI	YES	LO-E
15	DINING	10'X7'0"	102"	MULTI	YES	LO-E
16	DINING	4'0"X7'0"	102"	FX	YES	LO-E
17	BED 3	2'6"X6'6"	102"	MULTI	NO	LO-E
18	BED 3	7'6"X6'6"	102"	MULTI	YES	LO-E
19	BED 3	2'6"X5'0"	102"	CAS	NO	LO-E
20	BED 4	2'6"X5'0"	102"	CAS	NO	LO-E
21	BED 4	2'6"X5'0"	102"	CAS	NO	LO-E
22	BED 4	5'0"X5'0"	102"	FX	YES	LO-E
23	BATH 3	4'0"X2'6"	102"	AWN	YES	LO-E
24	MST. BATH	7'6"X6'6"	102"	MULTI	YES	LO-E /
25	MST. W.I.C.	2'6"X6'6"	102"	MULTI	NO	LO-E
26	MST. BED	2'6"X5'0"	102"	CAS	NO	LO-E
27	MST. BED	2'6"X5'0"	102"	CAS	NO	LO-E
28	FAMILY	3'0"X5'0"	102"	CAS	NO	LO-E
29	FAMILY	9'0"X5'0"	102"	MULTI	YES	LO-E

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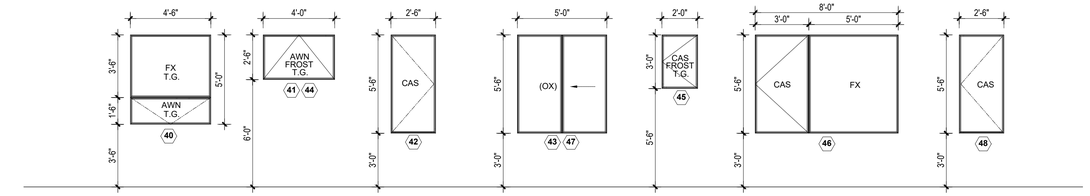
SCALE: 1/4" = 1'-0"

DATE: 08.02.23

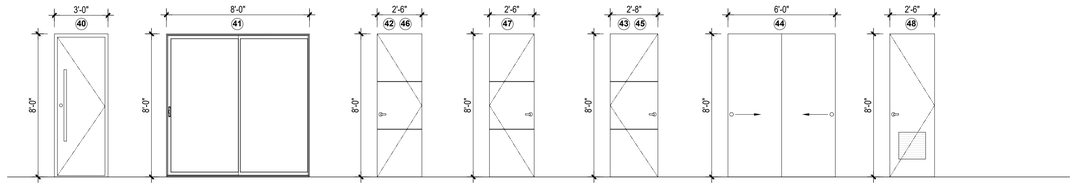
LICENSED ARCHITECT
JIA ZHOU ZHU
NO. C-37131
REN. 11/30/24
STATE OF CALIFORNIA

SHEET TITLE:
WINDOW & DOOR SCHED (SFD)

SHEET NUMBER:
A6



1 WINDOWS
SCALE: 1/4" = 1'-0"



2 DOORS
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

#	ROOM	W X H	HDR	TYPE	TMPR	REMARKS
40	KITCHEN	4'6"X5'0"	102"	MULTI	YES	LO-E
41	BATH 1	4'0"X2'6"	102"	AWN	YES	LO-E / FROST
42	BED 1	2'6"X5'6"	102"	CAS	NO	LO-E
43	BED 1	5'0"X5'6"	102"	XO	NO	LO-E
44	MST. BATH	4'0"X2'6"	102"	AWN	YES	LO-E / FROST
45	MST. BATH	2'0"X3'0"	102"	CAS	YES	LO-E / FROST
46	MAST. BED	8'0"X5'6"	102"	FX/CAS	NO	LO-E
47	LIVING RM	5'0"X5'6"	102"	XO	NO	LO-E
48	LIVING RM	2'6"X5'6"	102"	CAS	NO	LO-E

DOOR SCHEDULE

#	ROOM	W X H	JMB.	TYPE	REMARKS	MFG
40	ENTRY	3'0"X8'0"	5.25"	SC	MULTUS "STAINED OAK"	ETO
41	DINING	8'-0"X8'-0"	5.25"	XO	2-PANEL SLIDER	MILGARD
42	BATH 1	2'6"X8'0"	3.5"	SC	PRIVACY	ETO
43	BED 1	2'8"X8'0"	3.5"	SC	PRIVACY	ETO
44	BED 3	6'0"X8'0"	-	HC	BYPASS CLOSET	
45	MASTER	2'8"X8'0"	3.5"	SC	PRIVACY	ETO
46	MST. CLOSET	2'6"X8'0"	3.5"	SC	DUMMY	ETO
47	MST. BATH	2'6"X8'0"	3.5"	SC	PRIVACY	ETO
48	WATER HTR	2'6"X8'0"	3.5"	SC	LOUVERED DOOR	-

PROJECT:
2-STORY MODERN HOME WITH ATTACHED ADU

PROJECT ADDRESS:
2330 INDIAN CREEK RD.
DIAMOND BAR, CA 91765

mplusd
2636 Corralitas Drive
Los Angeles, CA 90039

(T) 213.399.9676
(E) michael@mplusd.net

CONSULTANTS:

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KURT FISCHER STRUCTURAL ENGINEERING
17547 VENTORA BLVD, STE 302
ENCINO, CA 91316
TEL: (818)796-3099

CIVIL ENGINEER
TRITECH ENGINEERING ASSOCIATES
135 N. SAN GABRIEL BLVD
SAN GABRIEL, CA 91775
TEL: (626)570-1918

SURVEYOR
GM SURVEYING
3635 SHADOW GROVE RD
PASADENA, CA 91107
TEL: (818)402-5461

GEOTECHNICAL ENGINEER
GEOTEK
1548 N. MAPLE ST
CORONA, CA 92878
TEL: (951)710-1160

LANDSCAPE
JYC LANDSCAPE ARCHITECTURE
TEL: (951)317-6825
EMAIL: JENNYHYE@YAHOO.COM
LIC. NO. 5059

ISSUED FOR:

no.	revision/issue:	date
1		
2		
3		
4		
5		
6		
7		

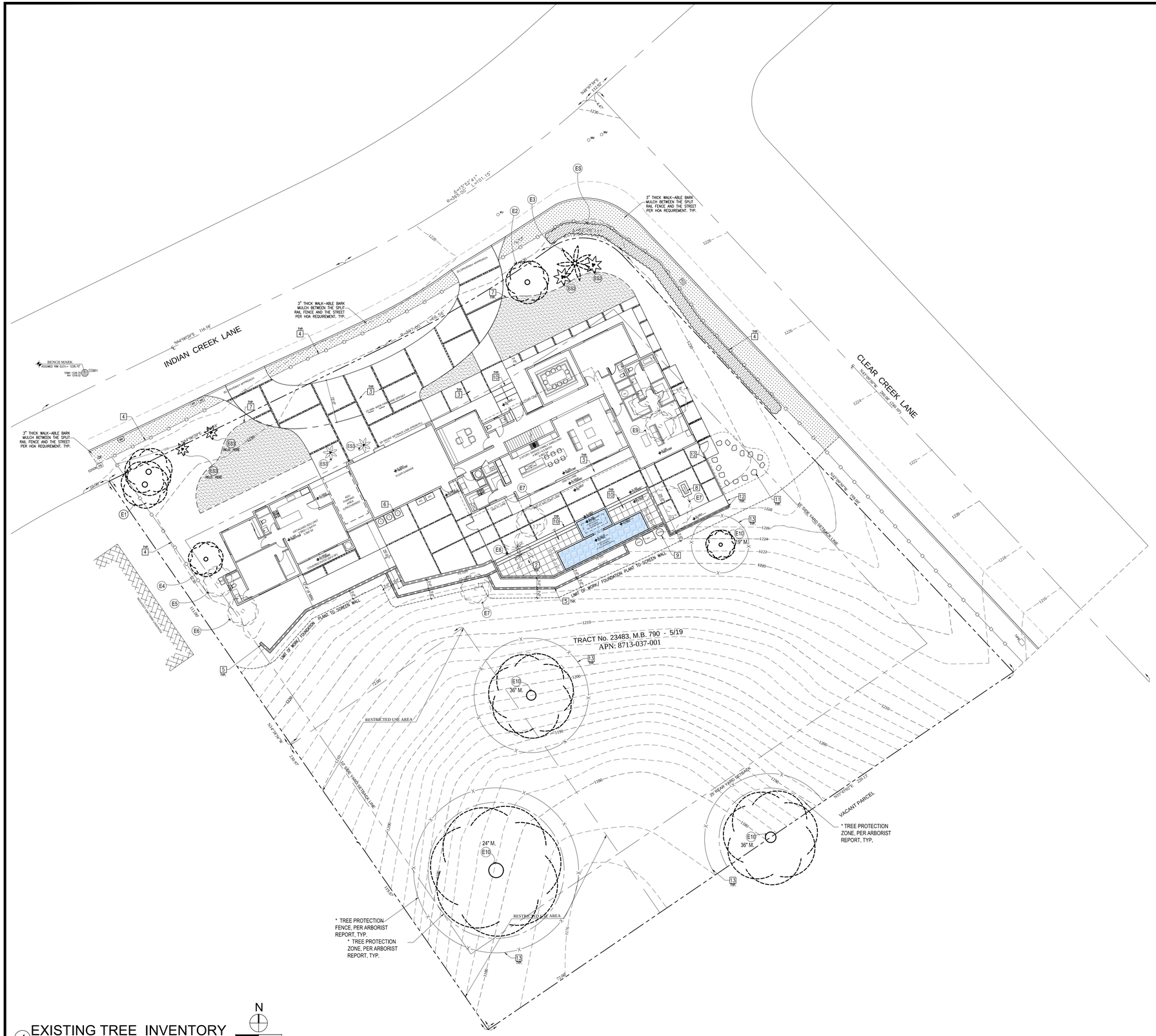
SCALE: 1/4" = 1'-0"

DATE: 08.02.23

LICENSED ARCHITECT
JIA ZHOU
ZHU
NO. C-37131
REN
STATE OF CALIFORNIA

SHEET TITLE:
WINDOW & DOOR SCHED (ADU)

SHEET NUMBER:
A7



1 EXISTING TREE INVENTORY
1/16"=1'-0"

0 8' 16'

EXISTING TREE LEGEND

TREE SYMBOL	AMOUNT	DESCRIPTION
E1	2	15", 22" DIA. EXISTING LIQUIDAMBAR TREE TO REMAIN
E2	1	6" DIA. EXISTING NORFOLK ISLAND PINE TREE TO REMAIN
E3	1	15" DIA. EXISTING QUEEN PALM TO MAIN
E4	1	6" DIA. EXISTING PRUNUS TREE TO REMAIN
E5	1	6" DIA. EXISTING LOQUAT TREE TO BE REMOVED
E6	1	4" DIA. LEMON TREE TO BE REMOVED
E7	3	12" , 17", 39" DIA. BLACK WALNUT TREE TO BE REMOVED
E8	2	20", 14" DIA. FAN PALM TREE TO BE REMOVED
E9	3	17", 16", 15" DIA. CAMPHOR TREE TO BE REMOVED
E10	4	36", 24", 36", 19" DIA. MULTI-TRUNKK BLACK WALNUT TREE TO REMAIN, REFER TO ARBORIST REPORT FOR TREE PROTECTION FENCE DETAIL
ES1		EXISTING 6' H. FICUS NITIDA SHRUB HEDGE TO REMAIN
ES2	2	EXISTING 5", 4" DIA. PYGMY DATE PALM TO REMAIN
ES3	2	EXISTING 6", 8" DIA. PYGMY DATE PALM TO BE RELOCATED HERE

HARDSCAPE REFERENCE LEGEND

KEY NOTE	SYM.	COLOR /FINISH
1		CONCRETE PAVING W/ CONTROL JOINT, NATURAL COLOR AND SAND BLAST FINISH
2		POOL DECK W/ DECORATIVE STONE PAVER
3		CONCRETE PAVING W/ 1" DIA. BLACK MEXICAN PEBBLE BAND CHARCOAL COLOR W/ SAND BLAST FINISH
4		3 RAIL COUNTRY FENCE. EX. TO PRESERVE, NEW FENCE TO MATCH EX. FENCE, PER COUNTY STANDARD.
5		SLOPE RETAINING WALL, NATURAL GRAY SPLIT FACE BLOCK WALL
6	T	TRASH BIN AREA
7		6" CONC. MOW CURB
8		FIRE PIT WITH GAS LINE, BY OTHER
9		POOL EQUIPMENT, BY OTHER
10		CONCRETE STEPS, PER ARCH.
11		STEPPING STONE, MAX. 2' IN SIZE
12		POOL FENCE & GATE PER ARCH. PLAN
13		TREE PROTECTION FENCE, REFER TO ARBORIST REPORT FOR DETAIL

NOTE:
1. FRONT COUNTRY FENCE, EX. TO PRESERVE IF POSSIBLE. ANY NEW FENCE SHOULD MATCH EX. FRONT COUNTRY FENCE PER COUNTY STANDARD.

2. ALL EXPOSED PORTION OF RETAINING WALLS SHOULD BE A DECORATIVE FINISH SUCH AS SPLIT-FACED BLOCK OR STUCCO TO MATCH THE RESIDENCE.

OAK AND SYCAMORE TREE PROTECTION NOTES:

THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY MEASURE ARE IN PLACE TO PREVENT ANY OAK AND SYCAMORE TREES FROM BEING DAMAGED, PER THE PROTECTED TREE (ARBORIST) REPORT. PROTECTIVE FENCING AT THE TREE PROTECTIVE ZONE (TPZ) MUST BE IN PLACE AT ALL TIMES, AS SHOWN ON THE ARBORIST'S REPORT OR MINIMUM 15' FROM THE OUTSIDE EDGE OF TREE TRUNK IF NOT SHOWN. FENCING MAY BE MOVED TEMPORARY TO ALLOW FOR NECESSARY CONSTRUCTION WORK, BUT SHALL BE PUT BACK AS QUICKLY AS POSSIBLE. NO HARDSCAPE CONSTRUCTION, GRADING, COMPACTION, OR TRENCHING, NO STORAGE OF MATERIALS, VEHICLES, OR DEBRIS, AND NO WASHING OF CHEMICALS OR EQUIPMENT ARE ALLOWED WITHIN THE TPZ, EXCEPT AS ALLOWED PER A PROJECT ENCROACHMENT PERMIT. ALL DEMOLITION AND GRADING WITHIN TPZ TO BE DONE WITH HAND TOOLS UNDER ARBORIST'S SUPERVISION. ALL NECESSARY TRENCHING SHOULD BE DONE BY HAND WITH PNEUMATIC OR HYDRAULIC SOIL EXCAVATION TOOLS AND ROOTS AND ROOTS LARGER THAN 1-1/2" SHOULD NOT BE CUT. THESE MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT CONSTRUCTION.

*THE EXISTING PROTECTED TREES IN THE NATIVE VEGETATION AREA, OUTSIDE OF THE CONSTRUCTION/GRADING LIMITS SHALL BE BARRICADED BY CHAIN LINK FENCING WITH A MINIMUM HEIGHT OF FIVE FEET. 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 AWAY FROM THE NATIVE VEGETATION AREA.

STATEMENT:

I HAVE COMPLIED WITH THE CRITERIA WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT: JENNY YE
LICENSE: CA 5059
SIGNATURE:

OWNER/ DEVELOPER:

MS. YAOYAO WANG

PHONE: 1(909) 967-6163

EMAIL: YAOYAO8801@GAMIL.COM

SHEET INDEX:

L-1 EXISTING TREE & HARDSCAPE PLAN
L-2 CONCEPTUAL LANDSCAPE PLAN
L-3 LANDSCAPE ENLARGEMENT PLAN
L-4 LANDSCAPE MATERIAL BOARD
L-5 LANDSCAPE SITE LIGHTING PLAN

REVISIONS	BY
CONCEPT 06-10-22	
CONCEPT 07-08-22	
CONCEPT 11-28-22	
04-18-23 06-03-23	
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10-12-23 11-18-23	
12-13-23	

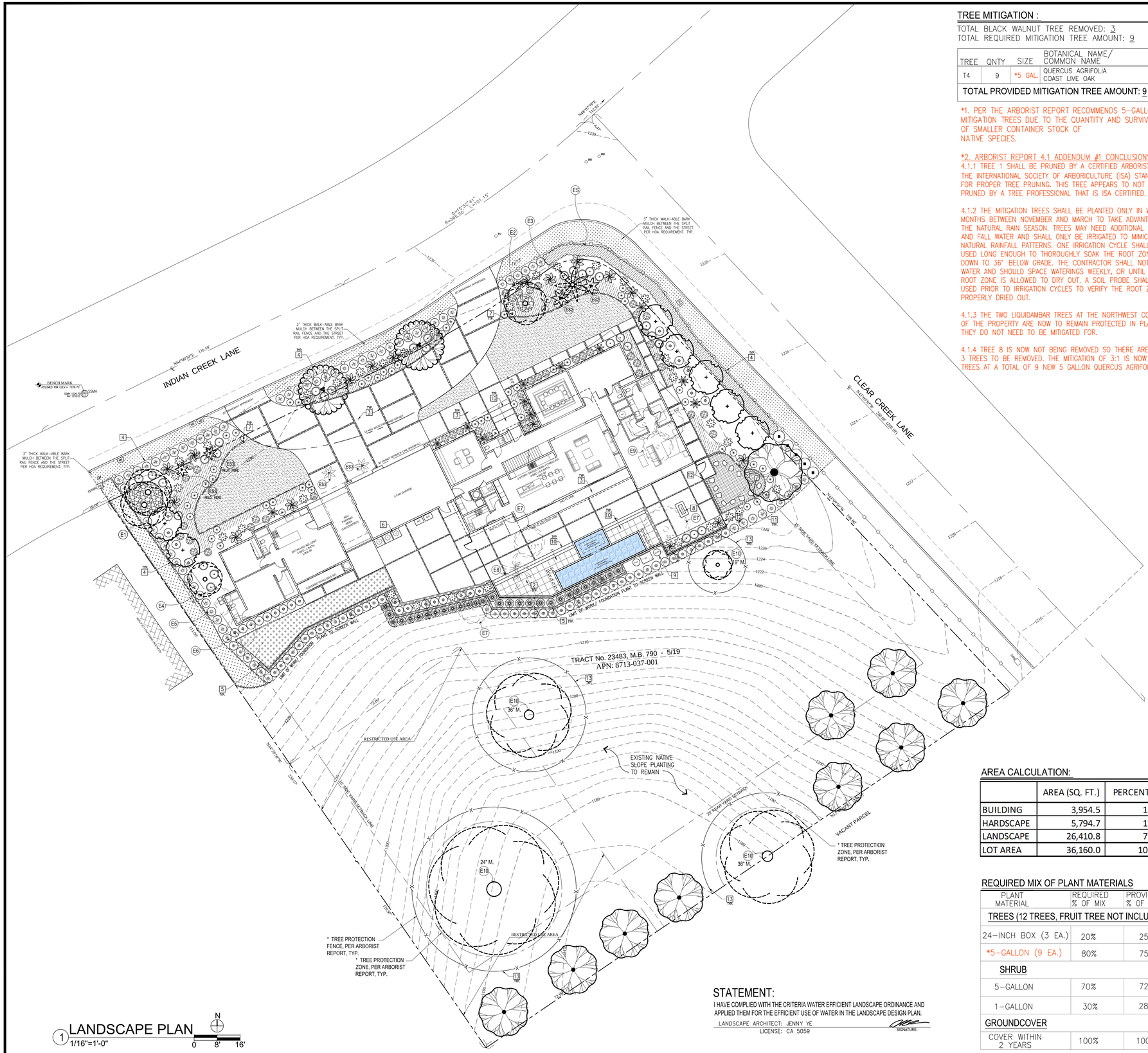
JYC
LANDSCAPE ARCHITECTURE
PHONE: (951)317-6825
Email: jennyhye@yahoo.com

REGISTERED LANDSCAPE ARCHITECT JENNY YE NO. 5059 Signature 12-31-24 Renewal Date Date STATE OF CALIFORNIA

SHEET TITTLE: EXISTING TREE AND HARDSCAPE PLAN

PROJECT NAME: CUSTOM HOME
2330 INDIAN CREEK RD,
DIAMOND BAR , CA 91765

DATE 12-13-23
SCALE
DRAWN
JOB 220503
SHEET L-1
OF 5 SHEETS



1 LANDSCAPE PLAN
1/16"=1'-0"
N
0 8' 16'

TREE MITIGATION :

TOTAL BLACK WALNUT TREE REMOVED: 3
TOTAL REQUIRED MITIGATION TREE AMOUNT: 9

TREE	QNTY	SIZE	BOTANICAL NAME/ COMMON NAME
T4	9	*5 GAL.	QUERCUS AGRIFOLIA COAST LIVE OAK
TOTAL PROVIDED MITIGATION TREE AMOUNT: 9			

*1. PER THE ARBORIST REPORT RECOMMENDS 5-GALLON MITIGATION TREES DUE TO THE QUANTITY AND SURVIVABILITY OF SMALLER CONTAINER STOCK OF NATIVE SPECIES.

*2. ARBORIST REPORT 4.1 ADDENDUM #1 CONCLUSIONS:
4.1.1 TREE 1 SHALL BE PRUNED BY A CERTIFIED ARBORIST TO THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS FOR PROPER TREE PRUNING. THIS TREE APPEARS TO NOT BE PRUNED BY A TREE PROFESSIONAL THAT IS ISA CERTIFIED.

4.1.2 THE MITIGATION TREES SHALL BE PLANTED ONLY IN WINTER MONTHS BETWEEN NOVEMBER AND MARCH TO TAKE ADVANTAGE OF THE NATURAL RAIN SEASON. TREES MAY NEED ADDITIONAL SUMMER AND FALL WATER AND SHALL ONLY BE IRRIGATED TO MIMIC NATURAL RAINFALL PATTERNS. ONE IRRIGATION CYCLE SHALL BE USED LONG ENOUGH TO THOROUGHLY SOAK THE ROOT ZONES DOWN TO 36" BELOW GRADE. THE CONTRACTOR SHALL NOT OVER WATER AND SHOULD SPACE WATERINGS WEEKLY, OR UNTIL THE ROOT ZONE IS ALLOWED TO DRY OUT. A SOIL PROBE SHALL BE USED PRIOR TO IRRIGATION CYCLES TO VERIFY THE ROOT ZONE IS PROPERLY DRIED OUT.

4.1.3 THE TWO LIQUIDAMBAR TREES AT THE NORTHWEST CORNER OF THE PROPERTY ARE NOW TO REMAIN PROTECTED IN PLACE. THEY DO NOT NEED TO BE MITIGATED FOR.

4.1.4 TREE 8 IS NOW NOT BEING REMOVED SO THERE ARE ONLY 3 TREES TO BE REMOVED. THE MITIGATION OF 3:1 IS NOW FOR 3 TREES AT A TOTAL OF 9 NEW 5 GALLON QUERCUS AGRIFOLIA.

AREA CALCULATION:

	AREA (SQ. FT.)	PERCENTAGE
BUILDING	3,954.5	10.94%
HARDSCAPE	5,794.7	16.03%
LANDSCAPE	26,410.8	73.04%
LOT AREA	36,160.0	100.00%

REQUIRED MIX OF PLANT MATERIALS

PLANT MATERIAL	REQUIRED % OF MIX	PROVIDED % OF MIX
TREES (12 TREES, FRUIT TREE NOT INCLUDED)		
24-INCH BOX (3 EA.)	20%	25%
*5-GALLON (9 EA.)	80%	75%
SHRUB		
5-GALLON	70%	72%
1-GALLON	30%	28%
GROUNDCOVER		
COVER WITHIN 2 YEARS	100%	100%

STATEMENT:

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LANDSCAPE ARCHITECT: JENNY YE
LICENSE: CA 5059
SIGNATURE

EXISTING TREE LEGEND

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PLANTING LEGEND

TREE SYMBOL	QNTY	SIZE	BOTANICAL NAME/ COMMON NAME	WATER USE PLANT FACTOR
T1	2	24" BOX	JACARANDA MIMOSIFOLIA JACARANDA	MODERATE .5
T2	1	24" BOX	CERCIDIUM FLORIDUM BLUE PALO VERDE	LOW .3
T3	7	15 GAL.	FRUIT TREE TO BE SELECTED BY OWNER	MODERATE .5
T4	9	*5 GAL.	QUERCUS AGRIFOLIA COAST LIVE OAK (*MITIGATION TREE)	LOW .3
SHRUB SYMBOL				
S1	64	5 GAL	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	LOW .3
S2	16	5 GAL	AGAVE S.XA. 'BLUE FLAME' BLUE FLAME AGAVE	LOW .3
S3	12	5 GAL	PHORMIUM TENAX 'RUBRUM' NEW ZEALAND FLAX	LOW .3
S4	59	1 GAL	SENECIO VITALIS 'SERPENTS' BLUE CHALK STICKS	LOW .3
S5	5	15 GAL	FICUS NITIDA (MATCH EXISTING) INDIAN LAUREL FIG (HEDGE)	MODERATE .5
S6	30	5 GAL	AEONIUM DECORUM 'SUNBURST' COPPER PINWHEEL	LOW .3
S7	34	5 GAL	ALOE STRIATA CORAL ALOES	LOW .3
S8	43	1 GAL	KALANCHOE THYRSIFLORA FLATJACK PLANT	LOW .3
S9	50	5 GAL	CISTUS 'GRAYSWOOD PINK' GRAYSWOOD PINK ROCK ROSE	LOW .3
S10	29	5 GAL	PHLOMIS FRUTICOSA JERUSALEM SAGE	LOW .3
S11	28	5 GAL	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	LOW .3
GROUNDCOVER	QNTY.	SPACING		
GC1	TRI-ANGULAR SPACING	6" O.C. FLATS	SEDUM R. 'ANGELINA' PLANT ANGELINA STONE CROP	LOW .3
GC2	TRI-ANGULAR SPACING	6" O.C. FLATS	DYMONDIA MARGARETAE DYMONDIA	LOW .3
GC3	TRI-ANGULAR SPACING	3' O.C. 1 GAL	MYOPORUM PARVIFOLIUM N.C.N.	LOW .3
TURF			TURF (SANT. AUGUSTINE GRASS)	LOW .6
			HERB GARDEN	MODERATE .5
			3" THICK WALK-ON BARK MULCH COVER, SHREDDED WOOD CHIPS 1"-3" LENGTH, 3/ 8"-5/8" DIAMETER	--

NOTE:
1. PROVIDE 3" THICK BARK MULCH UNDER ALL GROUNDCOVER /SHRUB TYP.

REVISIONS	BY
CONCEPT 06-10-22	
CONCEPT 07-08-22	
CONCEPT 11-28-22	
04-18-23 06-03-23	
06-26-23 10-02-23	
10-12-23 11-18-23	
12-13-23 01-10-24	

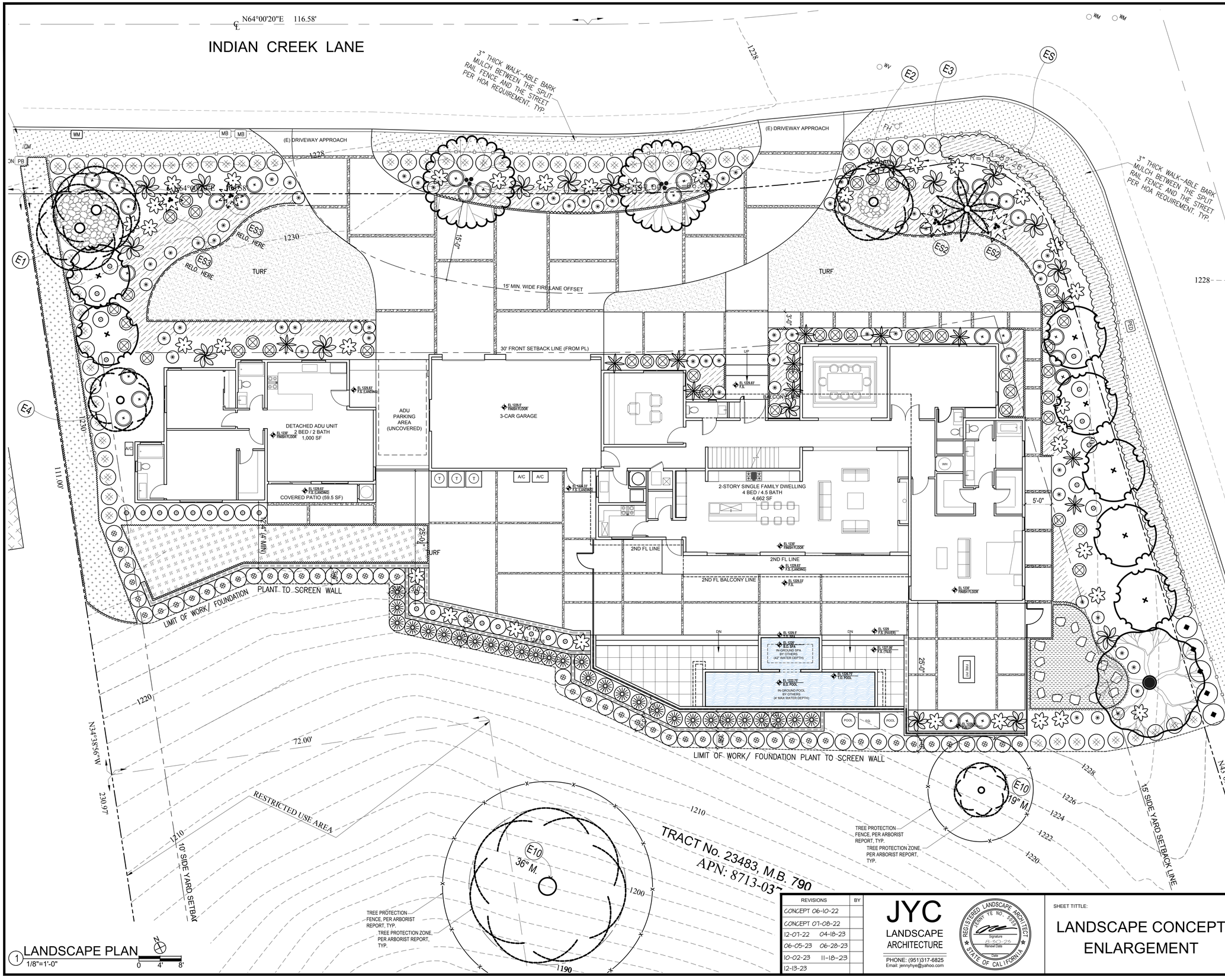
JYC
LANDSCAPE ARCHITECTURE
PHONE: (951)317-6825
Email: jennyhye@yahoo.com

REGISTERED LANDSCAPE ARCHITECT
JENNY YE NO. 5059
Signature
8-30-25
Renewal Date
Date
STATE OF CALIFORNIA

SHEET TITTLE: CONCEPTUAL LANDSCAPE PLAN

PROJECT NAME: CUSTOM HOME
2330 INDIAN CREEK RD,
DIAMOND BAR , CA 91765

DATE 01-10-24
SCALE
DRAWN
JOB 220503
SHEET L-2
OF 5 SHEETS



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1 LANDSCAPE PLAN
1/8"=1'-0"
0 4' 8'

REVISIONS	BY
CONCEPT 06-10-22	
CONCEPT 07-08-22	
12-07-22 04-18-23	
06-05-23 06-28-23	
10-02-23 11-18-23	
12-13-23	

JYC
LANDSCAPE ARCHITECTURE
PHONE: (951)317-6825
Email: jennyhye@yahoo.com

REGISTERED LANDSCAPE ARCHITECT JENNY YE NO. 6153 Signature 12-30-25 Renewal Date STATE OF CALIFORNIA

SHEET TITTLE:
LANDSCAPE CONCEPT ENLARGEMENT

PROJECT NAME:
CUSTOM HOME
2330 INDIAN CREEK RD,
DIAMOND BAR , CA 91765

DATE	12-13-23
SCALE	PER PLAN
DRAWN	
JOB	220503
SHEET	L-3 OF 5 SHEETS

A. NATURAL COLOR CONC. PAVING W/ BLACK PEBBLE INFILL

B. POOL DECKING W/ NATURAL STONE PAVER

D. FIRE PIT

E. SMALL BLACK PEBBLE

G. STEPPING STONE

Crystal White
X-50 (79)
Base 100

H. SLOPE CONC. RETAINING WALL_ LAHABRA CRYSTAL WHITE STUCCO FINISH

J. FRAMELESS GLASS POOL FENCE

REVISIONS	BY
CONCEPT 06-10-22	
CONCEPT 07-08-22	
CONCEPT 11-28-22	
04-18-23 06-03-23	
06-26-23 10-02-23	
10-12-23	

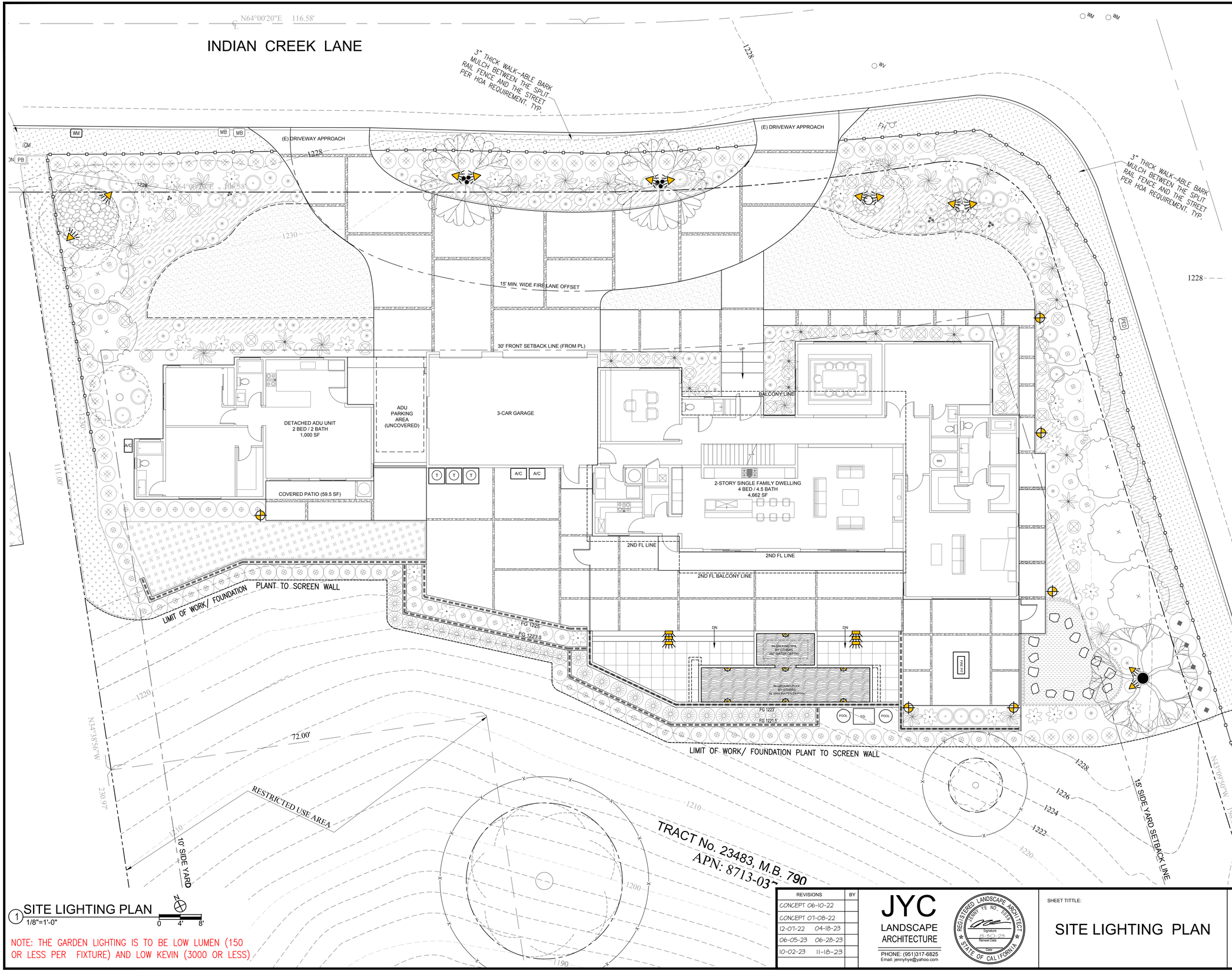
JYC
LANDSCAPE
ARCHITECTURE
PHONE: (951)317-6825
Email: jennyhye@yahoo.com

REGISTERED LANDSCAPE ARCHITECT
JENNY YE NO. 5599
Signature
8-30-25
Renewal Date
Date
STATE OF CALIFORNIA

SHEET TITTLE:
LANDSCAPE MATERIAL
REFERENCE IMAGE

PROJECT NAME:
CUSTOM HOME
2330 INDIAN CREEK RD,
DIAMOND BAR , CA 91765

DATE 10-12-23
SCALE
DRAWN
JOB 220503
SHEET
L-4
OF 5 SHEETS



LANDSCAPE SITE LIGHTING LEGEND

SYMBOL	DESCRIPTION	MATERIAL & FINISH MOUNTING HEIGHT	MFG./ CATALOG NO.
	PATHWAY LIGHT	23" NIGHT BLACK LED	WESLEY, LANDSCAPE PATH LIGHT, #13T81 OR EQUAL
	WALL LIGHT	BLACK POWDER COATED ALUMINUM, 3.3" H. x10.6"W.	HAMPTONBAY LED #JAO02601L OR EQUAL.
	UPLIGHT IN PLANTER AREA	BLACK POWDER COATED ALUMINUM, 5.25" H.	HAMPTON BAY LED #305445332 OR EQUAL.
	POOL & SPA LIGHT	BY OTHER	
S	LIGHT SWITCH LOCATION	PER OWNER	
T	TRANSFORMER W/TIMER	SPJ MTP 600-SS OR EQ. SITE VERIFY LOCATION WITH OWNER	

LIGHTING NOTES

1. THE DESIGN IS DIAGRAMMATIC, ACTUAL LOCATIONS OF LIGHT FIXTURES, POWER SUPPLIES, SWITCHES, PUMPS, ETC. MAY BE ADJUSTED BY CONTRACTOR ON SITE.

2. THE CONTRACTOR SHALL COORDINATE WITH OWNER ON LOCATIONS OF EXISTING POWER SUPPLY AND DETERMINE POWER CONSTRAINS FOR BEST LOCATION.

3. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY CONDUIT, J-BOXES, WIRES, TIMERS, ETC. AS REQUIRED FOR A COMPLETE AND OPERATING JOB.

4. ALL FIXTURES SHALL HAVE BELOW GRADE JUNCTION BOXES.

5. PROVIDE SAMPLES TO OWNER FOR APPROVAL ON COLOR, TEXTURE AND FINISH OF LIGHT FIXTURES.

6. ALL LIGHTING SHALL BE INSTALLED PER LOCAL AND STATE CODES AND REGULATIONS.

7. THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR FINAL LIGHT SWITCH LOCATIONS AND REMOTE CONTROL UNITS, SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.

8. UNDERGROUND 12-VOLT CABLES SHALL BE #12-2 OR HEAVIER GAUGE CABLE. MAXIMUM RUN LENGTHS SHALL BE 100'.

9. USE DOUBLE #12-2 OR LARGER CABLES SUCH AS #8-2 WHEN RUNS EXCEED 100'.

10. CABLES SHALL BE INSTALLED AT 6" MIN. DEPTH AND SHOULD FOLLOW BARRIERS SUCH AS SIDEWALK EDGES, SPRINKLER RUNS, ETC. WHEREVER POSSIBLE.

11. PROVIDE 12" EXCESS CABLE BURIED AT EACH FIXTURE TO ALLOW FOR FUTURE FIXTURE ADJUSTMENT AS PLANT MATERIAL MATURES.

13. LIGHTING TO BE LOW LUMEN (150 OR LESS PER FIXTURE) AND LOW KEVIN (3000 OR LESS)

PATH LIGHT (SHIELDED DOWNLIGHT)

LED WALL LIGHT

LED UPLIGHT

(2) LIGHT REFERENCE IMAGES

(1) SITE LIGHTING PLAN

1/8"=1'-0"

NOTE: THE GARDEN LIGHTING IS TO BE LOW LUMEN (150 OR LESS PER FIXTURE) AND LOW KEVIN (3000 OR LESS)

REVISIONS	BY
CONCEPT 06-10-22	
CONCEPT 07-08-22	
12-07-22 04-18-23	
06-05-23 06-28-23	
10-02-23 11-18-23	

JYC
LANDSCAPE ARCHITECTURE
PHONE: (951)317-6825
Email: jennyhye@yahoo.com

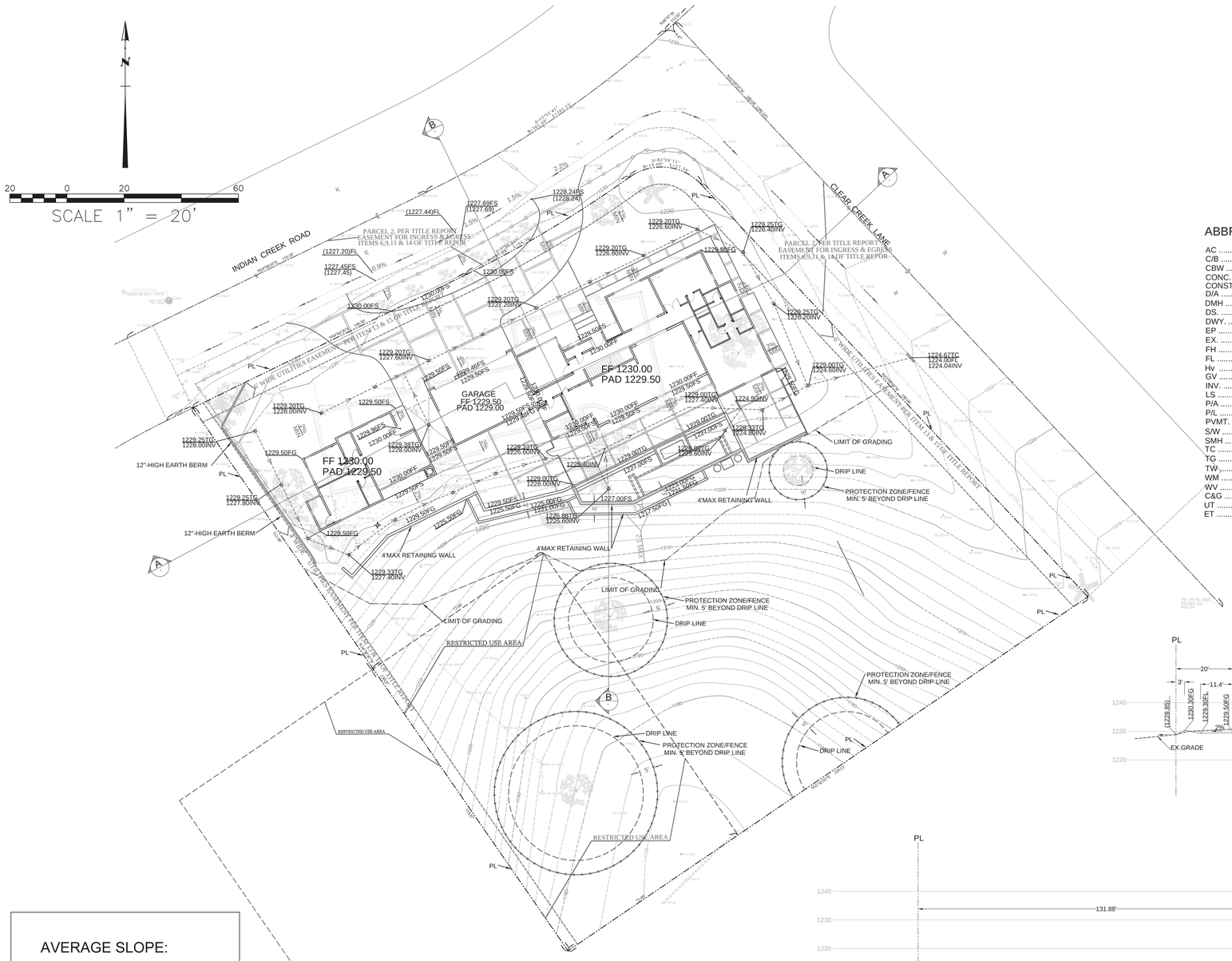
REGISTERED LANDSCAPE ARCHITECT
JENNY YE NO. 5895
STATE OF CALIFORNIA
Signature
12-20-23
Renewal Date
Date

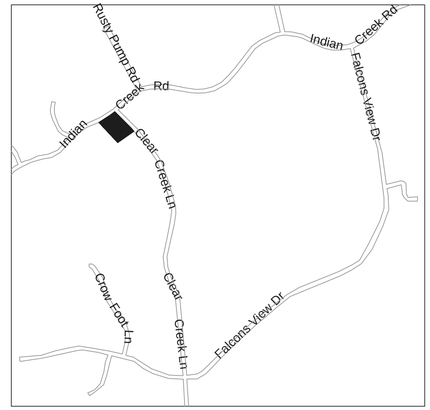
SHEET TITTLE:
SITE LIGHTING PLAN

PROJECT NAME:
CUSTOM HOME
2330 INDIAN CREEK RD,
DIAMOND BAR , CA 91765

DATE 11-18-23
SCALE PER PLAN
DRAWN
JOB 220503
SHEET L-5
OF 5 SHEETS

CONCEPTUAL GRADING PLAN





VICINITY MAP

TG 680-C-5 NOT TO SCALE

N

ABBREVIATIONS:

AC ..... Asphalt Concrete
C/B ..... Catch Basin
CBW ..... Conc. Block Wall
CONC. ..... Concrete
CONST. ..... Construct
D/A ..... Driveway Appron
DMH ..... Drainage Manhole
DS. ..... Downspout
DWY. ..... Driveway
EP ..... Edison Pole
EX. ..... Existing
FH ..... Fire Hydrant
FL ..... Flow Line Elevation
Hv ..... Height of Wall
GV ..... Gas Valve
INV. ..... Invert Elevation
LS ..... Landscape Area
P/A ..... Planter Area
P/L ..... Property Boundary Line
PVMT. ..... Pavement
S/W ..... Sidewalk
SMH ..... Sewer Manhole
TC ..... Top of Curb Elevation
TG ..... Top of Grate Elevation
TW ..... Top of Wall Elevation
WM ..... Water Meter
WV ..... Water Valve
C&G ..... Curb & Gutter
UT ..... Underground Transformer..To Remain
ET ..... Electrical Room

LEGEND:

(100.25) ..... Existing Elevation
—101— ..... Ex. Ground Contour Line
--X--X-- ..... Chain Link Fence
..... Wrought Iron Fence
..... Ex. Structure
..... Fire Hydrant
..... Street Light
..... Area Light
10" ..... Ex. Tree, Diameter
..... PLANTER WALL
..... Prop. Flow Line for Swale
..... Prop. Sheet Flow
..... Ex. Flow
..... Area Drain
..... Catch basin

TOTAL LOT AREA (GROSS) = 44,480 SF (1.02 AC)

TOTAL LOT AREA (NET) = 44,480 SF (1.02 AC)

DISTURBED AREA = 23,283 SF (0.534 AC)

THE EXISTING IMPERVIOUS AREA = 6,550 SF

THE PROPOSED IMPERVIOUS AREA = 11,625 SF

EARTHWORK QUANTITIES:
CUT AND FILL AMOUNT IS ESTIMATED ONLY. ACTUALLY AMOUNT MAY VARY DUE TO OTHER UNKNOWN FACTORS. (SITE CONDITION, SOIL ENGINEE' S RECOMMENDATION)

CUT: 884.2 CUBIC YARDS, FILL(INCLUDING 15%SHRINKAGE: 492.9 CUBIC YARDS.

TOTAL: 1,377.1 CUBIC YARDS,

OVEREXCAVATION: 672.2 CUBIC YARDS. 15%SHRINKAGE 100.8 CUBIC YARDS

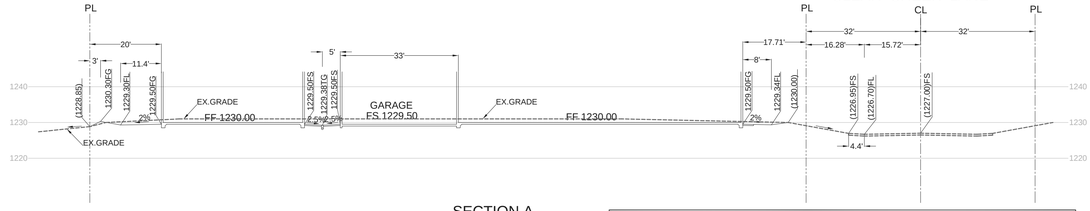
EXPORT: 290.4 CUBIC YARDS.

ALL STORMDRAIN LINES AND GRATE INLETS SHOWN ON PLAN ARE PROPOSED.

THE EXISTING PROTECTED TREES IN THE NATIVE VEGETATION AREA, OUTSIDE OF THE CONSTRUCTION/GRADING LIMITS SHALL BE BARRICADED BY CHAIN LINK FENCING WITH A MINIMUM HEIGHT OF FIVE FEET. 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 AWAY FROM THE NATIVE VEGETATION AREA.

The works within Clear Creek Ln will require review and approval by the HOA.

CLEAR CREEK LANE

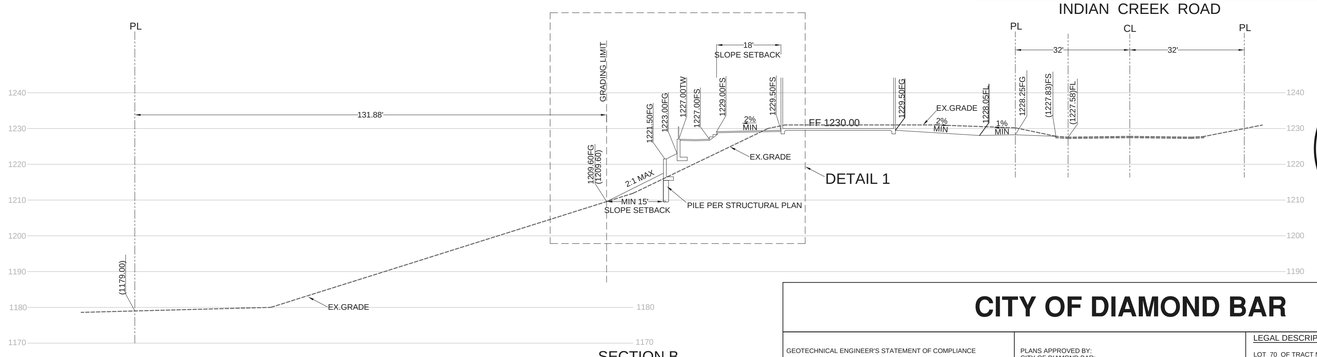


SECTION A

SCALE: 1"=20'

THE WORKS WITHIN INDIAN CREEK RD WILL REQUIRE REVIEW AND APPROVAL BY THE HOA.

INDIAN CREEK ROAD



DETAIL 1

SECTION B

SCALE: 1"=20'

AVERAGE SLOPE:

CALCULATING AVERAGE SLOPE:

$$\text{SLOPE} = \frac{0.002296 \times I\ L}{A}$$

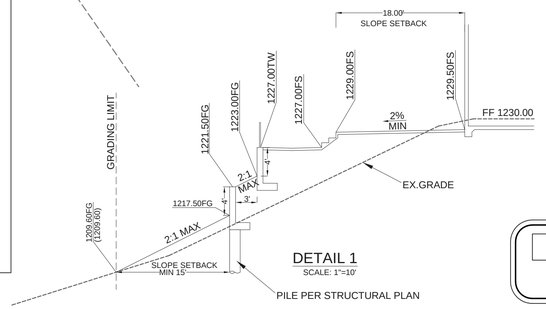
$$= \frac{0.002296 \times 2 \times 5{,}404.7}{1.021}$$

$$= 24.3\%$$

I = CONTOUR INTERVAL IN FEET

L = SUMMATION OF LENGTH OF ALL CONTOURS

A = AREA IN NET ACRES OF PARCEL BEING CONSIDRED



DETAIL 1

SCALE: 1"=10'

BENCHMARK

ASSUMED SSMH RIM ELEVATION = 1226.70 FT.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N43°09'50"W OF A COURSE IN THE STREET CENTERLINE OF CLEAR CREEK LANE AS SHOWN ON THE MAP OF TRACT No. 23483, M.B. 790, PAGES 5 TO 19.

TRITECH ENGINEERING GROUP

SUBDIVISION
LAND SURVEY
CIVIL ENGINEERING
& DESIGN

135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918
EMAIL: info@tritechengineer.com

APN: 8713-037-001

CITY OF DIAMOND BAR

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE
THIS PLAN HAS BEEN REVIEW BY _____
AND DEEMED TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED _____
PROJECT NO. _____
REVIEW WAS LIMITED TO THE GEOTECHNICAL ASPECTS OF THE PLAN ONLY. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS,CALCULATIONS, OR ANY PORTION THEREOF.

SOIL ENGINEER _____ RGE_____ DATE _____

ENGINEER GEOLOGIST _____ CEG_____ DATE _____

PLANS APPROVED BY:
CITY OF DIAMOND BAR:

DAVID G. LIU CITY ENGINEER RCE 44053 DATE _____

PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY:

_____ DATE _____

GUAN WANG RCE 79702 01/11/2024 DATE

LEGAL DESCRIPTION:

LOT 70 OF TRACT No. 23483, IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 790, PAGES 5 THROUGH 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:

SITE ADDRESS: 2330 INDIAN CREEK ROAD DIAMOND BAR, CA 91765

CONCEPTUAL GRADING PLAN

DRAWN BY: SM CHECK BY:_____ SCALE: 1"=20'

REGISTERED PROFESSIONAL ENGINEER
GUAN WANG
No. 79702
EXP. 09-30-24
CIVIL
STATE OF CALIFORNIA

MATERIAL COLOR BOARD

2330 INDIAN CREEK RD. DIAMOND BAR LOT 70 - TRACT 23483

PRIMARY WALL CLADDING

MFG: JAMES HARDIE
NAME: ARTISAN SHIPLAP SIDING
COLOR: DUNN-EDWARDS
"STARGAZING" DE-6336

ACCENT WALL CLADDING

MFG: DELTA MILLWORKS
NAME: ACCOYA BARNWOOD
COLOR: IVORY - SMOOTH 1/4 SAWN

PIVOT ENTRY DOOR

MFG: PIVOT DOOR CO.
MODEL: POLA
FINISH: WHITE OAK

GARAGE DOOR

MFG: CLOPLAY
MODEL: RESERVE MODERN
FINISH: CEDAR / STAIN TO MATCH ENTRY

ROOFING MATERIAL

MFG: GAF ROOFING
MODEL: ENERGYCAP 30 FR GRANULE
FINISH: STANDARD WHITE

WINDOWS

MFG: MILGARD
MODEL: THERMALLY IMPROVED ALU.
COLOR: BLACK

PATIO DOORS

MFG: FLEETWOOD
MODEL: 3070-T MULTI-SLIDE
FINISH: BLACK

GLASS RAILING

MFG: CR LAURENCE
FINISH: ANONIZED BLACK SHOE / TOPRAIL

Trees and Design
Landscape Architecture / Consulting Arboriculture
2351 Bouganvillea Cir. Corona, CA 92879 - (909) 528-3257 - treesanddesign@gmail.com - CA 5785 - WE-9665A

Tree Report
Addendum #1

December 11, 2023

Client: Joy Pan, Jianmei Wang Residence
2330 Indian Creek Drive
Diamond Bar, CA 91765

Project: Single Family Residence in Diamond Bar

Location: 2330 Indian Creek Drive, Diamond Bar, CA 91765

Arborist: Jeffrey Trojanowski, ASLA, ISA; Trees and Design
RLA – CA-5785
ISA - WE-9665A

Contents:

1. Introduction/Instructions/Limitations
2. Tree Survey Details
3. Tree Survey Comments
4. Conclusions
5. Arborist Disclosure Statement
6. Appendix A: Arborist Certifications
7. Appendix B: Tree Photo Catalogue
8. Appendix C: Tree Inventory Matrix
9. Appendix D: Tree Location Plan
10. Appendix E: Tree Protection Plan
11. Appendix F: Tree Protection Detail

1.0 Introduction/Instructions/Limitations:

1.1 This addendum was commissioned by Michael Wang of MPLUSD to resurvey trees for health and sustainability for the trees within the limits of 2330 Indian Creek Drive, in the City of Diamond Bar, CA.

1.2 The proposed development will update the existing residence and landscape. The trees on this property have been inventoried, tagged, and surveyed for their health and suitability.

1.3 The tree survey was taken on Saturday February 6, 2021.

1.3.1 The tree resurvey was taken on Saturday June 17, 2023

1.4 The limits of the tree report are within property lines of the existing site. Delineated with a white vinyl split rail fence to the south, block and tubular steel fence to the east, this street to the north, and Indian Creek Drive to the West. There is white flagging with red polka dots that is used to delineate limits of work at the southeast corner where there were gaps on the fencing and the property line was not delineated.

1.5 This tree report and inventory only reflects the trees on site at time of the report. No shrubs were surveyed on this report and inventory.

1.6 All the trees have been inspected from the ground level using visual observation. If a more detailed report is needed, it will be outlined within the recommendations.

1.7 Trees are living organisms whose conditions and health can change rapidly. The limitation of this report is 6 months from the date of the survey, due to human/vehicle interaction and weather.

1.8 Trees that are less than 4" DBH, trees that have been cut down or damaged, and only have smaller branches upright becoming trunks, or trees that were dead were not considered for this inventory, as there are is no monetary or mitigatable value.

2.0 Tree Survey Details:

2.1 The tree survey includes all alive trees that will be affected by construction, as shown on the attached plan. Each tree has been tagged, given a number for identification, shown on the plan, can given a category based on its quality and value.

2.2 The health categories are as follows:

G – Good	These trees are in good health and structure, free of disease and infestation
F – Fair	These trees are in moderate/fair health, and have structural defects and/or poor growth habits.
P – Poor	These trees are in poor health, have structural defects and/or poor growth habits, and are dying or dead.

2.3 The tree health categories were founded based on the five different factors of the trees. These are: Roots, Trunk, Scaffold Branches, Small Branches/Twigs, and Foliage/Buds. Each factor has two categories: health and structure. Each category has four levels (1-4) to rate the category, giving a tree a score between 10-40. They are then assigned a percentage for health.

2.4 The tree heights and widths were measured with a Merritt Hypsometer.

2.5 The stem diameters have been taken at approximately 4'-6" above the ground, or Diameter at Breast Height (DBH)

3.0 Tree Notes:

3.1 There are 7 protected Juglans californica (California Black Walnut) on site. Three of the seven trees are to be protected and the remaining four shall be removed and mitigated for.

3.1.1 Tree 4, Juglans californica, is of poor form, both by growth and pruning in the past. This tree has poor trunk and scaffold branch health and structure. This tree shall be removed for development and mitigated for.

3.1.2 Tree 7, Juglans californica, is of poor form, and up against the existing deck. This tree shall be removed for development and mitigated for.

~~3.1.3 Tree 8, Juglans californica, is of poor form, small and growing on a steep portion of the north slope. This tree shall be removed for development and mitigated for.~~

3.1.4 Tree 9, Juglans californica, is of poor form, and growing as a multi-trunk shrub and growing in competition with an adjacent Toyon shrub. Both root zones are 24"-36" apart from each other. This tree shall be removed for development and mitigated for.

3.2 The two Washingtonia robusta (Mexican Fan Palm) shall be removed on the slope. These trees are not protected or mitigatable.

3.3 There are three Cinnamomum camphora (Camphor Tree) that are near death and are in danger of major branch failure. These trees shall be removed for development.

3.4 Trees 13-16 shall be protected in place during construction. Surrounded by a protection fence per the protection plan.

3.5 The two Liquidambar styraciflua (American Sweet Gum) (trees 18-19) at the Northwest corner of the property are healthy, but in the right of way close to the new driveway. These trees shall be removed and mitigated for.

3.6 At the west property line, trees 19 & 20, shall remain and be protected. There is a lemon tree adjacent to these trees that will also be protected. This lemon tree was not documented due to size, however, will be protected.

3.1 Addendum #1 Tree Notes:

3.1.1 There are still 7 protected Juglans californica (California Black Walnut) on site. Four of the seven trees are to be protected and the remaining three shall be removed and mitigated for.

3.1.1.1 Tree 1 has been pruned within the last week or so. The branches have been left on the ground. This is a protected tree. This tree was not pruned properly as shown on Photos 26-27. This tree shall be pruned to be cut to industry standards.

3.1.1.2 Tree 2 has storm damage. The main vertical stem has snapped and is leaning over. It is still thriving and shall not be touched. There are small seedlings growing under the main canopy, along with some weeds that have not been pruned, due to being within the dripline of the protected tree. These shall be removed with loppers and hand saws as to not damage the protected tree. (Photo 28)

3.1.1.3 Tree 3 has a small seedling growing on the downhill side of the tree. This shall be protected as well, however, there are weeds growing under the protected canopies. These shall be removed with loppers and hand saws as to not damage the protected tree.

3.1.1.4 Tree 4 at the time of the original survey had 3 trunks. This tree also had a lot of rot at the bottom of the trunk where the different trunks grew together. During this survey, there is only one trunk left, the healthiest of the stems. This tree shall still be removed for development and mitigated for. (Photo 29)

3.1.1.5 Tree 8 is now outside the limit of grading and shall remain and be protected.

3.1.2 Trees 10, 11, and 12 are all Cinnamomum camphora. In the original report these trees were near death. Now, trees 10 and 11 are only growing water sprouts, and are still in very poor health. Tree 12 is completely dead. These trees still shall be removed for development with no mitigation.

4.0 Conclusions:

4.1 Please refer to the protection plan for full protection of the trees. Trees to remain shall be protected with protection fencing and signs during construction.

4.2 An 8.5" x 11" sign shall be placed on every tree protection fence notifying a protection.

4.3 The four Juglans californica in the back yard that are to be removed are to be mitigated for at 3:1. They shall be replaced at 3:1. 12 new trees shall be planted on site. The species shall be Quercus agrifolia, and shall be placed on the undisturbed slope of the property. It is recommended that they are installed at 5 gallon each, due to the quantity and the survivability of smaller container stock of native species.

4.4 The two Liquidambar trees at the Northwest corner of the property are to be mitigated for at 2:1.

4.1 Addendum #1 Conclusions:

4.1.1 Tree 1 shall be pruned by a Certified Arborist to the International Society of Arboriculture (ISA) standards for proper tree pruning. This tree appears to not be pruned by a tree professional that is ISA certified.

4.1.2 The mitigation trees shall be planted only in winter months between November and March to take advantage of the natural rain season. Trees may need additional summer and fall water and shall only be irrigated to mimic natural rainfall patterns. One irrigation cycle shall be used long enough to thoroughly soak the root zones down to 36"

below grade. The contractor shall not over water and should space waterings weekly, or until the root zone is allowed to dry out. A soil probe shall be used prior to irrigation cycles to verify the root zone is properly dried out.

4.1.3 The two Liquidambar trees at the Northwest corner of the property are now to remain protected in place. They do not need to be mitigated for.

4.1.4 Tree 8 is now not being removed so there are only 3 trees to be removed. The mitigation of 3:1 is now for 3 trees at a total of 9 new 5 gallon Quercus agrifolia.

5.0 Arborist Disclosure Statement:

Arborists are tree specialists who use their experience, education, knowledge, and training to examine and protect trees, recommend measures to enhance the beauty and health of the trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

An Arborist cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Treatment, root cutting, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree one is accepting some degree of risk. The only way to eliminate all tree risks is to remove all trees.

6.0 Appendix A: Arborist Certifications

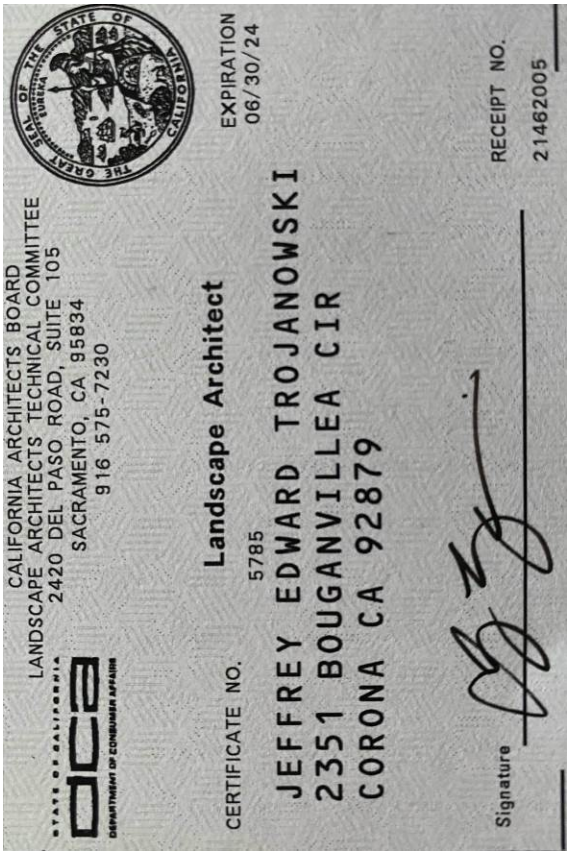
CERT ID: WE-9665A

Expires: 6/30/2024

Current Credentials

ISA Certified Arborist®

Apply for an ISA Certification / Make Your Recertification Payment



7.0 Appendix A: Tree Photo Catalogue

Photo 1

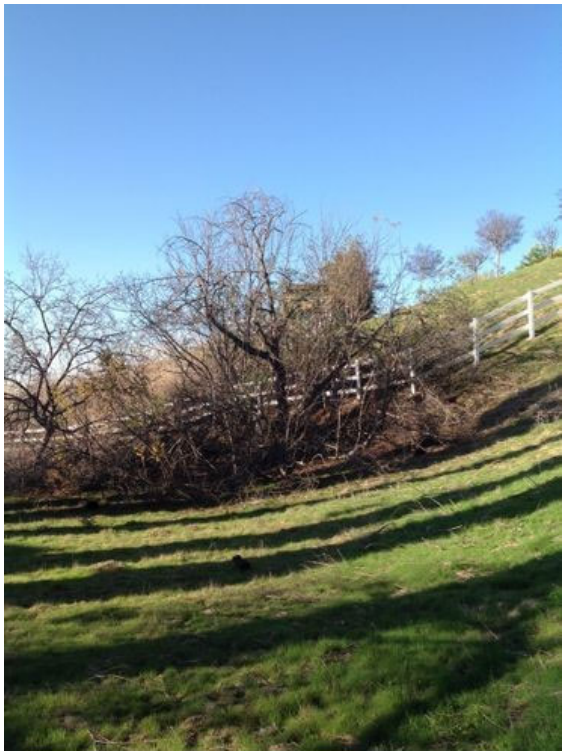
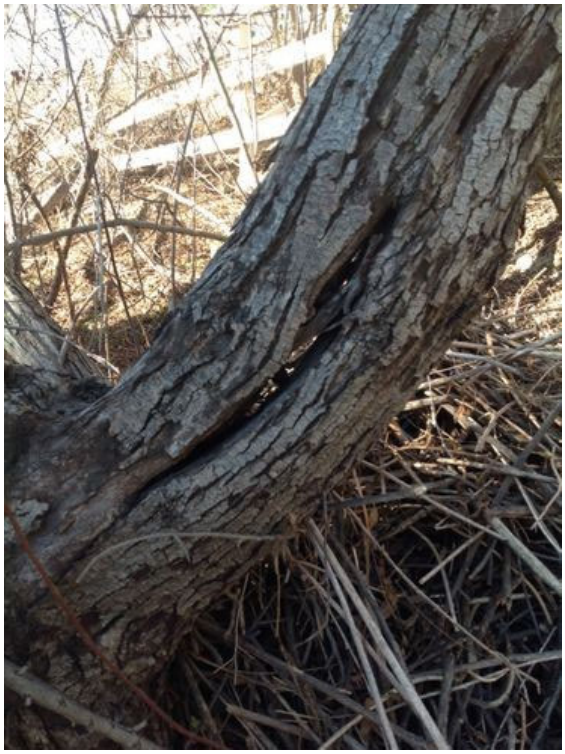


Photo 2

Photo 3



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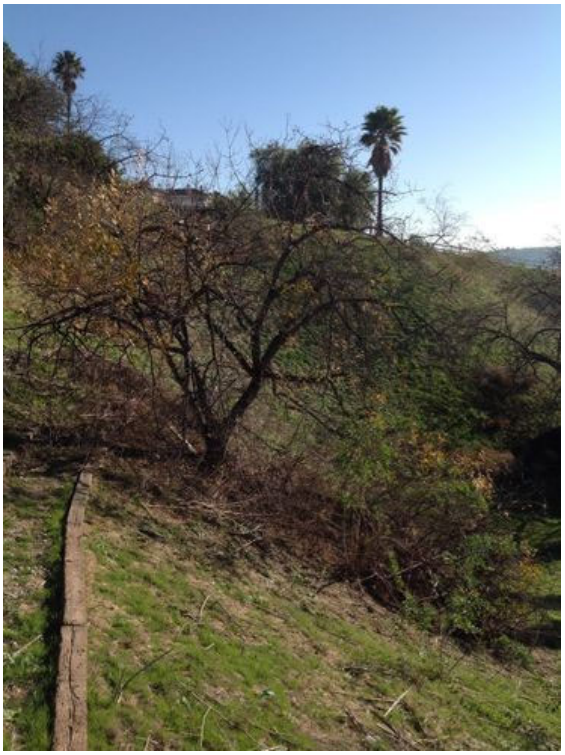

Photo 5

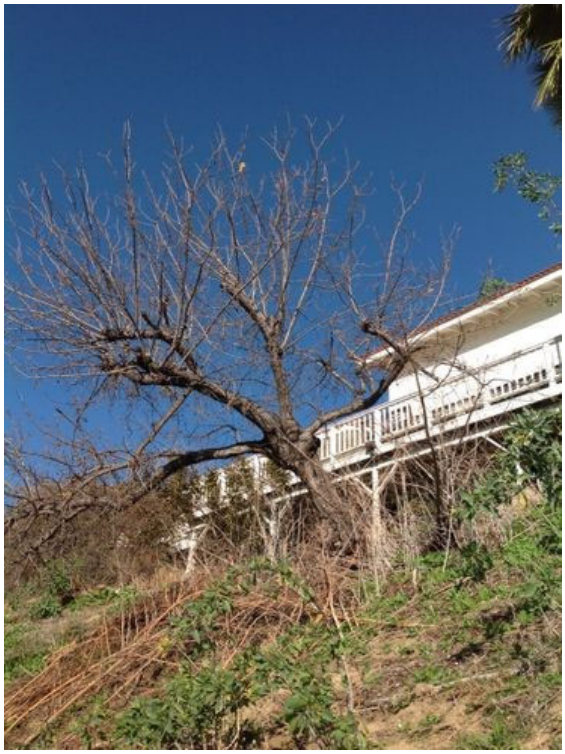

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

Photo 13

Photo 14

Photo 15

Photo 16

Photo 17

Photo 18

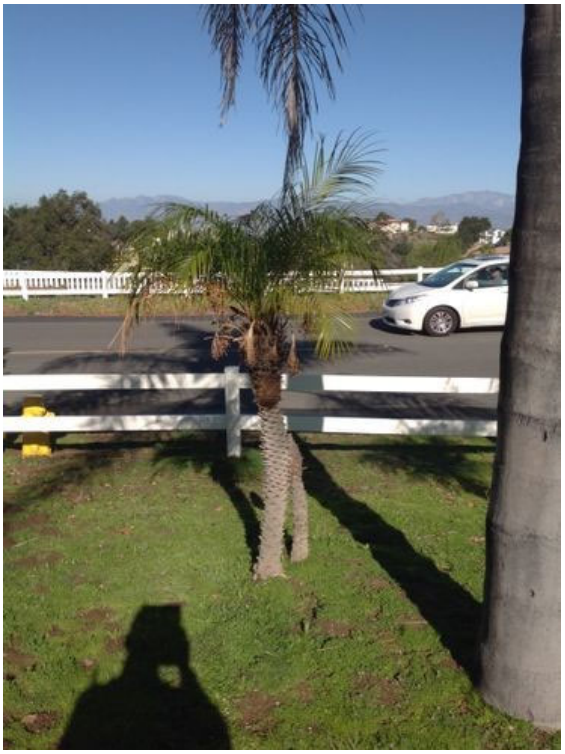

Photo 19

Photo 20

Photo 21

Photo 22

Photo 23

Photo 24

Photo 25

Photo 26

Photo 27

Photo 28

Photo 29

8.0 Appendix C: Tree Inventory Matrix

Tree #	Botanical Name	Common Name	DBH (in) / BTH (ft)	Height (in feet)	Spread (in feet)	Proposed Status: X = Remove, R = Remain , M = Mitigate for	Overall Health Rating	Tree Photo #	Remarks
1	Juglans californica	California Black Walnut	36M	35	25	R	G	1	Tree was incorrectly pruned about a week ago.
2	Juglans californica	California Black Walnut	24M	28	48	R	F	2,3,4	Storm damage. Still in fair health
3	Juglans californica	California Black Walnut	36M	15	20	R	G	5	
4	Juglans californica	California Black Walnut	12	15	20	M	F	6,7,8	One trunk left
5	Washingtonia filifera	Mexican Fan Palm	20	-	-	X	G	9	
6	Washingtonia filifera	Mexican Fan Palm	14	-	-	X	G	10	
7	Juglans californica	California Black Walnut	17	15	26	M	F	11	
8	Juglans californica	California Black Walnut	19M	12	8	R	F	12	Outside of new grading limits. To be protected
9	Juglans californica	California Black Walnut	39M	16	24	M	F	13,14	in with Toyon
10	Cinnamomum camphora	Camphor Tree	17	30	20	X	P	15	Only watersprouts. Almost dead
11	Cinnamomum camphora	Camphor Tree	16	22	10	X	P	16	Only watersprouts. Almost dead
12	Cinnamomum camphora	Camphor Tree	14	15	8	X	P	17	Dead
13	Phoenix robellini	Pygmy Date Palm	5	-	-	R	G	18	
14	Phoenix robellini	Pygmy Date Palm	4	-	-	R	G	19	
15	Syagrus romansoffianum	Queen Palm	15	-	-	R	G	20	
16	Araucaria heterophylla	Norfolk Island Pine	6	18	5	R	G	21	
17	Liquidambar styraciflua	American Sweet Gum	15	45	9	R	G	22	
18	Liquidambar styraciflua	American Sweet Gum	22	42	12	R	G	23	
19	Prunus spp.	Fruit Tree	6	10	10	R	G	25	
20	Eriobotrya deflexa	Loquat Tree	6	15	10	R	G	26	Competing with adjacent plants
21									
22									
23									
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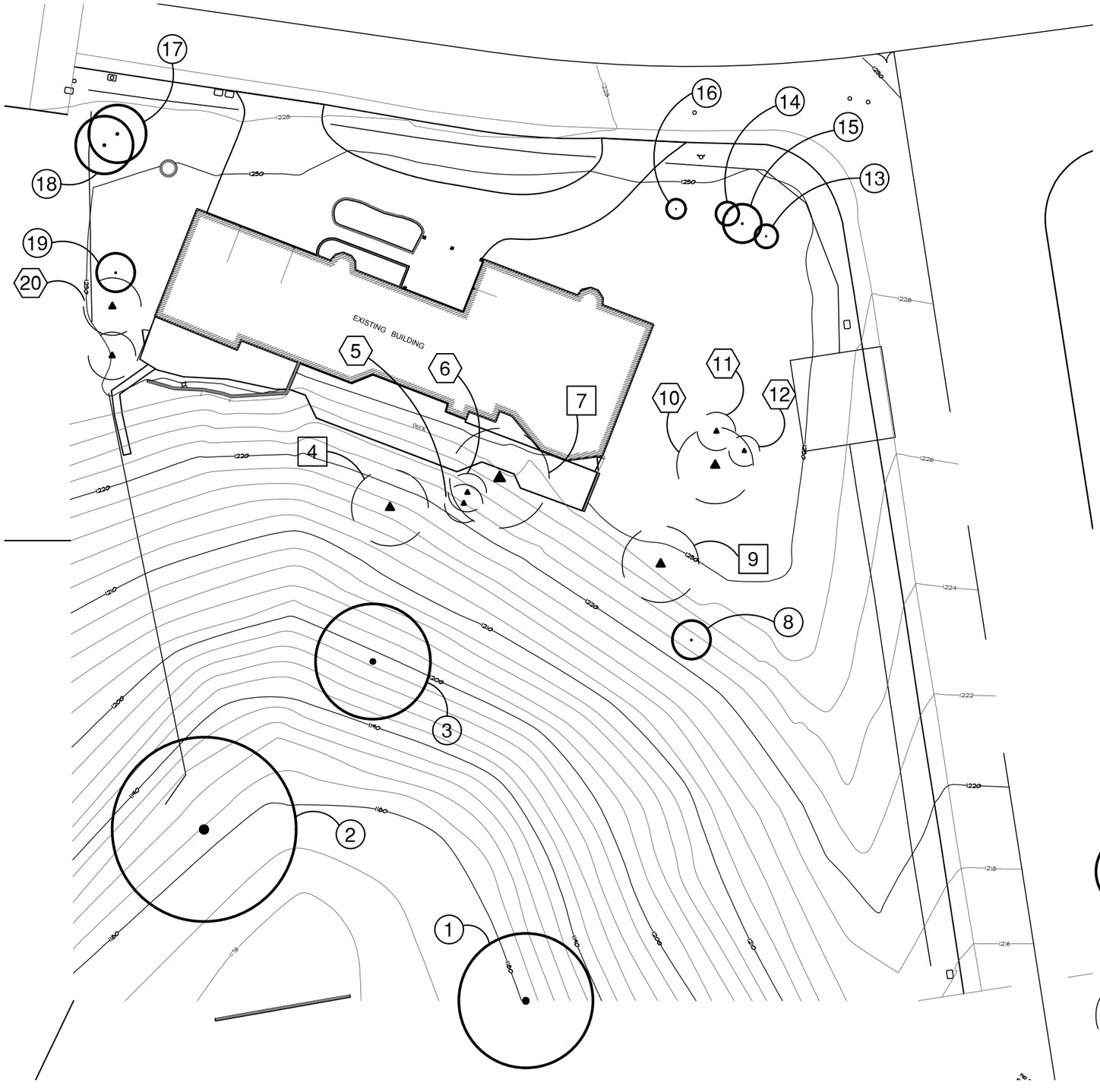


TREE TAG SCHEDULE

(#)	TREES TO BE PROTECTED IN PLACE
[#]	TREES TO BE REMOVED AND MITIGATED FOR (PROTECTED TREES)
⬡ #	TREES TO BE REMOVED
●	TREES TO BE PROTECTED IN PLACE: #'s: 1, 2, 3, 8, 13-19
▲	TREES TO BE REMOVED

pur Design
Trees
CA 5785
WE-9665A
Landscape Architecture / Consulting Arboriculture
Jeff Trojanowski, ASLA, ISA
909-528-3257 / treesanddesign@gmail.com

2330 INDIAN CREEK DRIVE, DIAMOND BAR, CA

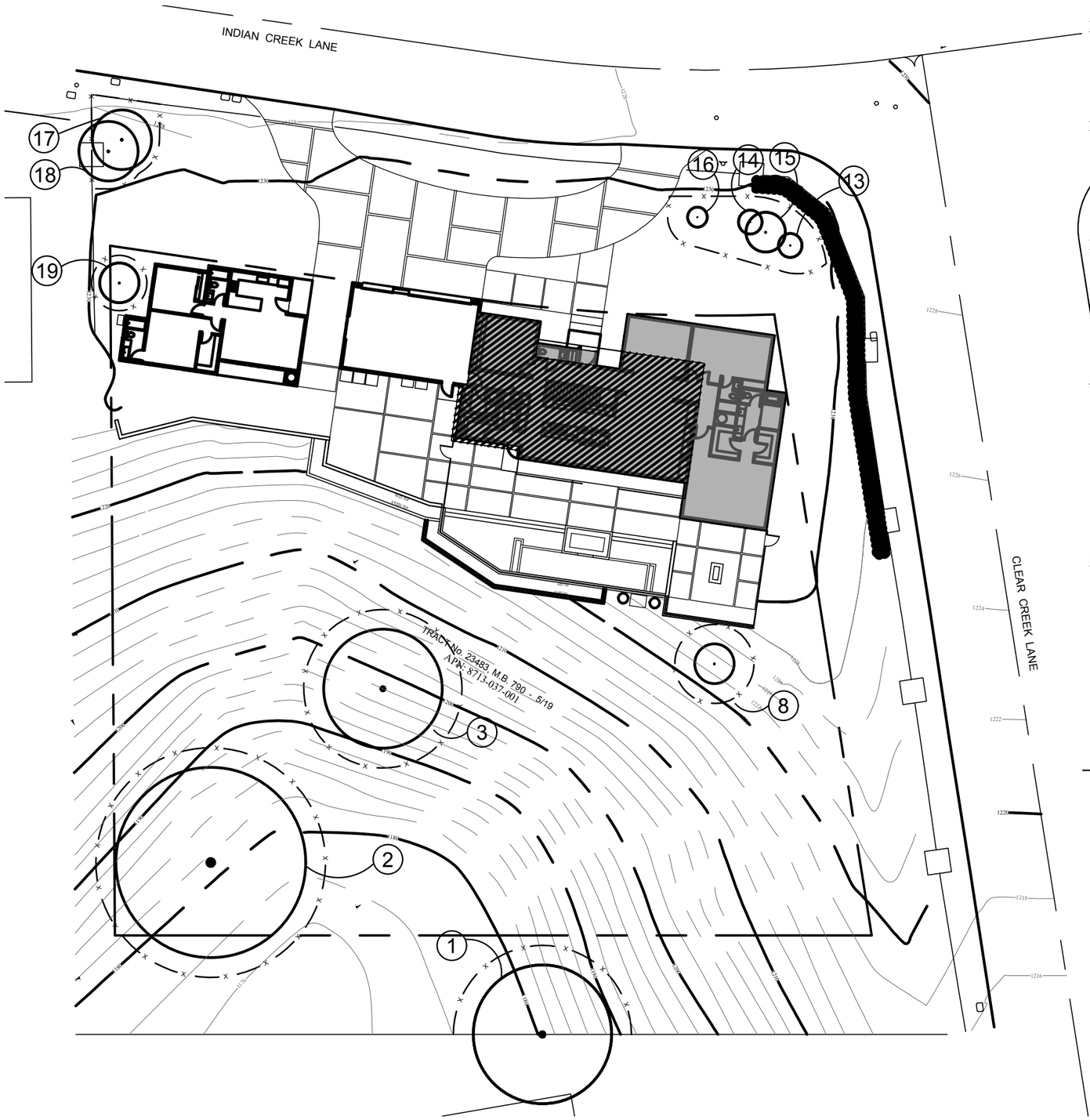
WANG / PAN RESIDENCE

APPENDIX D: EXISTING TREE PLAN

DATE: 12/11/2023

JOB NO.: 20-005

9.0



TREE NOTES

1. TREE CANOPIES SHOWN ARE CONCEPTUAL ONLY. WHEN PLACING PROTECTION FENCING, CONTRACTOR SHALL PLACE 60" OUTSIDE OF THE DRIPLINE OF THE TREE.

2. WITHIN THE TREE PROTECTION ZONE:
   - 2.1. NO MECHANICAL EXCAVATION IS ALLOWED. ONLY HAND DIGGING
   - 2.2. NO HEAVY EQUIPMENT OR TOOL STORAGE
   - 2.3. NO MATERIAL STORAGE

3. DURING HAND EXCAVATION, IF ROOTS LARGER THAN 3" ARE ENCOUNTERED, THE CERTIFIED ARBORIST IS TO BE CALLED AND MADE AWARE OF THESE ROOTS. IN THEIR PRESENCE, THE ROOTS SHALL BE CUT WITH CLEAN STRAIT CUTS TO THE DISCRETION OF THE CERTIFIED ARBORIST.

4. UTILITIES SHALL BE PLACED OUTSIDE THE ROOT PROTECTION ZONE. IF IN THE EVENT THEY NEED TO BE PLACED WITHIN THE ROOT PROTECTION ZONE, THE CONTRACTOR SHALL HAND DIG ALL TRENCHES, AND MANEUVER AROUND ALL MAJOR STRUCTURAL ROOTS AND SLEEVE THE UTILITY 2' IN EITHER DIRECTION WHEN IN CONTACT WITH A ROOT.

5. IRRIGATION SHALL NOT BE PLACED WITHIN THE ROOT PROTECTION ZONE. IF A MAINLINE AND OR WATER DISTRIBUTION LINES (LATERAL LINES) ARE SHOWN THROUGH THE ROOT PROTECTION ZONE, IT SHALL BE MANEUVERED AROUND THE ROOT PROTECTION ZONE AND NOT PLACED WITHIN. NO EXCEPTIONS.

SYMBOL LEGEND

TREES TO BE PROTECTED IN PLACE

TEMPORARY 6' HIGH CONSTRUCTION FENCE PANELS LINKED TOGETHER

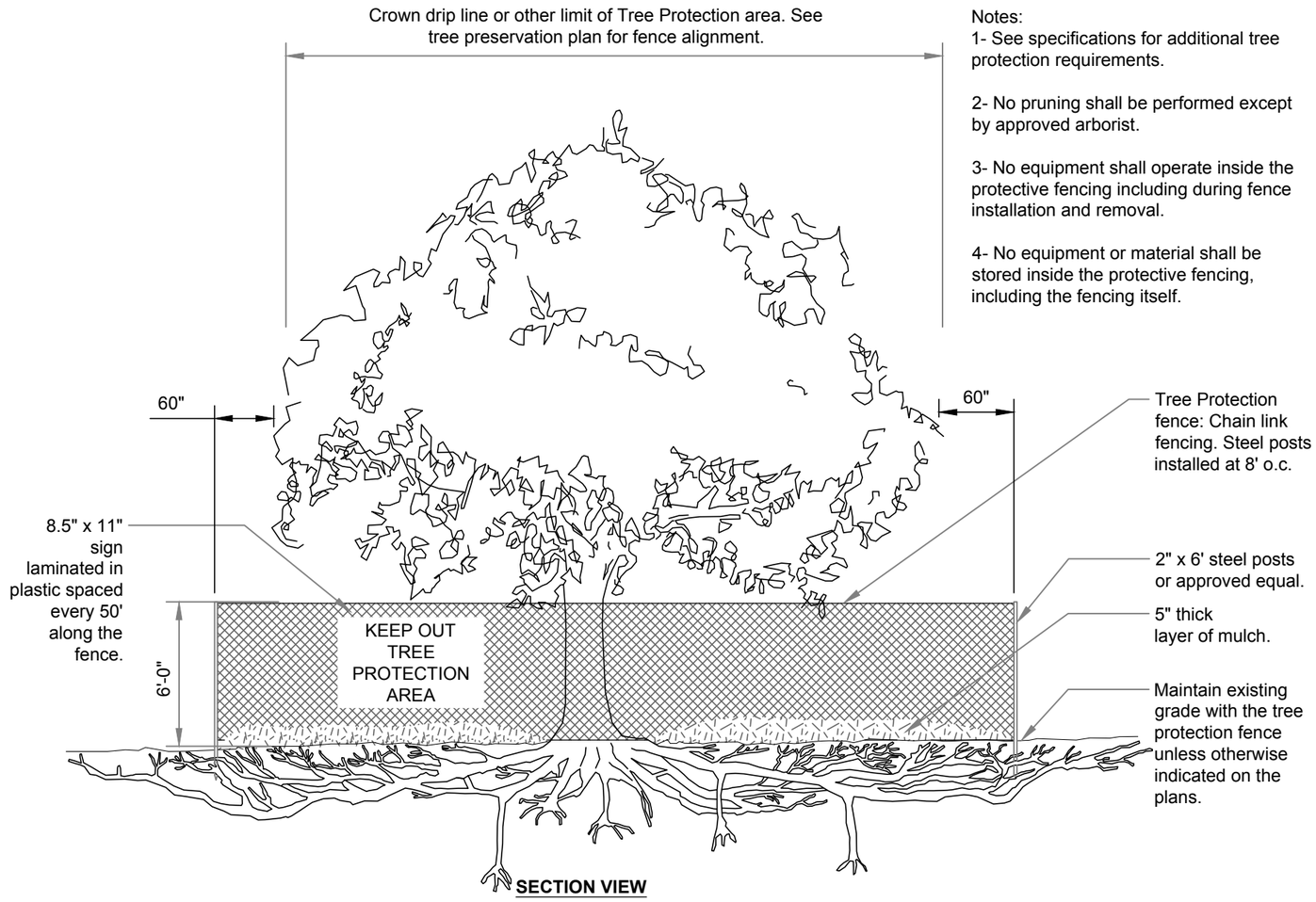
pur Design
Trees
Landscape Architecture / Consulting Arboriculture
Jeff Trojanowski, ASLA, ISA
909-528-3257 / treesanddesign@gmail.com

2330 INDIAN CREEK DRIVE, DIAMOND BAR, CA

WANG / PAN RESIDENCE

APPENDIX E:	DATE:	JOB NO.:
TREE PROTECTION PLAN	12/11/2023	20-005

10.0



Notes:
1- See specifications for additional tree protection requirements.

2- No pruning shall be performed except by approved arborist.

3- No equipment shall operate inside the protective fencing including during fence installation and removal.

4- No equipment or material shall be stored inside the protective fencing, including the fencing itself.

1 TREE PROTECTION DETAIL

1/4" = 1'-0"

Trees and Design
Landscape Architecture / Consulting Arboriculture
Jeff Trojanowski, ASLA, ISA
909-528-3257 / treesanddesign@gmail.com

2330 INDIAN CREEK DRIVE, DIAMOND BAR, CA

WANG / PAN RESIDENCE

DATE: 12/11/2023

JOB NO.: 20-005

APPENDIX F:

TREE PROTECTION DETAIL

11.0

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 13, 2024
CASE/FILE NUMBER:	Development Review No. PL2023-66
PROJECT LOCATION:	915 Pantera Drive Diamond Bar, CA 91765 (APN 8701-044-014)
GENERAL PLAN DESIGNATION:	Low Density Residential
ZONING DISTRICT:	Low Density Residential (RL)
PROPERTY OWNER:	Luc Le 915 Pantera Drive Diamond Bar, CA 91765
APPLICANT:	Walt Patroske 2132 S. Grove Avenue, Unit F Ontario, CA 91761

SUMMARY:

The applicant is proposing the following improvements to an existing 1,884 square-foot, two-story single-family residence on a 9,305 gross square-foot lot:

- The addition of 1,646 square feet of first and second floor living area;
- The addition of 92 square feet of balcony space;
- Remodel of the interior and exterior of the residence; and
- Legalization of an unpermitted 118 square-foot gazebo located in the rear yard.

RECOMMENDATION:

Adopt the attached Resolution approving Development Review No. PL2023-66, based on the findings of Diamond Bar City Code (DBCC) Section 22.48, subject to conditions.

BACKGROUND:

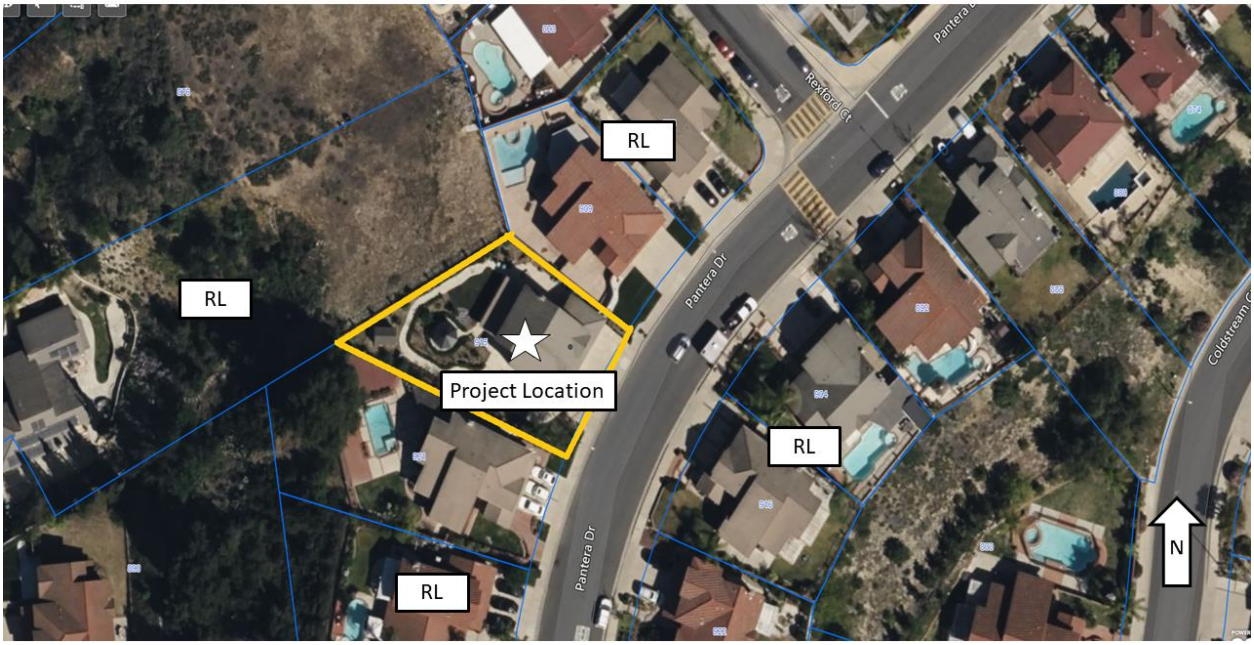
The project site is located on the west side of Pantera Drive. The property was developed in 1988 under Los Angeles County standards with an 1,884 square-foot, single-family residence and garage. There are no protected trees onsite.

The property is located on top of a hill, overlooking a slope that starts descending at the rear (northwest) property line. Despite its hillside location, the property is relatively flat as it was previously graded to accommodate the existing house, driveway and yard areas.

The property is legally described as Lot 12 of Tract No. 42576, and the Assessor's Parcel Number (APN) is 8701-044-014.

Site and Surrounding General Plan, Zoning and Land Uses

The images below highlight the subject property:



Site Plan View (Aerial)

Project Site

Adjacent Property to the South

Adjacent Property to the North

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

	General Plan Designation	Zoning District	Land Use
Site	**Low Density Residential**	**RL**	**Single-Family Residential**
North	Low Density Residential	RL	Single-Family Residential
South	Low Density Residential	RL	Single-Family Residential
East	Low Density Residential	RL	Single-Family Residential
West	Low Density Residential	RL	Single-Family Residential

Project Description

Site Plan

The property's gross lot area is 9,305 square feet. The subject property is an irregularly-shaped lot. No public or private easements are located onsite.

The existing house is situated towards the northeast corner of the site. An existing permitted 96 square-foot shed and 118 square-foot unpermitted gazebo (to be legalized) are located in the rear yard. The proposed two-story addition would extend

the building footprint towards the rear and sides of the property while maintaining a minimum 20-foot rear yard setback. No grading is required for the proposed addition beyond minimal excavation for footings and foundation placements.

Floor Plan

The existing residence includes the following spaces on the first floor: common areas (entry, living room, family room, kitchen, dining room), one powder bathroom, a three-car garage, entry porch and a covered patio. The second floor consists of a master bedroom with bathroom, three bedrooms, and one bathroom.

The proposed project would add a new bedroom and bathroom on the first floor, as well as expand the existing family room and kitchen. On the second floor, three bedrooms and a bathroom are proposed to be removed and replaced with two larger bedrooms and two bathrooms. Additionally, the second floor would include a new loft area, laundry room, and outdoor deck/balcony at the rear of the residence.

The floor area distribution is summarized below:

EXISTING RESIDENCE (square footage)

Living Area		1,884
○ First Floor	950	
○ Second Floor	934	
Non-Livable Area		1,298
○ Garage	670	
○ Covered Patio	360	
○ Entry Porch	54	
○ Shed	96	
○ Gazebo	118	
TOTAL FLOOR AREA		**3,182**

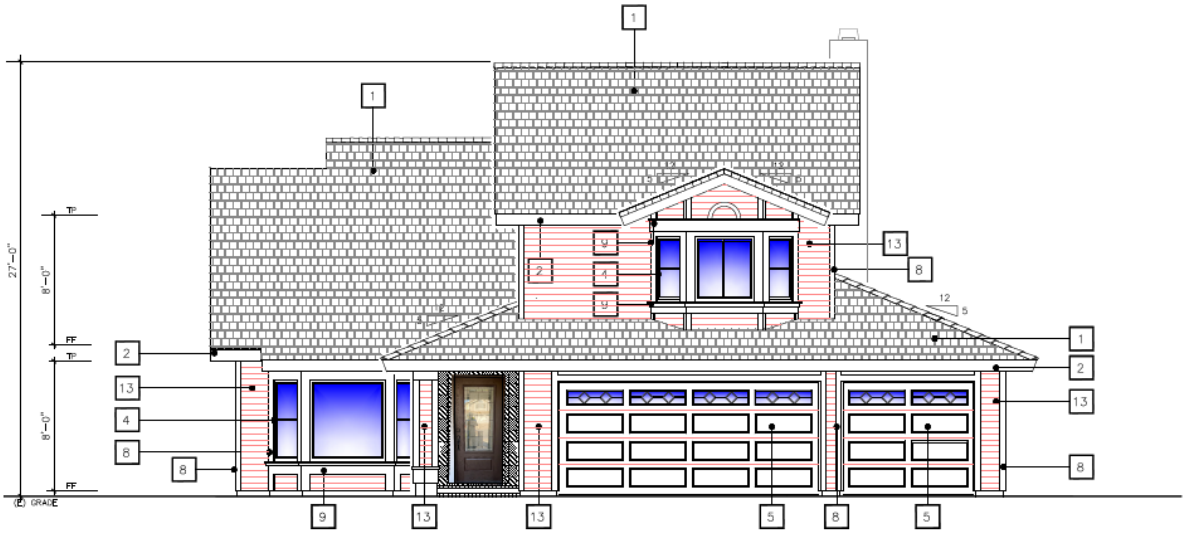
PROPOSED RESIDENCE (square footage)

Living Area		3,530
○ First Floor	1725	
○ Second Floor	1805	
Non-Livable Area		1,030
○ Garage	670	
○ Covered Patio (Demolish)	0	
○ Entry Porch	54	
○ Shed	96	
○ Gazebo	118	
○ 2nd Floor Deck/Balcony	92	
TOTAL FLOOR AREA		**4,560**

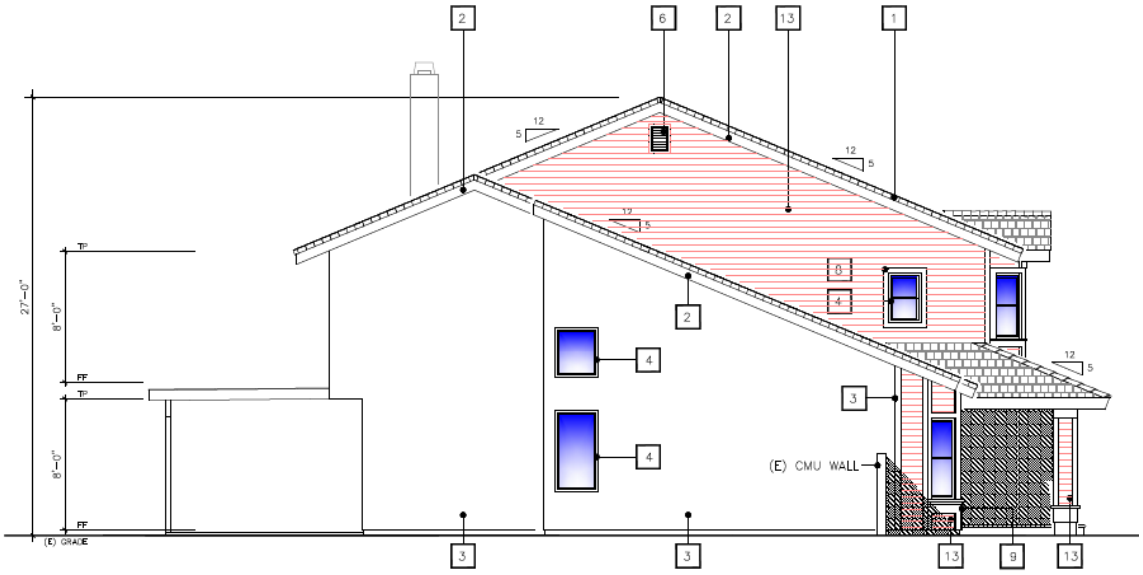
Architecture

The residence is a 1980s tract home with craftsman/bungalow features. The residence has a 5:12 pitch combination gable/hip-style concrete tile roof with varying roof heights, eaves sizes, and a painted wood fascia. The exterior facade consists of horizontal wood siding, textured stucco, and decorative windows and vents.

The existing east (front) and south (side) elevations are shown below:



Existing East (Front) Elevation



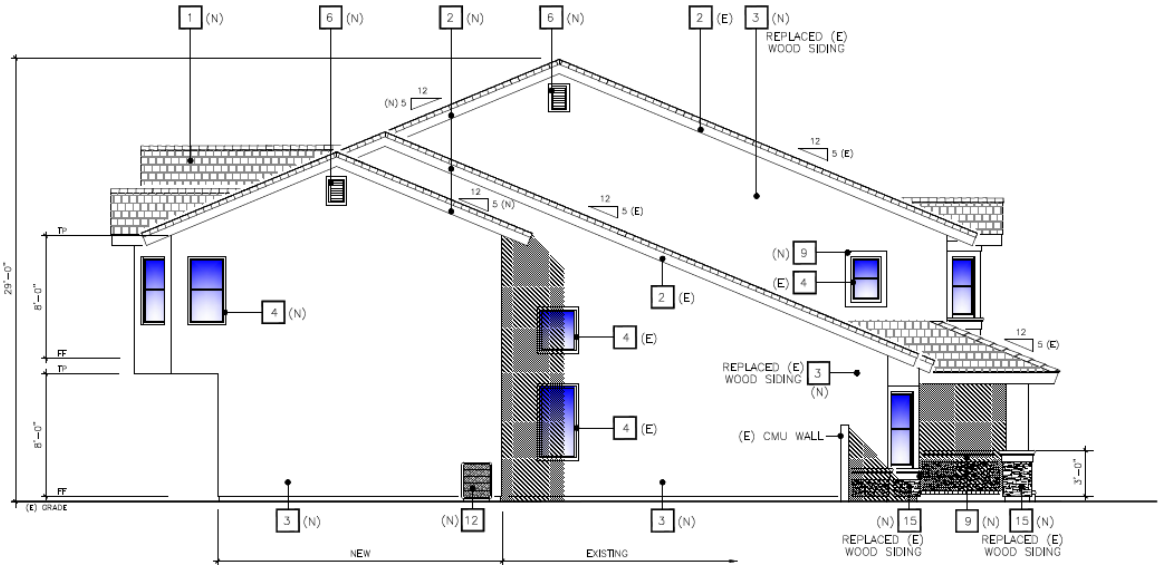
Existing South (Side) Elevation

The proposed remodel and addition maintain consistency with the existing architectural style. The addition incorporates the 5:12 pitch gable-style, concrete tile roof with matching roof eaves and fascia. The existing wood siding would be removed and

replaced with textured stucco. Stacked stone veneer will be added to the front elevation to provide added visual interest. Matching windows and vents are also incorporated into the design. The height of the remodeled residence is approximately 29 feet, a two-foot increase from the existing 27-foot building height.

The proposed east (front) and south (side) elevations are shown below:

Proposed East (Front) Elevation



Proposed South (Side) Elevation

<u>Landscaping</u>: Landscape plans are not required because the site is already developed, and because the project is exempt from the City's Water Efficient Landscaping Ordinance. The ordinance would only apply if new or rehabilitated landscaping of 500 square feet or more was being installed or altered. However,

landscaping that is damaged during construction will need to be restored upon project completion. No existing trees will be removed.

ANALYSIS:

Review Authority

The proposed project requires a land use approval through the Development Review (DR) process. The analysis that follows provides the basis for staff's recommendation to approve the DR application.

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. DR 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 DR 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 table below presents a comparison between the proposed project and the City's development standards for residential development in the RL zone:

Development Feature	Residential Development Standards	Existing	Proposed	Meets Requirements
Front Setback	20 feet	21 feet	21 feet	Yes
Side Setbacks	10 feet on one side, 5 feet on the other	26'-8" - south side 5' – north side	22'-6" – south side 5' – north side	Yes
Side Yard Minimum Between Adjoining Structures	15 feet	34'-8" – south side 15' – north side	30'-6" – south side 15'– north side	Yes
Rear Setback	20 feet	20 feet	20 feet	Yes
Lot Coverage	Maximum of 40%	20%	31%	Yes

Max. Building Height	35 feet	27 feet	29 feet	Yes
Parking	2-car garage	3-car garage	3-car garage	Yes

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, ensuring that development will complement the character and topography of hillside areas outlined in the Development Code. Key features of the project include:

- The maximum building height is 29 feet, where 35 feet is allowed;
- Architectural treatment is provided on all sides of the building with varying setbacks; and
- Earth tone building materials and color schemes are used that blend in with the natural landscape.

Compatibility with Neighborhood

The project site is located in a neighborhood with other two-story residences. The proposed addition, located at the rear of the residence, has been carefully designed to not be intrusive and preserve existing views. Both adjacent properties to the north and south will continue to overlook open space areas towards the rear of their respective residences.

The residence as proposed is comparable in mass and scale to existing homes in the neighborhood and the scale and proportions of the residence are balanced and appropriate for the site. The exterior façade incorporates varying wall planes, balcony projections, and hipped roofs adorned with painted wood beams to soften the bulk and massing of the building. In summary, the proposed project fits the character of the neighborhood and is compatible with the architectural character of the existing homes.

The project incorporates the principles of the City's Residential Design Guidelines, as follows:

- The residence as proposed will comply with all current development standards, including building height, lot coverage, and setbacks, which is consistent with other homes in the neighborhood;
- A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, and window and door placement;
- The residence as proposed is appropriate in mass and scale to the site;
- Elevations are treated with detailed architectural elements;

- Large expanses without windows or doors are avoided;
- The roof type and pitch of the addition match those of the primary structure; and
- The addition is visually integrated with the primary structure.

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 2, 2024, 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 2, 2024. 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 Received

On January 23, 2024, staff received an email from the adjacent neighbor to the south (Attachment C). The neighbor expressed concerns that the proposed addition's size and weight could impact the hillside at the rear of the property and result in unstable slope conditions, such as flooding, mudslides and debris overflow onto adjacent lots. The neighbor requested that the City require a geotechnical study to assess and mitigate any potential impacts to adjacent properties.

Staff contacted the neighbor and explained that the DBCC authorizes the City Engineer to require a geotechnical report only when a grading permit application is required. A grading permit application is required if the proposed scope of work meets any of the following thresholds (DBCC Section 15.00.320(6)):

1. Grading involving any fill intended to support structures;
2. Grading for the development of more than one lot or parcel;
3. Grading in excess of 50 cubic yards of earthwork (cut + fill); or
4. Grading which includes excavation or fill in excess of 5 feet in depth or height.

The Public Works/Engineering Department determined that the proposed project does not meet any of the thresholds above. However, an erosion control plan will be required to assess drainage flow patterns and employ best practices to minimize the potential occurrence of flooding, erosion, and debris overflow. An erosion control plan shall be submitted prior to the issuance of the building permit and is included as a standard condition in the attached resolution.

On February 6, 2024, staff received another email from a neighbor that lives on Pantera Drive stating their opposition to the project (Attachment D). The neighbor expressed

concerns with the size of the proposed addition which would exceed the average size of homes in the neighborhood. The neighbor also stated concerns that the additional space would be used for a short-term rental or long-term rental, and requested that the size of the addition to be reduced.

Staff contacted the neighbor and explained that short-term rentals are not permitted pursuant to DBCC Section 5.08.050(b). Short-term rental is defined as occupancy of a dwelling unit for a period of less than 30 days, and long-term rentals are for a period of 30 days or more. Long-term rentals are permitted in single-family residences as long as it is being rented out as a single-family residential unit under a single rental agreement. A standard condition of approval is included in the attached resolution requiring a deed restriction be recorded with the County of Los Angeles, which prohibits rental of individual 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. Furthermore, staff consulted with the City's Neighborhood Improvement Division to verify whether there has been any short-term rental-related activities reported or detected on or near Pantera Drive. Their research came back with negative results.

Staff also explained that homes on Pantera Drive between Leyland Drive and Pantera Elementary School, as well as the homes nearby on Rexford court, range from 2,091 to 3,187 square feet. If approved, this home would be the largest at 3,530 square feet. Although the DBCC does not provide a maximum limit on the size of a residence such as floor area ratio, the DBCC and the City's Design Guidelines encourages compatible development with the neighborhood. The proposed addition achieves compatibility due to its height, location and design elements. The proposed addition will be located at the rear of the existing residence, and with a lowered roof line that is designed to be minimally visible from the street. This reduces the overall massing of the building as seen from the street, preserving the residential character and scale of the neighborhood. The proposed addition would be more visible from the side and rear of the lot. However, the addition is designed to avoid large blank expanses of wall surfaces, which generally creates a perception of mass. Instead, the design integrates wall projections, recesses, cantilevered walls, varying roof heights, window placements, and projecting balcony spaces that provide added visual interest. These design elements create visual breaks to reduce massing while integrating the addition into the existing residence.

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, Associate Planner 2/13/2024

REVIEWED BY:

Grace Lee, Senior Planner 2/8/2024

Greg Gubman, Community Development Director 2/8/2024

Attachments:

A. Draft Resolution No. 2024-XX and Standard Conditions of Approval
B. Site Plan, Floor Plans, Elevations and Roof Plan
C. Email from Adjacent Neighbor at 921 Pantera Drive - January 23, 2024
D. Email from Second Neighbor on Pantera Drive - February 6, 2024

PLANNING COMMISSION
RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2023-66 TO REMODEL AND ADD 1,646 SQUARE FEET OF FIRST AND SECOND FLOOR LIVING AREA AND 92 SQUARE FEET OF BALCONY SPACE TO AN EXISTING 1,884 SQUARE-FOOT, TWO-STORY, SINGLE-FAMILY RESIDENCE, AND TO LEGALIZE AN EXISTING 118 SQUARE-FOOT GAZEBO, LOCATED AT 915 PANTERA DRIVE, DIAMOND BAR, CA 91765 (APN 8701-044-014).

A. RECITALS

1. The property owner, Luc Le, and applicant, Walt Patroske, have filed an application for Development Review No. PL2023-66 to remodel and add 1,646 square feet of first and second floor living area and 92 square feet of balcony space to an existing 1,884 square-foot, two-story, single-family residence, and to legalize an existing 118 square-foot gazebo, located at 915 Pantera Drive, Diamond Bar, County of Los Angeles, California. Hereinafter in this Resolution, the subject Development Review shall be referred to as the "Proposed Project."
2. The subject property is made up of one parcel totaling 9,305 gross square feet. It is located in the Low Density (RL) zone with an underlying General Plan land use designation of Low Density Residential.
3. The legal description of the subject property is Lot 12 of Tract No. 42576. The Assessor's Parcel Number is 8701-044-014.
4. On February 2, 2024, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site. On February 2, 2024, the notice was published in the *San Gabriel Valley Tribune* newspaper. 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.
5. On February 13, 2024, 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 under 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) Section 22.48, 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.

   The property is located on top of a hill, overlooking a slope that starts descending at the rear (northwest) property line. Despite its hillside location, the property is relatively flat as it was previously graded to accommodate the existing house, driveway and yard areas. No grading is required for the proposed addition beyond minimal excavation for footings and foundation placements.

   The proposed two-story addition would extend the building footprint towards the rear and sides of the property while maintaining a minimum 20-foot rear yard setback. A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, and window and door placement. The proposed project complies with all development standards of the Low Residential zoning district by complying with all current development standards such as required setbacks, 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 project 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 residence as proposed maintains all required setback and distances from neighboring residences and is not expected to impact uses or privacy of neighboring lots.

   The proposed project will not interfere with vehicular or pedestrian movements, such as access or other functional requirements of a single-family home because it is located in the rear of the property, does not impact driveway or public rights-of-way, and maintains the required off-street parking space requirement.

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 remodeled residence with the proposed addition will be similar in mass and scale compared to other existing two-story homes on adjacent lots. The scale and proportions of the proposed addition is well-balanced and appropriate for the site. The additional height of the residence will not block any views to adjacent properties. The project will not negatively impact the look and character of the neighborhood.

The addition incorporates features of the existing residence's craftsman/bungalow architectural style and will be compatible with other neighboring residences. The addition is also designed to be compatible with the existing homes in the neighborhood in terms of mass and scale. The proposed addition achieves compatibility due to its height, location and design elements. The proposed addition will be located at the rear of the existing residence, and with a lowered roof line that is designed to be minimally visible from the street. This reduces the overall massing of the building as seen from the street, preserving the residential character and scale of the neighborhood. The proposed addition would be more visible from the side and rear of the lot. However, the addition is designed to avoid large blank expanses of wall surfaces, which generally creates a perception of mass. Instead, the design integrates wall projections, recesses, cantilevered walls, varying roof heights, window placements, and projecting balcony spaces that provide added visual interest. These design elements create visual breaks to reduce massing while integrating the addition into the existing residence.

In summary, the proposed project fits the scale and architectural character of the existing neighborhood.

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 residence is a 1980s tract home with craftsman/bungalow features. The residence has a 5:12 pitch combination gable/hip-style concrete tile roof with varying roof heights, eaves sizes, and a painted wood fascia. The exterior facade consists of horizontal wood siding, textured stucco, and decorative windows and vents.

The proposed remodel and addition maintain consistency with the existing architectural style. The addition incorporates the 5:12 pitch gable-style, concrete tile roof with matching roof eaves and fascia. The existing wood siding would be removed and replaced with textured stucco. Stacked stone veneer will be added to the front elevation to provide added visual interest. Matching windows and vents are also incorporated into the design. The height of the remodeled residence is approximately 29 feet, a two-foot increase from the existing 27-foot building height.

Overall, the residence maintains an aesthetically appealing uniform design and creates a desirable living environment.

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; and

   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.

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.

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, Luc Le, 915 Pantera Drive, Diamond Bar, CA 91765; and applicant, Walt Patroske, 2132 S. Grove Avenue, Unit F, Ontario, CA 91761.

APPROVED AND ADOPTED THIS 13TH DAY OF FEBRUARY 2024, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
William Rawlings, 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 13th day of February 2024, 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 No. PL 2023-66**

SUBJECT: **To remodel and add 1,646 square feet of first and second floor living area and 92 square feet of balcony space to an existing 1,884 square-foot, two-story, single-family residence, and to legalize an existing 118 square-foot gazebo, on a 9,305 square-foot lot.**

PROPERTY OWNER: **Luc Le, 915 Pantera Drive, Diamond Bar, CA 91765**

APPLICANT: **Walt Patroske, 2132 S. Grove Avenue, Unit F, Ontario, CA 91761**

LOCATION: **915 Pantera Drive, 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 No. PL2023-66 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 No. PL2023-66, 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. 2024-XX, 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 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 and the Public Works 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 Division and Public Works Department) 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 No. PL2023-66 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 and add 1,646 square feet of first and second floor living area and 92 square feet of balcony space to an existing 1,884

square-foot, two-story, single-family residence, and to legalize an existing 118 square-foot gazebo, located at 915 Pantera Drive, 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.

II. APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT, (909) 839-7043, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. Prior to issuance of the building permit, the applicant shall prepare and submit an Erosion Control Plan for this project. This plan shall clearly indicate the existing/proposed drainage flow patterns, illustrate the use of best management practices (BMPs), and also incorporate the City's Drainage Notes and Stormwater BMP Certification form. This plan will be required to be included as a part of the building plan submittal. Public Works review and approval of the plan is required.

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

A. 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. 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.

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

1. The minimum design load for wind in this area is 110 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.

2. 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).

3. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).

4. 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.

5. 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.

6. All easements shall be shown on the site plan.

7. Light and ventilation shall comply with CBC 1203 and 1205.

Permit – Items required prior to building permit issuance:

8. Solid waste management of construction material shall incorporate recycling material collection per Diamond Bar City Code 8.16 of Title 8. The contractor shall complete all required forms and pay applicable deposits prior to permit.

9. 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.

10. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.

11. 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:

12. 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.

13. 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.

14. 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.

15. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.

16. 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.

17. 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.

18. 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.

19. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.

20. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.

21. 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.

22. 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.

23. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.

24. All plumbing fixtures, including those in existing areas, shall be low-flow models consistent with California Civil Code Section 1101.1 to 1101.8.

END

8701 | 44 | SCALE 1" = 100' | TRA 11567, 10549 | P.A. 8701-6 | OFFICE OF ASSESSOR COUNTY OF LOS ANGELES

1993

REVISED
* 8707/8708/8709/012
* 8707/8708/8709/012
* 9301/05
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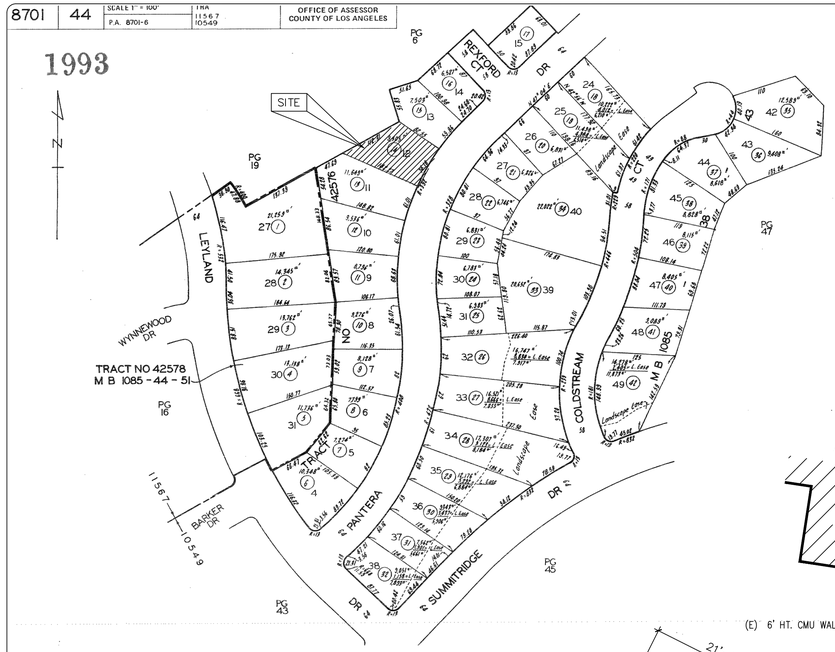
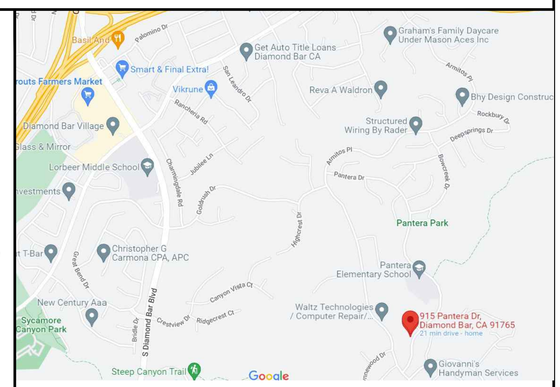
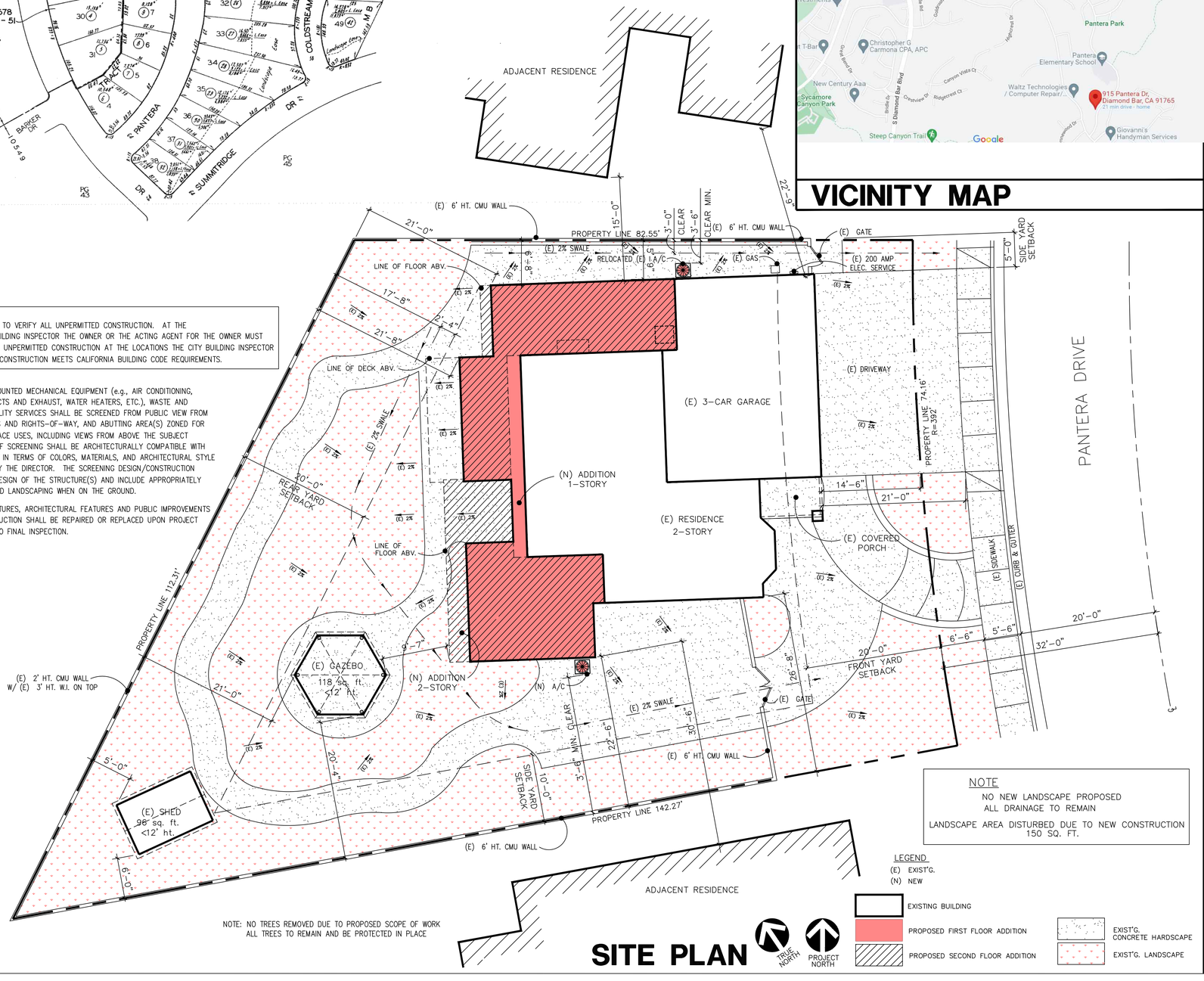


PROVIDE STRUCTURAL OBSERVATION FOR THE FOLLOWING :
FOUNDATION
FRAMING
SHEAR AND DIAPHRAGM

PROVIDE SPECIAL DEPUTY INSPECTIONS FOR THE FOLLOWING :
CONCRETE OVER 2500 PSI
FIELD WELDING
INSTALLATION OF HIGH STRENGTH BOLTS
EPOXY ANCHOR INSTALLATION
SHEAR WALLS WITH CAPACITY OVER 300 lbs
EDGE NAILING 4" OR CLOSER
MOMENT-RESISTING FRAMES



VICINITY MAP



NOTE:
CITY BUILDING INSPECTOR TO VERIFY ALL UNPERMITTED CONSTRUCTION. AT THE REQUEST OF THE CITY BUILDING INSPECTOR THE OWNER OR THE ACTING AGENT FOR THE OWNER MUST REMOVE AND EXPOSE ALL UNPERMITTED CONSTRUCTION AT THE LOCATIONS THE CITY BUILDING INSPECTOR REQUEST TO VERIFY THE CONSTRUCTION MEETS CALIFORNIA BUILDING CODE REQUIREMENTS.

NOTES:
ALL ROOF OR GROUND-MOUNTED MECHANICAL EQUIPMENT (e.g., AIR CONDITIONING, HEATING, VENTILATION DUCTS AND EXHAUST, WATER HEATERS, ETC.), WASTE AND STORAGE AREAS, AND UTILITY SERVICES SHALL BE SCREENED FROM PUBLIC VIEW FROM ABUTTING PUBLIC STREETS AND RIGHTS-OF-WAY, AND ABUTTING AREA(S) ZONED FOR RESIDENTIAL OR OPEN SPACE USES, INCLUDING VIEWS FROM ABOVE THE SUBJECT PROJECT. THE METHOD OF SCREENING SHALL BE ARCHITECTURALLY COMPATIBLE WITH OTHER SITE DEVELOPMENT IN TERMS OF COLORS, MATERIALS, AND ARCHITECTURAL STYLE SUBJECT TO APPROVAL BY THE DIRECTOR. THE SCREENING DESIGN/CONSTRUCTION SHALL BLEND WITH THE DESIGN OF THE STRUCTURE(S) AND INCLUDE APPROPRIATELY INSTALLED AND MAINTAINED LANDSCAPING WHEN ON THE GROUND.

ALL LANDSCAPING, STRUCTURES, ARCHITECTURAL FEATURES AND PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED UPON PROJECT COMPLETION AND PRIOR TO FINAL INSPECTION.

NOTE: NO TREES REMOVED DUE TO PROPOSED SCOPE OF WORK
ALL TREES TO REMAIN AND BE PROTECTED IN PLACE

NOTE
NO NEW LANDSCAPE PROPOSED
ALL DRAINAGE TO REMAIN
LANDSCAPE AREA DISTURBED DUE TO NEW CONSTRUCTION
150 SQ. FT.

LEGEND
(E) EXIST'G.
(N) NEW
EXISTING BUILDING
PROPOSED FIRST FLOOR ADDITION
PROPOSED SECOND FLOOR ADDITION
EXIST'G. CONCRETE HARDSCAPE
EXIST'G. LANDSCAPE

SITE PLAN

TRUE NORTH
PROJECT NORTH

PROJECT INFORMATION

APN: 8701-044-014
TRACT NO 42576 LOT 12
ZONE: RL LOW DENSITY RESIDENTIAL
CONSTRUCTION TYPE
V-B NON-SPRINKLERED
OCCUPANCY
RESIDENCE: R-3
GARAGE: U-1

NUMBER OF STORIES: 2 29'-0" BUILDING HEIGHT

EXIST'G. RESIDENCE: YEAR BUILT: 1988
3 BDRM / 3 BATH
EXISTING FIRST FLOOR: 950 sq. ft.
EXISTING SECOND FLOOR: 934 sq. ft.
1,884 sq. ft.

EXIST'G. 3-CAR GARAGE: 670 sq. ft.
EXIST'G. ENTRY PORCH: 54 sq. ft.

EXIST'G. SHED: 96 sq. ft.
EXIST'G. GAZEBO: 118 sq. ft.

EXIST'G. 12'x30' REAR COVERED PATIO TO BE REMOVED: 360 sq. ft.

PROPOSED FIRST FLOOR ADDITION: 775 sq. ft.
PROPOSED SECOND FLOOR ADDITION: 871 sq. ft.
TOTAL ADDITION: 1,646 sq. ft.

TOTAL EXISTING + ADDITION LIVING AREA: 3,530 sq. ft.
4 BDRM / 4 1/2 BATH

PROPOSED 2nd FLOOR COVERED DECK: 92 sq. ft.
PROPOSED CANTILEVER O/H OVER 3': 238 sq. ft.

LOT AREA: 9,305 sq. ft.
EXIST'G. LOT COVERAGE: 950+670+54+96+118= 1,888 sq. ft. 20.2%
PROPOSED LOT COVERAGE: 950+670+54+96+118+775+238= 2,901 sq. ft. 31.1%

EXISTING HARDSCAPE AREA: 3,862 sq. ft. 41.5%
EXISTING LANDSCAPE AREA: 3,555 sq. ft. 38.3%

RESULTING HARDSCAPE AREA: 3,035 sq. ft. 32.6%
RESULTING LANDSCAPE AREA: 3,369 sq. ft. 36.3%
TOTAL LANDSCAPE AREA DISTURBED: 186 sq. ft.

SCOPE OF WORK

- EXIST'G. 12'x30' REAR COVERED PATIO TO BE REMOVED
- FIRST & SECOND FLOOR ADDITIONS
- ADD ATTIC FURNACE & CONDENSER

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 BUILDING ENERGY EFFICIENCY STANDARDS

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T2	T-24 ENERGY COMPLIANCE		
T3	T-24 ENERGY COMPLIANCE		

DIRECTORY

OWNERS:
LUC LE
915 PANTERA DRIVE
DIAMOND BAR, CA 91765
909-753-8338
LLE52003@YAHOO.COM

STRUCTURAL ENGINEER:
E & A ENGINEERS
GIL V. EVANGELISTA PE, SE
LIC. #2422
20505 E. VALLEY BLVD. #110
WALNUT, CA 91789
(909) 598-5045
pese389@gmail.com

T-24 ENERGY CONSULTANT:
X3 STUDIO INC.
YAN XIA
20505 E. VALLEY BLVD. #109
WALNUT, CA 91789
(213) 476-5080
yxia199112@gmail.com

REVISIONS	BY

WALT PATROSKE
DESIGN
SIGNED:
2132 S. GROVE AVENUE SUITE F
ONTARIO, CA 91761
CELLULAR : 951/255-1788
E-MAIL: WGPDESIGN@AOL.COM

PROPOSED
ADDITION / REMODEL
for the
Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

PROJECT INFO & SITE PLAN

DRAWN WP
PL2023-66
DATE DEC. 7, 2023
SCALE 1/8" = 1'-0"
JOB NO.
SHEET A1
OF 33 SHEETS

CONDITIONS OF APPROVAL
Plot Plan No. PL2023-66

A. Planning Division (909) 839-7034:

1. A recorded covenant and agreement to maintain the residence as a single-family residence will be required as a Condition of Approval. A copy to be signed, notarized and recorded will be provided at the time of building plan check.

2. All roof or ground-mounted mechanical equipment (e.g., air conditioning, heating, ventilation ducts and exhaust, water heaters, etc.), waste and storage areas, and utility services shall be screened from public view from abutting public streets and rights-of-way, and abutting area(s) zoned for residential or open space uses, including views from above the subject project. The method of screening shall be architecturally compatible with other site development in terms of colors, materials, and architectural style subject to approval by the director. The screening design/construction shall blend with the design of the structure(s) and include appropriately installed and maintained landscaping when on the ground.

3. All landscaping, structures, architectural features and public improvements damaged during construction shall be repaired or replaced upon project completion and prior to final inspection.

B. Public Works Department (909) 839-7038

General Condition:

1. Prior to issuance of building permits, applicant shall submit to the Public Works department an Erosion Control Plan clearly detailing erosion control measures. These measures shall 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) as specified in the Storm Water BMP Certification form.

Drainage Condition:

2. Prior to issuance of building permits, applicant shall submit to the Public Works department a detailed drainage system information of the lot with careful attention to any flood hazard area. All drainage/runoff from the development shall be conveyed from the site to the natural drainage course. No on-site drainage shall be conveyed to adjacent parcels, unless that is the natural drainage course.

C. Building Division (909) 839-7020:

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. 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.

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

3. The minimum design load for wind in this area is 110 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.

4. 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).

5. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).

6. 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.

7. 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.

8. All easements shall be shown on the site plan.

9. Light and ventilation shall comply with CBC 1203 and 1205.

Permit – Items required prior to building permit issuance:

10. Solid waste management of construction material shall incorporate recycling material collection per Diamond Bar City Code 8.16 of Title 8. The contractor shall complete all required forms and pay applicable deposits prior to permit.

11. 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.

12. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.

13. 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:

14. 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.

15. 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.

16. 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.

17. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.

18. 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.

19. 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.

20. 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.

21. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.

22. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.

23. 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.

24. 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.

25. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.

26. All plumbing fixtures, including those in existing areas, shall be low-flow models consistent with California Civil Code Section 1101.1 to 1101.8.

REVISIONS	BY

WALT PATROSKE DESIGN
SIGNED: WG Patroske
2132 S. GROVE AVENUE SUITE F
ONTARIO, CA 91761
CELLULAR : 951/255-1788
E-MAIL: WGPDESIGN@AOL.COM

PROPOSED ADDITION / REMODEL for the Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

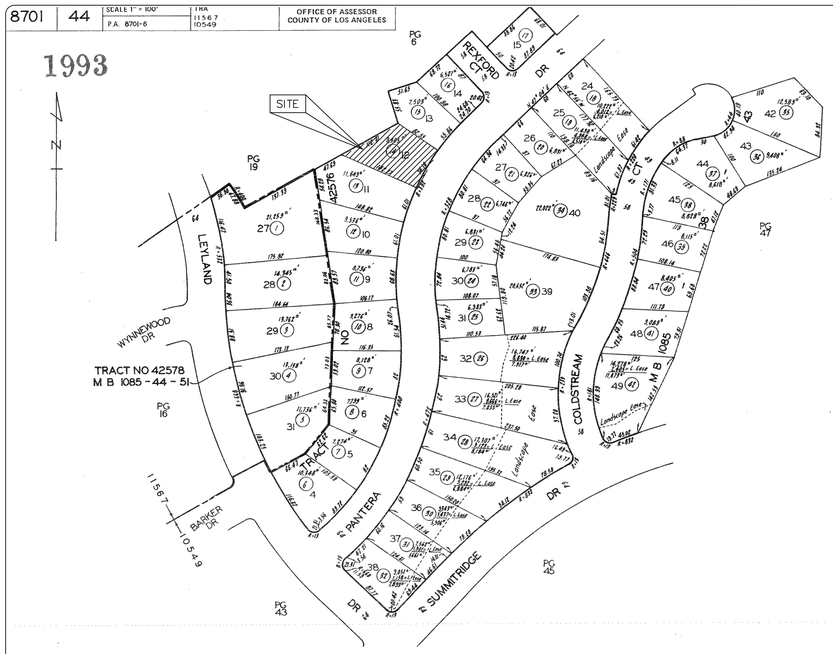
CONDITIONS OF APPROVAL

DRAWN	WP
	PL2023-66
DATE	DEC. 7, 2023
SCALE	
JOB NO.	
SHEET	A1.1
OF	SHEETS

8701 | 44 | SCALE 1" = 100' | P.A. 8701-6 | TRA 11567 10549 | OFFICE OF ASSESSOR COUNTY OF LOS ANGELES

1993

REVISED
* 8701-043-010(12)
* 8707-018-001/012
* 9011-05
9103-6



PROJECT INFORMATION

APN: 8701-044-014
TRACT NO 42576 LOT 12
ZONE: RL LOW DENSITY RESIDENTIAL
CONSTRUCTION TYPE
V-B NON-SPRINKLERED
OCCUPANCY
RESIDENCE: R-3
GARAGE: U-1

NUMBER OF STORIES: 2 27'-0" BUILDING HEIGHT

EXIST'G. RESIDENCE: YEAR BUILT: 1988
3 BDRM / 3 BATH

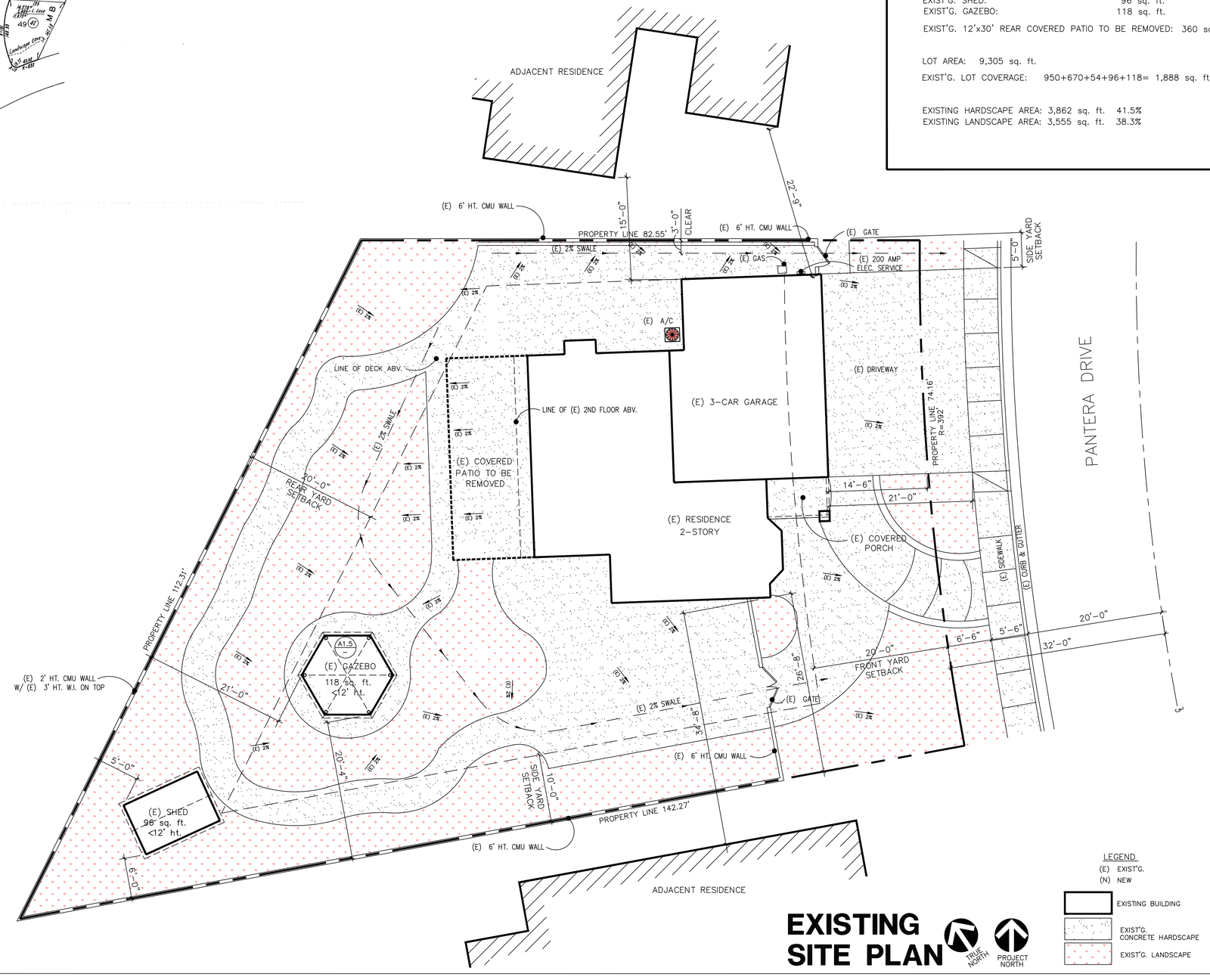
EXISTING FIRST FLOOR:	950 sq. ft.
EXISTING SECOND FLOOR:	934 sq. ft.
	1,884 sq. ft.
EXIST'G. 3-CAR GARAGE:	670 sq. ft.
EXIST'G. ENTRY PORCH:	54 sq. ft.
EXIST'G. SHED:	96 sq. ft.
EXIST'G. GAZEBO:	118 sq. ft.

EXIST'G. 12'x30' REAR COVERED PATIO TO BE REMOVED: 360 sq. ft.

LOT AREA: 9,305 sq. ft.

EXIST'G. LOT COVERAGE: 950+670+54+96+118= 1,888 sq. ft. 20.2%

EXISTING HARDSCAPE AREA: 3,862 sq. ft. 41.5%
EXISTING LANDSCAPE AREA: 3,555 sq. ft. 38.3%



EXISTING SITE PLAN

TRUE NORTH
PROJECT NORTH

LEGEND
(E) EXIST'G.
(N) NEW
EXISTING BUILDING
EXIST'G. CONCRETE HARDSCAPE
EXIST'G. LANDSCAPE

REVISIONS	BY

WALT PATROSKE DESIGN
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ONTARIO, CA 91761
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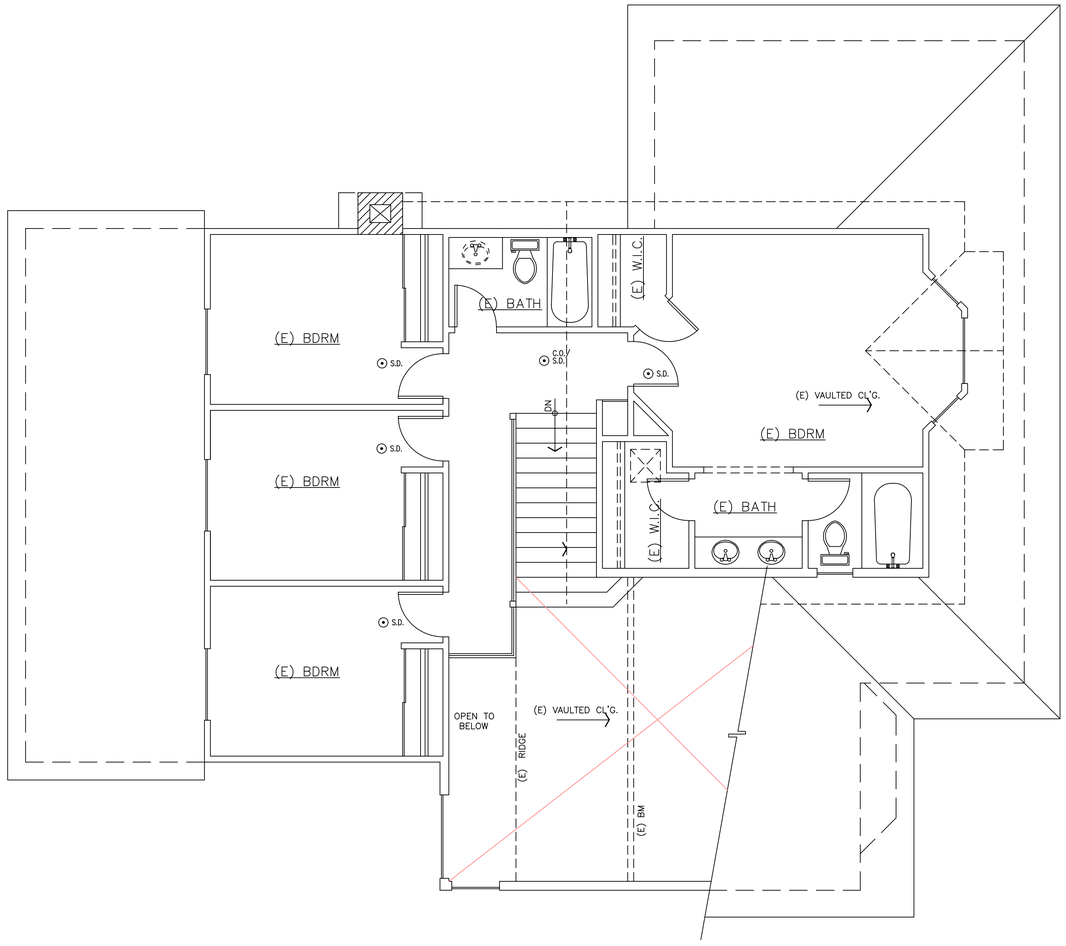
PROPOSED ADDITION / REMODEL for the Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

EXISTING SITE PLAN

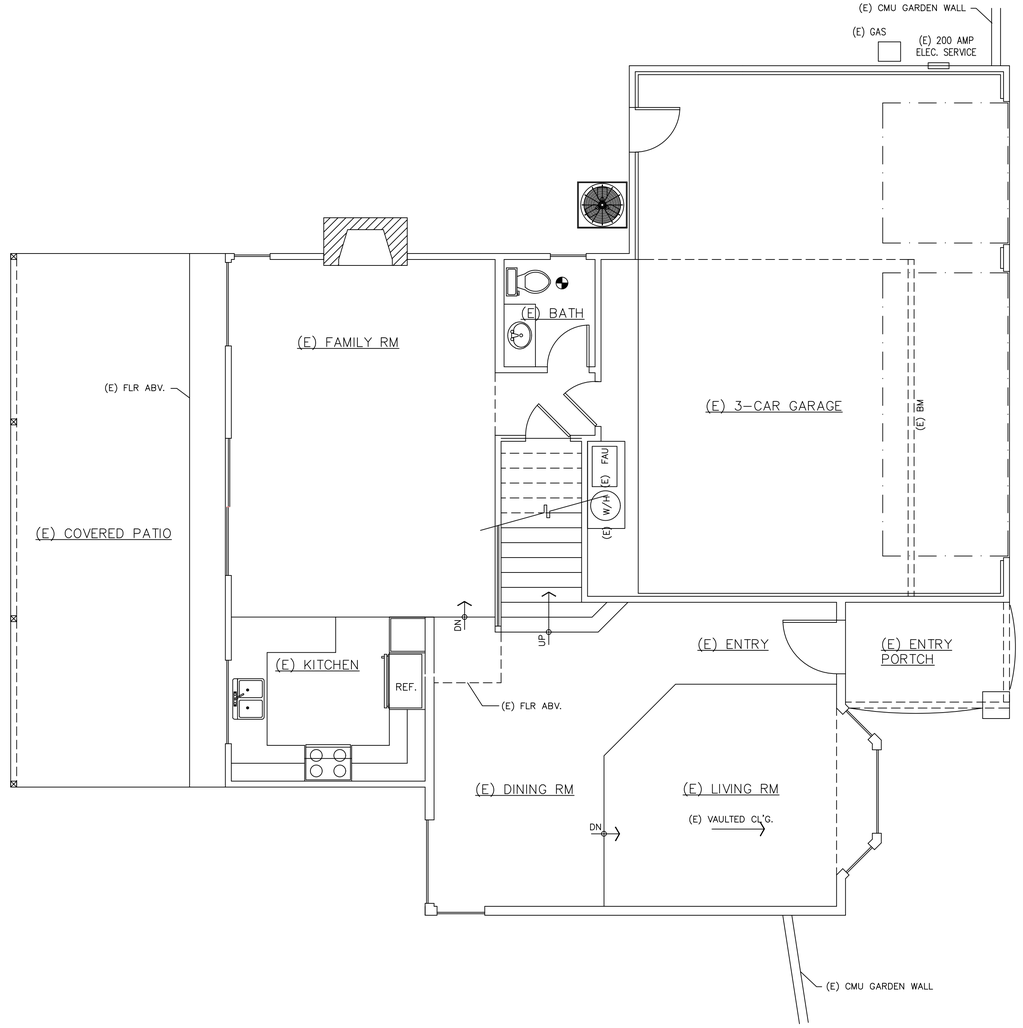
DRAWN: WP
PL2023-66
DATE: DEC. 7, 2023
SCALE: 1/8" = 1'-0"
JOB NO.
SHEET: **A1.2**
OF SHEETS



EXISTING SECOND FLOOR PLAN

TRUE NORTH

PROJECT NORTH



EXISTING FIRST FLOOR PLAN

TRUE NORTH

PROJECT NORTH

REVISIONS	BY

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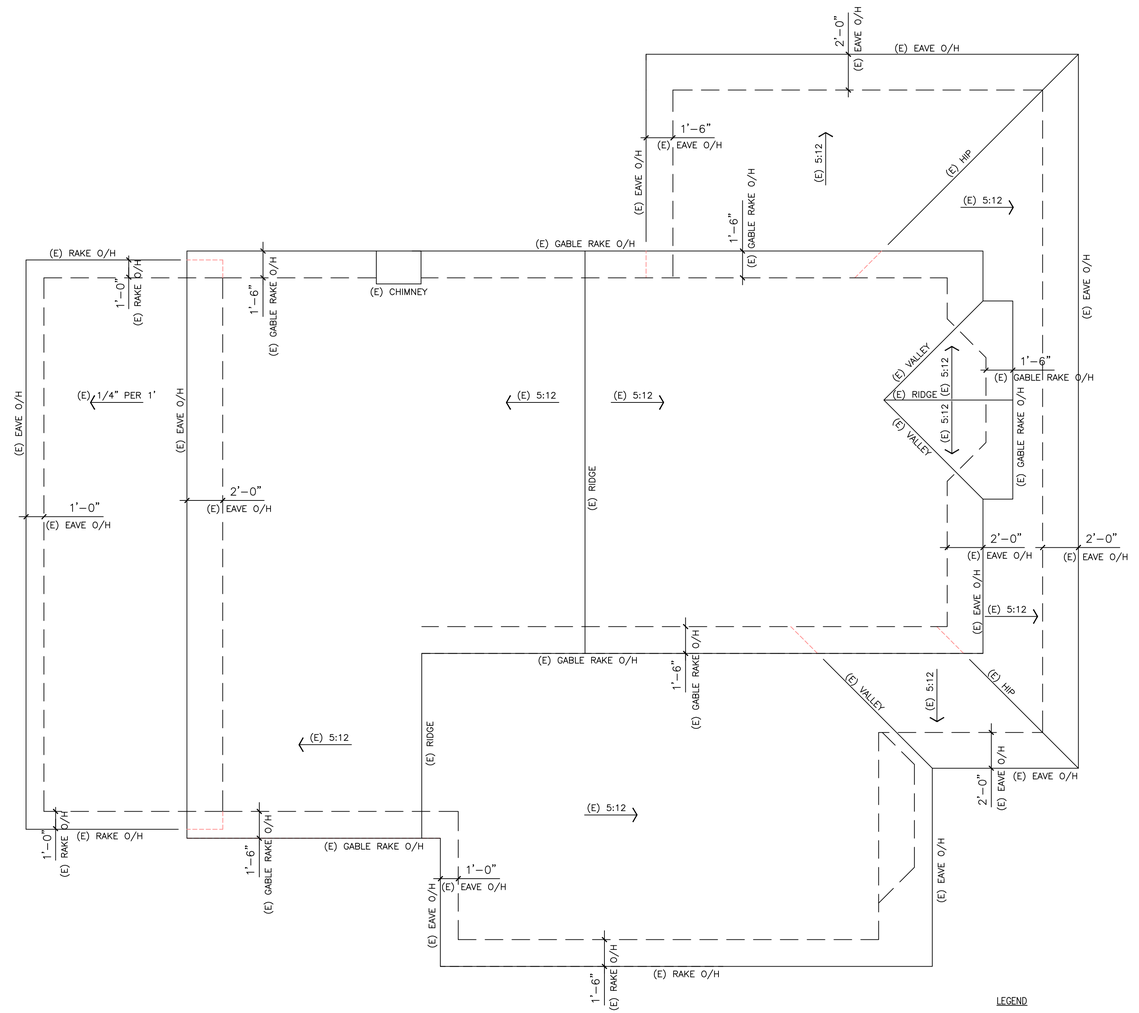
PROPOSED
ADDITION / REMODEL
for the
Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

EXISTING FLOOR PLANS

DRAWN	WP
	PL2023-66
DATE	DEC. 7, 2023
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	A1.3
OF	SHEETS



LEGEND

O/H OVERHANG

EXISTING ROOF PLAN

TRUE NORTH

PROJECT NORTH

REVISIONS	BY

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PROPOSED ADDITION / REMODEL for the Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

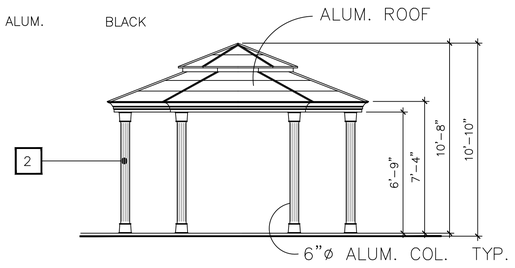
EXISTING ROOF PLAN

DRAWN	WP
	PL2023-66
DATE	DEC. 7, 2023
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	A1.4
OF	SHEETS

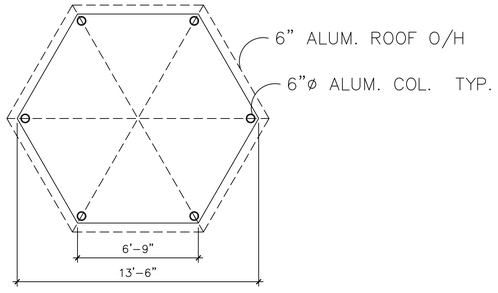
GAZEBO ELEVATION

GAZEBO
ELEVATION NOTES

ITEM	MATERIAL	COLOR
A	ROOFING PREFAB ALUM.	BLACK
B	COLUMNS PREFAB ALUM.	BLACK
C	FASCIA PREFAB ALUM.	BLACK



GAZEBO ELEVATION

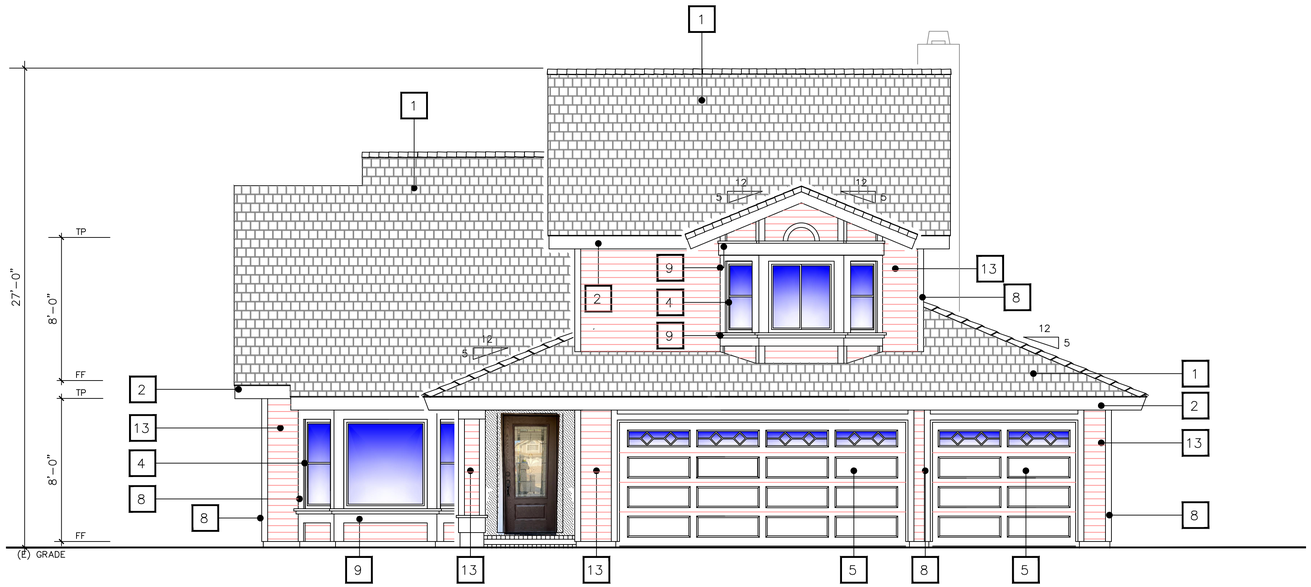


GAZEBO PLAN

EXISTING PROPOSED TO BE LEGALZIED

Sunjoy Ashland Hexagonal Gazebo
prefabricated

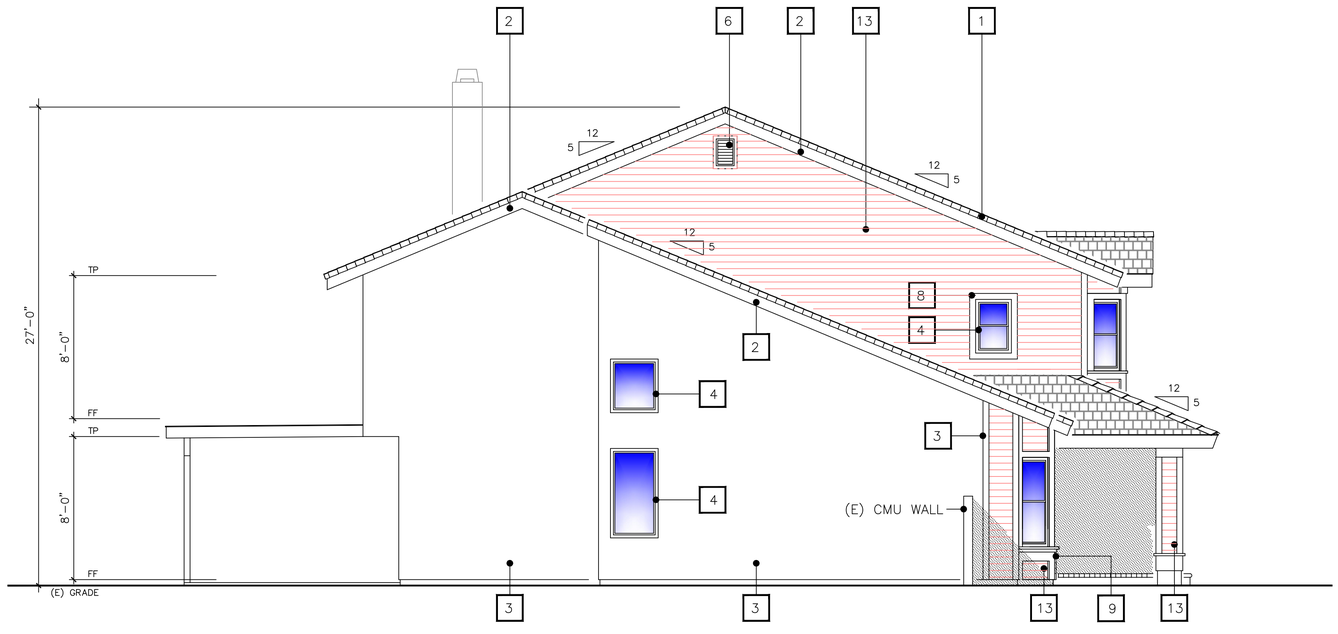
Features:
- Black Weather-Resistant Powder-Coated Finish on a Rust-Resistant Aluminum Roof
- Sturdy Rust-Proof Aluminum & Galvanized Steel Frame
- Natural Wood Looking Frame Finish



EAST ELEVATION

ELEVATION NOTES

ITEM	MATERIAL	COLOR
1	ROOFING CLASS 'A' CONCRETE FLAT TILE	CHARCOAL BLEND
2	FASCIA 2 x 8 WOOD PAINTED (MATCH EXIST'G.)	WHITE
3	EXTERIOR STUCCO LA HABRA STUCCO TEXTURE FINISH	CRYSTAL WHITE X-50
4	WINDOW VINYL FRAME / CLEAR GLASS	WHITE
5	SECTIONAL O/H GARAGE DOOR	WHITE
6	GABLE VENT	WHITE
7	SLIDING GLASS DOOR VINYL FRAME / CLEAR GLASS	WHITE
8	2 x 4 WOOD TRIM	WHITE
9	2 x WOOD TRIM	WHITE
10	EXTERIOR LIGHT	BLACK
11	DOOR PAINTED WOOD	WHITE
12	A/C UNIT	
13	WOOD SIDING	PALE GREEN
14	MASONRY CHIMNEY LA HABRA STUCCO TEXTURE FINISH	CRYSTAL WHITE X-50



SOUTH ELEVATION

REVISIONS	BY

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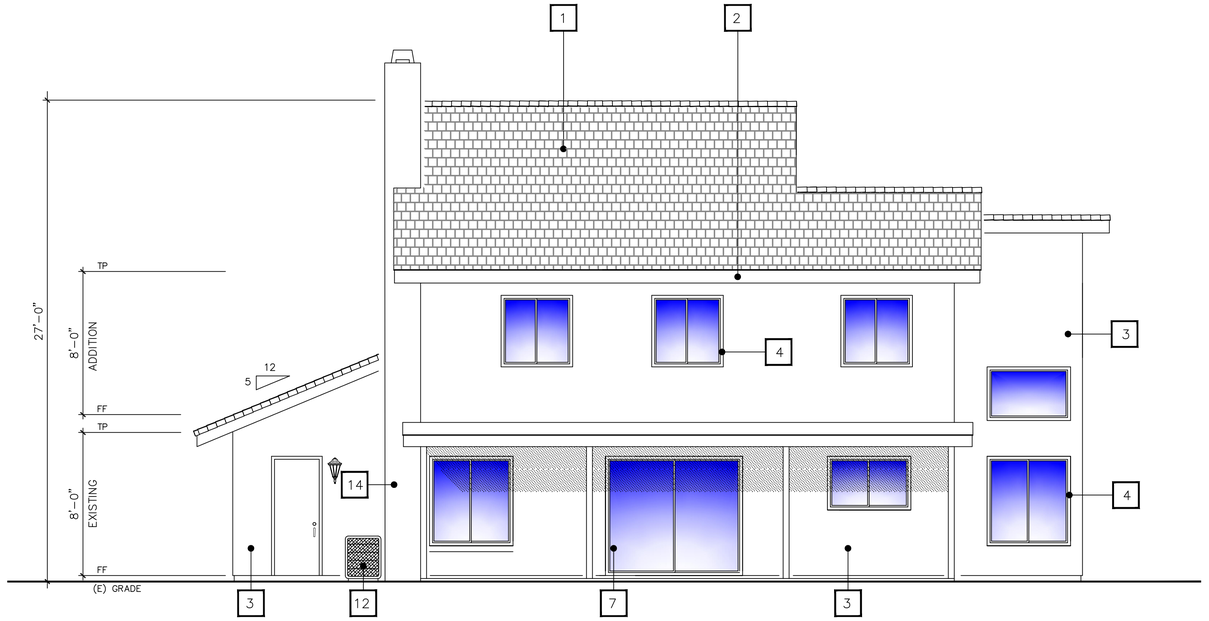
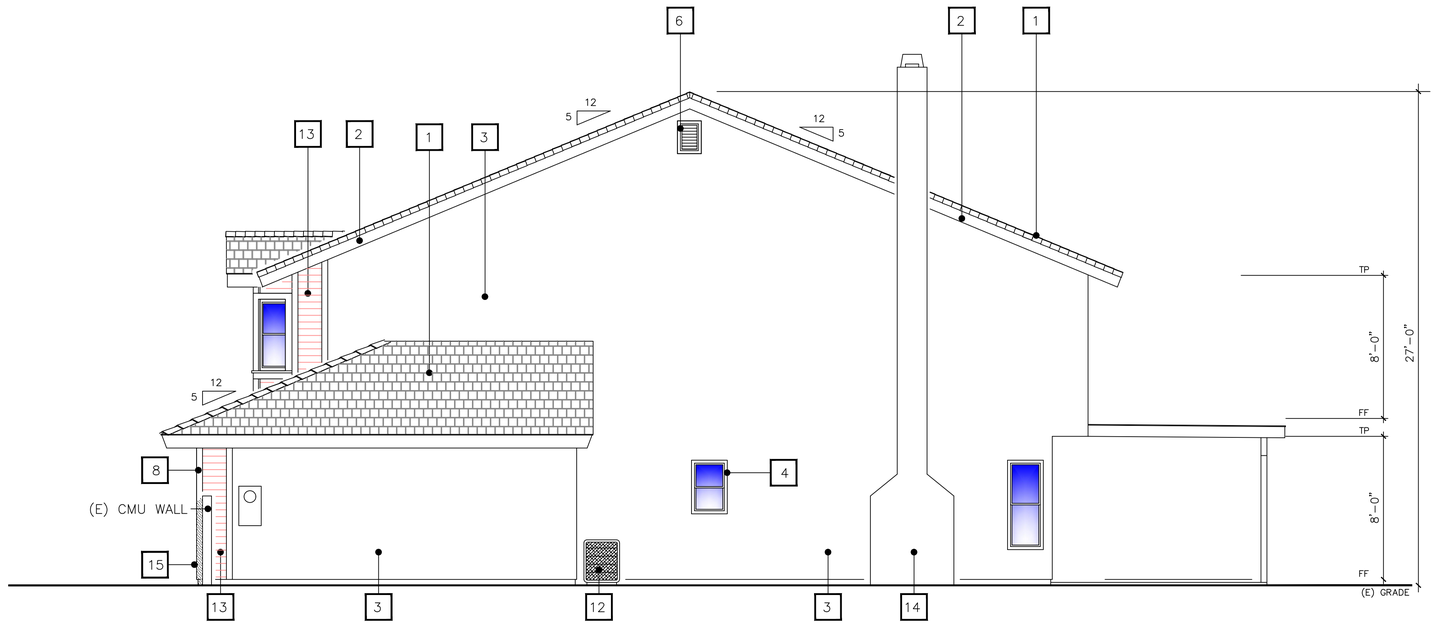
PROPOSED
ADDITION / REMODEL
for the
Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

(E) EXTERIOR
ELEVATIONS

DRAWN	WP
	PL2023-66
DATE	DEC. 7, 2023
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	A1.5
OF	SHEETS



WEST ELEVATION



NORTH ELEVATION

ELEVATION NOTES

ITEM	MATERIAL	COLOR
1	ROOFING CLASS 'A' CONCRETE FLAT TILE	CHARCOAL BLEND
2	FASCIA 2 x 8 WOOD PAINTED	WHITE
3	EXTERIOR STUCCO LA HABRA STUCCO TEXTURE FINISH	CRYSTAL WHITE X-50
4	WINDOW VINYL FRAME / CLEAR GLASS	WHITE
5	SECTIONAL O/H GARAGE DOOR	WHITE
6	GABLE VENT	WHITE
7	SLIDING GLASS DOOR VINYL FRAME / CLEAR GLASS	WHITE
8	2 x 4 WOOD TRIM	WHITE
9	2 x WOOD TRIM	WHITE
10	EXTERIOR LIGHT	BLACK
11	DOOR PAINTED WOOD	WHITE
12	A/C UNIT	
13	WOOD SIDING	PALE GREEN
14	MASONRY CHIMNEY LA HABRA STUCCO TEXTURE FINISH	CRYSTAL WHITE X-50

REVISIONS	BY

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PROPOSED
ADDITION / REMODEL
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Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

(E) EXTERIOR ELEVATIONS

DRAWN	WP
	PL2023-66
DATE	DEC. 7, 2023
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	**A1.6**
OF	SHEETS

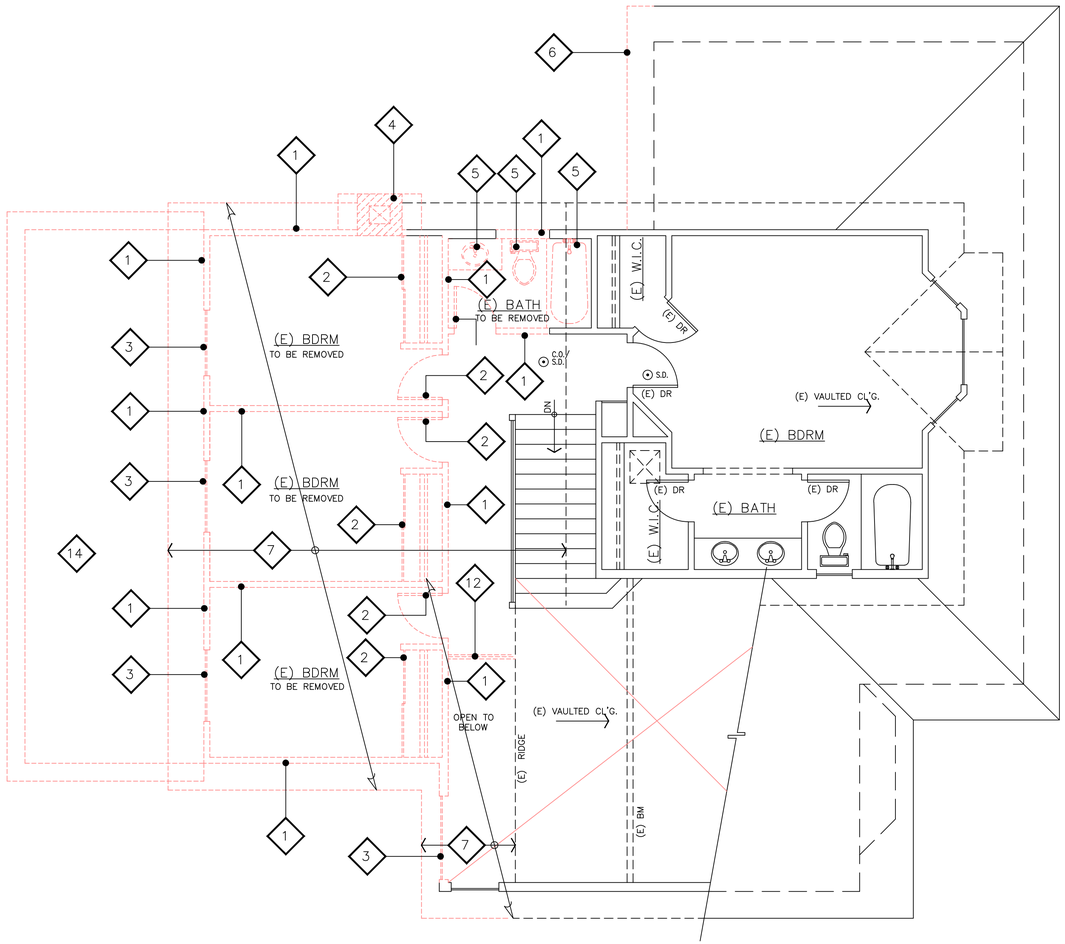
DEMOLITION KEY

1. WALL TO BE REMOVED
2. DOOR TO BE REMOVED
3. WINDOW TO BE REMOVED
4. MASONRY FIREPLACE TO BE REMOVED
5. PLUMBING FIXTURE TO BE REMOVED
6. ROOF OVERHANG TO BE CUT BACK
7. ROOF FRAMING TO BE REMOVED
8. FLOOR FRAMING TO BE REMOVED
9. APPLIANCE TO BE REMOVED
10. A/C UNIT TO BE RELOCATED
11. CONCRETE SLAB TO BE REMOVED
12. GUARDRAIL TO BE REMOVED
13. CABINET TO BE REMOVED
14. COVERED PATION TO BE REMOVED

LEGEND

EXISTING WALL TO REMAIN

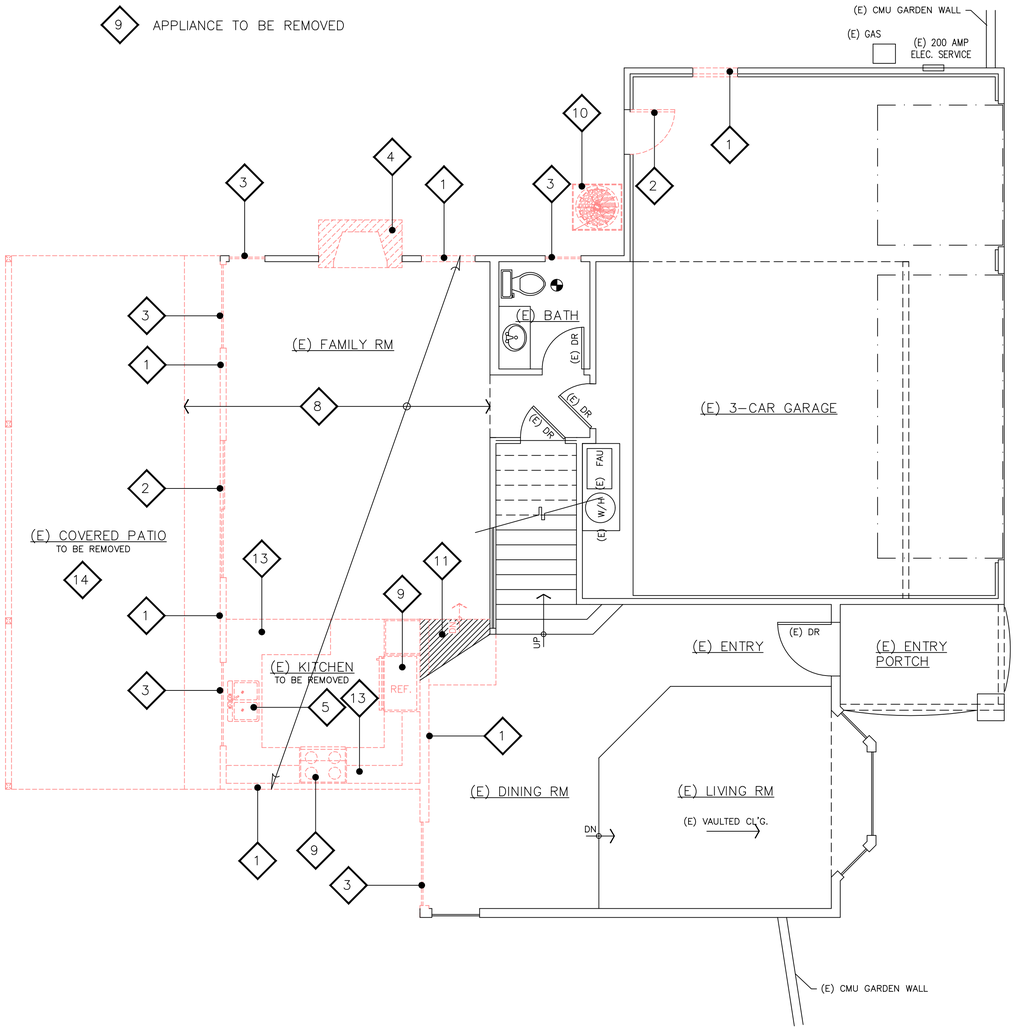
EXISTING WALL TO BE REMOVED



DEMOLITION SECOND FLOOR PLAN

TRUE NORTH

PROJECT NORTH



DEMOLITION FIRST FLOOR PLAN

TRUE NORTH

PROJECT NORTH

REVISIONS	BY

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PROPOSED ADDITION / REMODEL for the Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

DEMOLITION FLOOR PLANS

DRAWN	WP
	PL2023-66
DATE	DEC. 7, 2023
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	A1.7
OF	SHEETS

FLOOR PLAN NOTES

1. PROVIDE MINIMUM 2 x 6 STUDS AT PLUMBING WALLS.
2. ANTI-SCALDING SHOWER AND TUB VALVES REQUIRED. (C.P.C. SECTION 410.7)
3. SMOKE DETECTORS SHALL BE CONNECTED TO THE BUILDING WIRING SYSTEM AND BE PROVIDED WITH BATTERY BACKUP. (C.B.C.-310.9.1.2 & 310.9.1.3)
4. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL AREAS OF THE BUILDING OR BE INTERCONNECTED. (C.B.C.-310.9.1.4)
5. ALL HEATING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS AT LEAST 2 PERIODS WITHIN 24 HOURS.
6. THE AIR HANDLING DUCT SYSTEM WILL BE CONSTRUCTED, INSTALLED, AND SEALED AS PROVIDED IN SECT. 1002 AND 1004 OF THE STATE MECHANICAL CODE.
7. PROVIDE A CIRCULATING AIR SUPPLY OPENING OR DUCT OF 2 SQ. IN PER 1,000 BTU (200 SQ. IN MIN.) FOR FURNACE COMPARTMENT. HALF OF THE AREA WITHIN 2 INCHES OF FLOOR. COMBUSTION AIR FROM ATTIC THROUGH 28 GA. GALV. STEEL SLEEVE EXTENDING 6 INCHES ABOVE CEILING JOISTS AND NOT SCREENED. ATTIC SHALL HAVE ADEQUATE OPENINGS. COMBUSTION AIR FROM OUTSIDE TO COMPARTMENT WITH 1/4 INCH SCREEN AT OUTSIDE OPENING.
8. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. (C.P.C. 710.1)
9. WALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE DRAIN INLET. USE CEMENT BOARD OR CEMENT PLASTER BACKING FOR TILE.
10. ALL HOSE BIBS TO HAVE NON-REMOVABLE BACKFLOW PREVENTION DEVICES AT EXTERIOR LOCATIONS.
11. SEPARATE COMBUSTION AIR AND RETURN AIR INTAKES BY 10 FT. MIN.
12. INSIDE FINISHED DIMENSIONS OF TOILET COMPARTMENT MUST BE 30" MIN. WIDTH AND 24" CLEAR SPACE IN FRONT OF TOILET.
13. MAXIMUM 3/4" THRESHOLD FOR EACH SWING-OUT EXTERIOR DOOR LANDING, 7 3/4" MAX. IF SWING-IN.
14. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY EXIT, TO BOTTOM OF CLEAR OPENING NOT OVER 44" ABOVE FLOOR, 5.7 SQUARE FEET OF OPENABLE AREA, 24" CLEAR OPENING HEIGHT, 20" CLEAR OPENING
15. FOR HABITABLE ROOMS PROVIDE MINIMUM WINDOW AREA TO BE 8% OF FLOOR AREA (NOT LESS THAN 10 SQUARE FEET) AND 50% OPENABLE.
16. BARS, GRILLES OR SIMILAR DEVICES IF PLACED OVER ANY SLEEPING ROOM DOOR OR WINDOW SHALL BE RELEASABLE AND REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR ANY SPECIAL KNOWLEDGE OR EFFORT.
17. FOR FAU'S LOCATED IN THE ATTIC PROVIDE A MINIMUM 30" x 30" ACCESS, 24" WIDE WALKWAY AND 30" DEEP WORK PLATFORM; PROVIDE ELECTRICAL LIGHT OUTLET AND ADJACENT TO FURNACE SWITCHED BY THE OPENING.
18. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA AND ENCOMPASS 30 INCH DIAMETER CIRCLE. [CRC R307.1 AND CPC 408.6]
19. PROVIDE ELECTRICAL SEVICE OUTLETS FOR MECHANICAL EQUIPMENT SERVICE. CEC SECTION 210.63
20. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.
21. PROVIDE COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.
22. WHERE WATER RESISTANT GYPSUM BOARD IS USED FOR CEILINGS, PROVIDE CEILING SUPPORT AT MAX. 12" O.C. ADD BLK'G., FURRING, OR CHANNELS, ETC. WHERE FRAMING IS GREATER.
23. NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4" ABOVE THE CONTROLS.
24. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
25. ALL INSULATION MATERIALS, INCLUDING THOSE COVERING PIPES AND TUBING AND INSULATION USED WITHIN FRAMING SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
26. HOT MOPPED SHOWER PANS SHALL BE INSPECTED UPON COMPLETION OF HOT MOPPING AND SHALL BE FILLED WITH WATER FOR INSPECTION.

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

NOTES:
1. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.

LEGEND

- 2 x 4 STUD @ 16" O.C. WALL (U.N.O.)
- 2 x 6 STUD @ 16" O.C. EXTERIOR WALL (U.N.O.) & PLUMBING WALLS (SEE PLAN)
- (#) DOOR NUMBER SEE SHT. A7
- (#) WINDOW LETTER SEE SHT. A7
- S.D. HARD WIRE SMOKE DETECTOR W/ BATTERY BACK-UP & INTERCONNECTED TO SOUND AT THE SAME TIME.
- C.O./S.D. CARBON MONOXIDE ALARM & HARD WIRE SMOKE DETECTOR W/ BATTERY BACK-UP & INTERCONNECTED TO SOUND AT THE SAME TIME.

SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN EACH HALL GIVING ACCESS TO EACH SLEEPING AREA. A MINIMUM OF ONE SMOKE DETECTOR IS REQUIRED ON EACH STORY. SMOKE DETECTORS MUST BE HARD WIRED IN NEW CONSTRUCTION WITH BATTERY BACKUP AND INTERCONNECTED BEING AUDIBLE IN ALL SLEEPING AREAS. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED IN EXISTING CONSTRUCTION. IF CEILING IS VAULTED 24" OR MORE, AN ADDITIONAL SMOKE DETECTOR IS REQUIRED IN VAULTED AREA.

EXHAUST FAN TO OUTSIDE AIR, 50 cfm min. SWITCHED OR 20 cfm min. CONTINUOUS OPERATION, ENERGY STAR COMPLIANT AND SHALL BE DUCTED TO THE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL DEVICE. 3 SONES MAX.

BUILDING INSULATION ENVELOPE

EXTERIOR WALLS: R-15 BATT. INSULATION

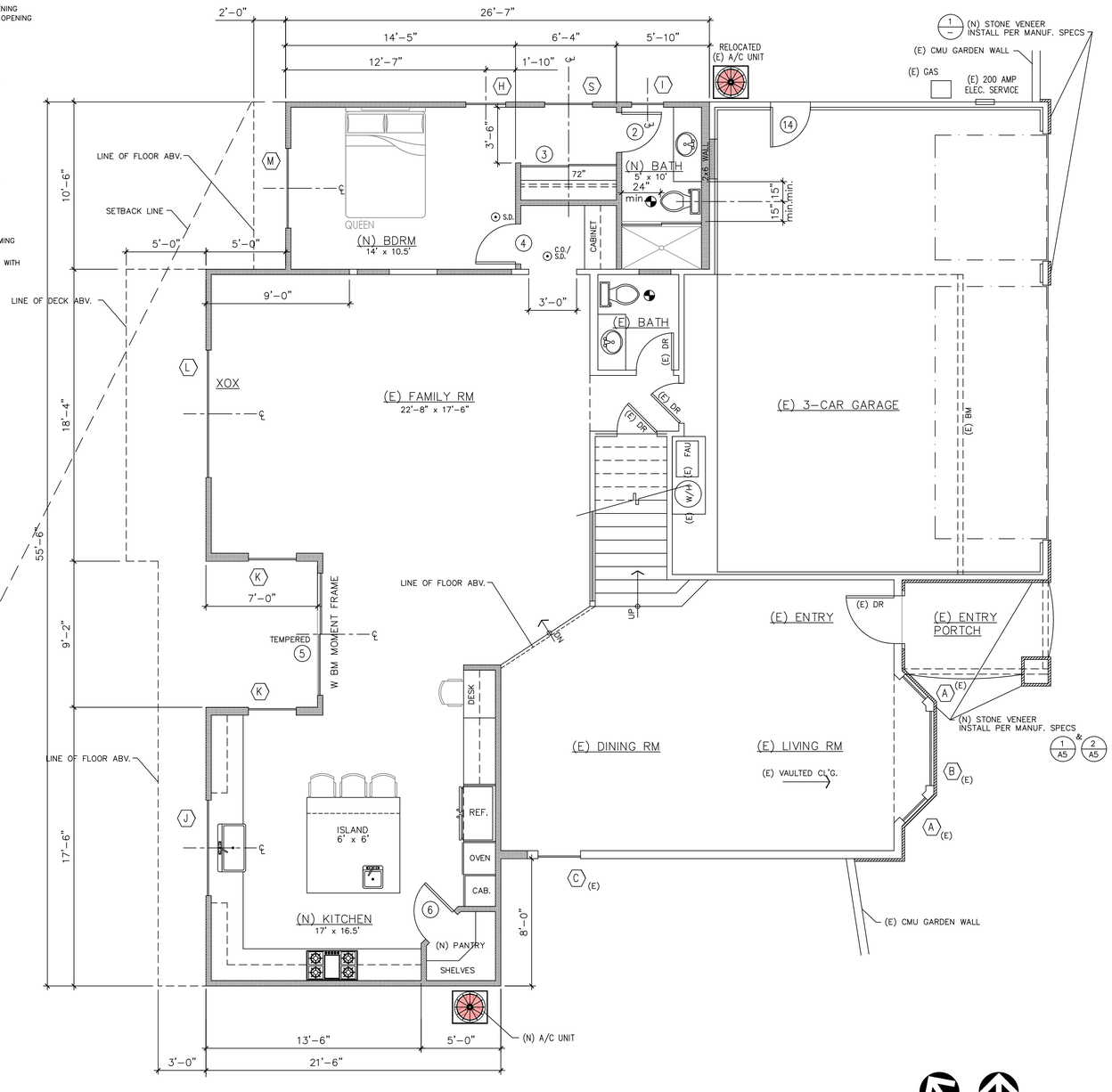
ROOF: R-38 BATT. INSULATION

RAISED FLOOR FOUNDATION: R-19 BATT. INSULATION OVER UNCONDITIONED SPACE

(E) EXISTING

(R) EXISTING TO BE REPLACED

(N) NEW



FIRST FLOOR PLAN

TRUE NORTH
PROJECT NORTH

REVISIONS	BY

WALT PATROSKE DESIGN
SIGNED: WPatroske
2132 S. GROVE AVENUE SUITE F
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CELLULAR: 951/255-1788
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PROPOSED ADDITION / REMODEL for the Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

FIRST FLOOR PLAN

DRAWN WP
PL2023-66
DATE DEC. 7, 2023
SCALE 1/4"=1'-0"
JOB NO.
SHEET **A2**
OF SHEETS

LEGEND

- 2 x 4 STUD @ 16" O.C. WALL (U.N.O.)
- 2 x 6 STUD @ 16" O.C. EXTERIOR WALL (U.N.O.) & PLUMBING WALLS (SEE PLAN)
- (#) DOOR NUMBER SEE SHT. A7
- (#) WINDOW LETTER SEE SHT. A7
- S.D. HARD WIRE SMOKE DETECTOR W/ BATTERY BACK-UP & INTERCONNECTED TO SOUND AT THE SAME TIME.
- C.O./S.D. CARBON MONOXIDE ALARM & HARD WIRE SMOKE DETECTOR W/ BATTERY BACK-UP & INTERCONNECTED TO SOUND AT THE SAME TIME.

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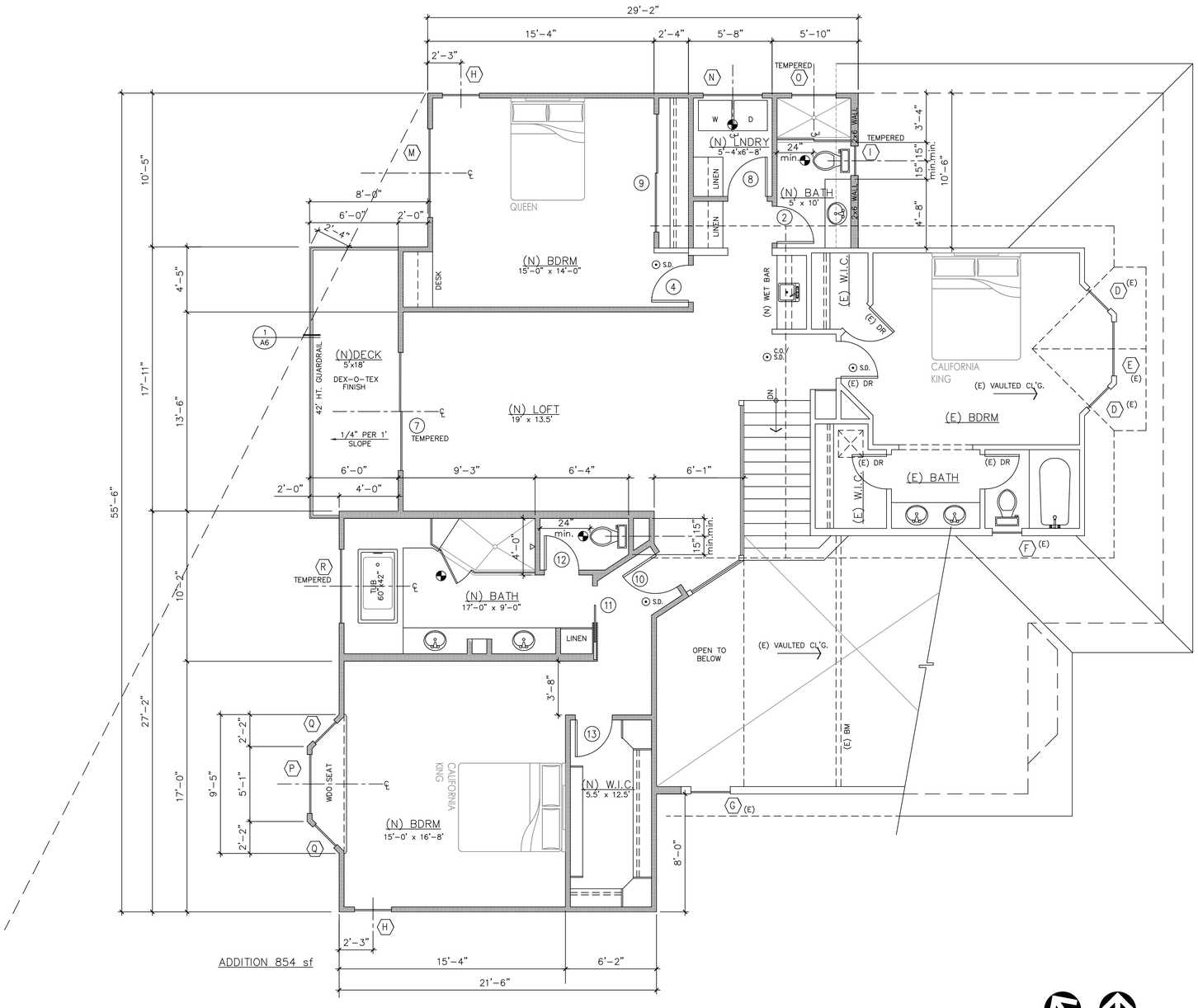
BUILDING INSULATION ENVELOPE

EXTERIOR WALLS:	R-15 BATT. INSULATION
ROOF:	R-38 BATT. INSULATION
RAISED FLOOR FOUNDATION: OVER UNCONDITIONED SPACE	R-19 BATT. INSULATION

(E) EXISTING
(R) EXISTING TO BE REPLACED
(N) NEW



SECOND FLOOR PLAN

TRUE NORTH
PROJECT NORTH

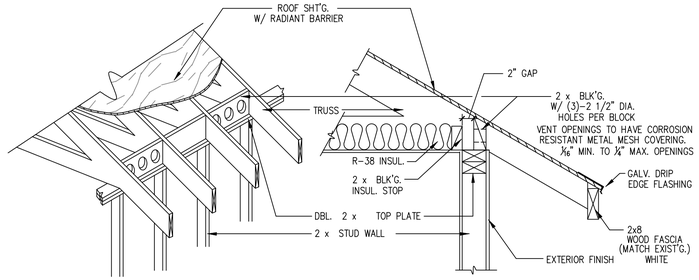
REVISIONS	BY

WALT PATROSKE
DESIGN
SIGNED: WPatroske
2132 S. GROVE AVENUE SUITE F
ONTARIO, CA. 91761
CELULAR.: 951/255-1788
E-MAIL: WSPDESIGN@AOL.COM

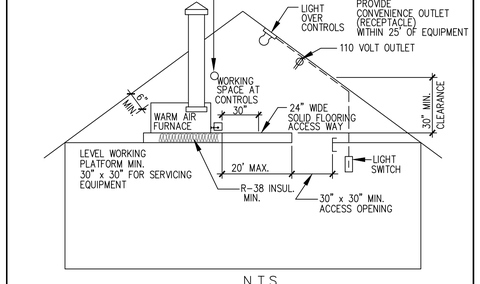
PROPOSED
ADDITION / REMODEL
for the
Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

SECOND FLOOR PLAN

DRAWN	WP
	PL2023-66
DATE	DEC. 7, 2023
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	A3
OF	SHEETS



TYPICAL EAVE 1



N.T.S.

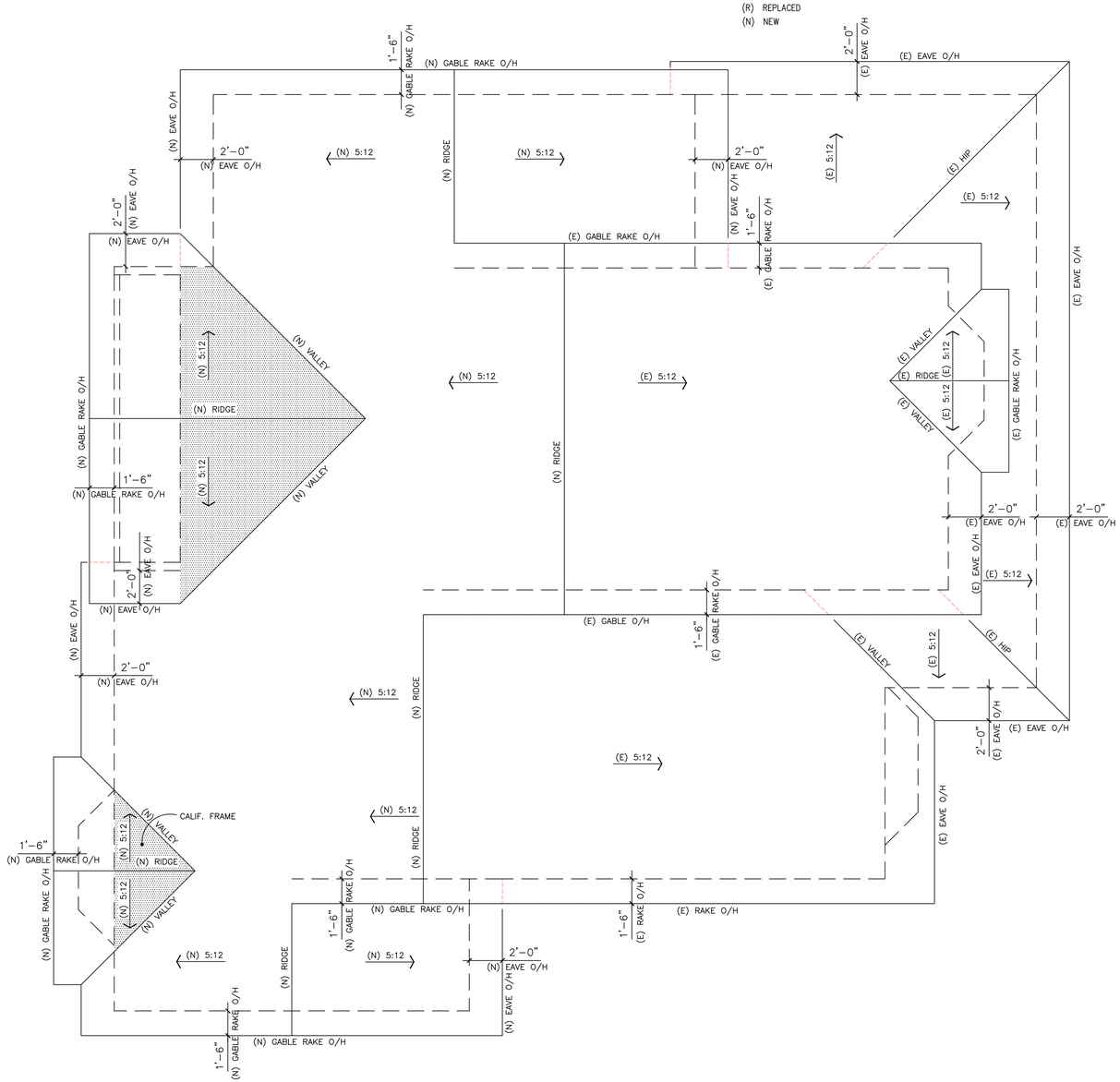
TYPICAL ATTIC FAU 2

ROOF PLAN NOTES

1. ROOF COVERING SHALL BE CONCRETE TILE CLASS 'A' OR APPROVED EQUAL. I.C.C.-ESR-2778
2. PROVIDE GUTTER OR DIVERTER AT EAVE ABOVE ENTRANCES TO BUILDING.
3. ALL VALLEYS SHALL BE FLASHED WITH (MIN. 22" WIDE 28 GA.) GALV. SHEET METAL.
4. PROVIDE GALV. SHEET METAL (28 GA. MIN.) BASE FLASHING AT ALL CHIMNEYS BASES AND ROOF TO WALL JUNCTURES.
5. ALL INTERIOR SHEAR WALLS SHALL EXTEND THROUGH THE ATTIC TO THE BOTTOM OF THE ROOF SHEATHING.
6. ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS, FASTENERS TO RESIST WIND LOAD OF NOT LESS THAN 85 M.P.H.
7. UNDERLAYMENT SHALL BE 30 POUND FELT.
8. PROVIDE RADIANT BARRIER TO UNDERSIDE OF ROOF SHT'G. TYP. THROUGHOUT & AT GABLE ENDS.
9. ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS 'A' FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790 AND ATTACHMENT SHALL BE ADEQUATE FOR 85 MPH WIND LOADS.
10. VENT OPENINGS TO HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL COVERING WITH 1/16 IN. MIN. AND 1/4 IN. MAXIMUM OPENING.

LEGEND

O/H OVERHANG
(E) EXISTING
(R) REPLACED
(N) NEW



ROOF PLAN

TRUE NORTH
PROJECT NORTH

WALT PATROSKE
DESIGN
SIGNED: WGPdesign
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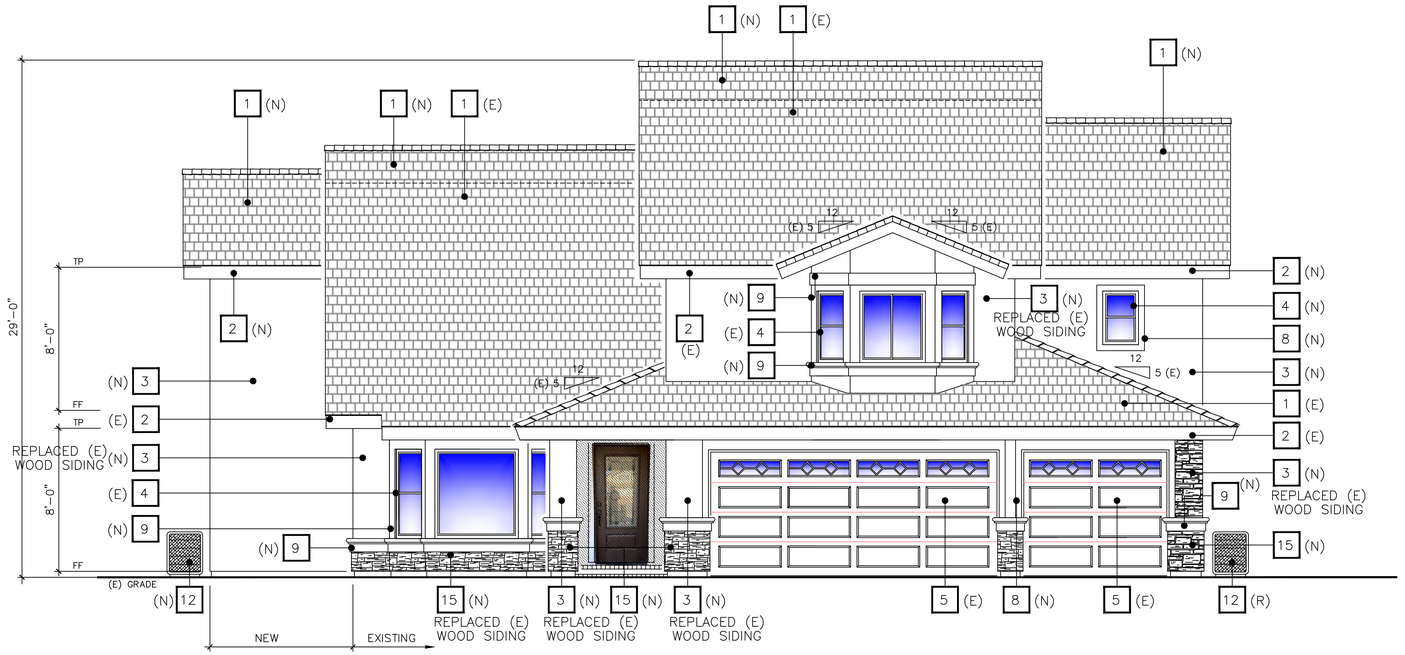
ONTARIO, CA 91761
CELLULAR : 951/255-1788
E-MAIL: WGPDESIGN@AOL.COM

PROPOSED
ADDITION / REMODEL
for the
Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

ROOF PLAN

REVISIONS	BY

DRAWN
WP
PL2023-66
DATE
DEC. 7, 2023
SCALE
1/4"=1'-0"
JOB NO.
SHEET
A4
OF SHEETS



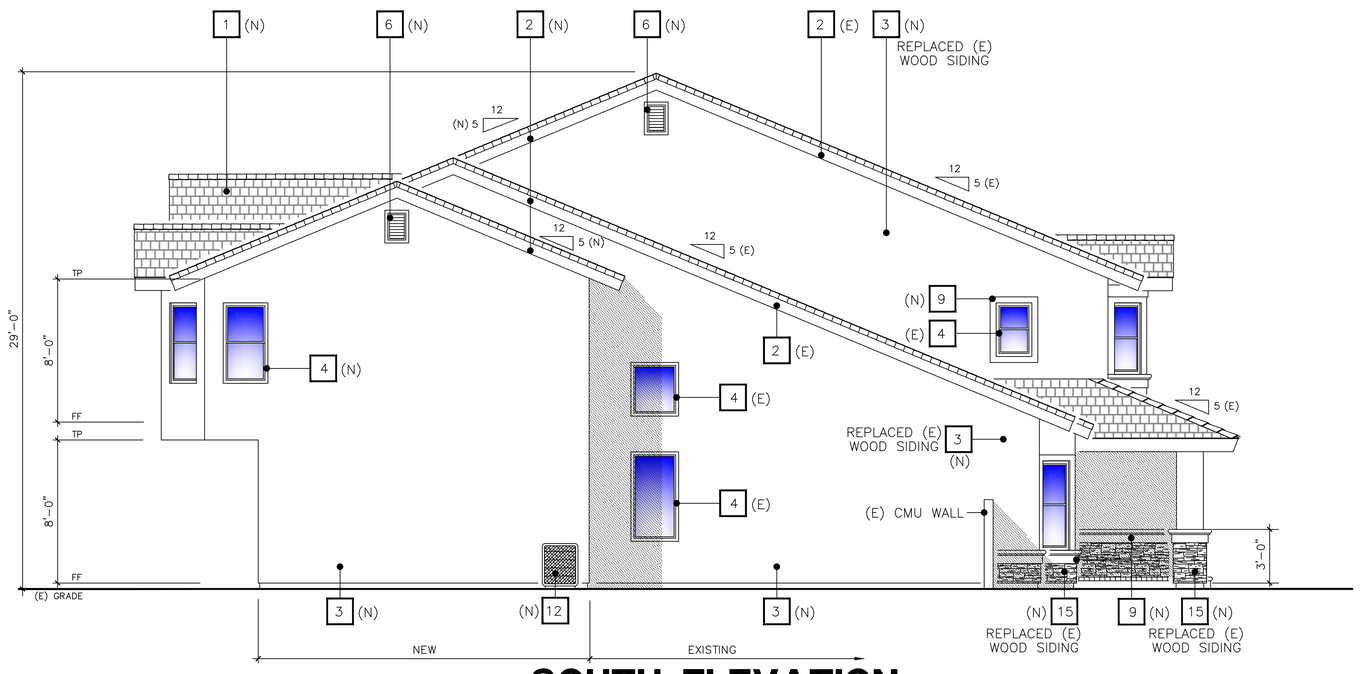
EAST ELEVATION

NOTE: ALL MATERIALS, FINISHES AND COLORS TO MATCH EXISTING

(E) EXISTING
(R) REPLACED
(N) NEW

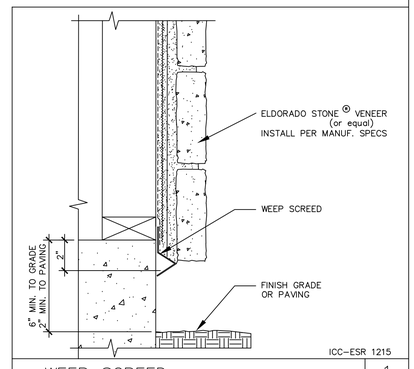
ELEVATION NOTES

ITEM	MATERIAL	COLOR
1	ROOFING CLASS 'A' CONCRETE FLAT TILE	CHARCOAL BLEND
2	FASCIA 2 x 8 WOOD PAINTED (MATCH EXIST'G.)	WHITE
3	EXTERIOR STUCCO LA HABRA STUCCO TEXTURE FINISH	ADOBE 72
4	WINDOW VINYL FRAME / CLEAR GLASS WINDOW TRIM SURROUND SHALL MATCH EXISTING	WHITE
5	SECTIONAL O/H GARAGE DOOR	WHITE
6	GABLE VENT	WHITE
7	SLIDING GLASS DOOR VINYL FRAME / CLEAR GLASS	WHITE
8	2 x 4 TRIM STUCCO OVER MATCH EXISTING LA HABRA STUCCO	CRYSTAL WHITE X-50
9	9"x4 1/2" TRIM STUCCO OVER LA HABRA STUCCO	CRYSTAL WHITE X-50
10	EXTERIOR LIGHT	BLACK
11	DOOR PAINTED WOOD	WHITE
12	A/C UNIT	
13	METAL GUARDRAIL (1/A6) WROUGHT IRON	BLACK
14	WOOD BEAM PAINTED	WHITE
15	STONE VENEER EL DORADO STONE (1/A5 & 2/A5)	ALDERWOOD STACKED STONE

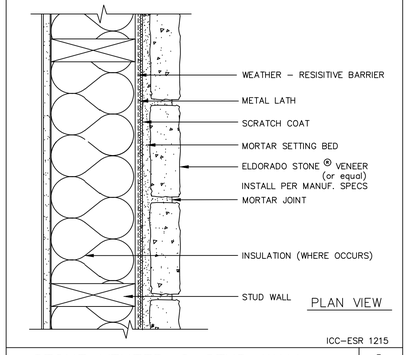


SOUTH ELEVATION

NOTE: ALL MATERIALS, FINISHES AND COLORS TO MATCH EXISTING



WEEP SCREED | 1



STONE VENEER @ STUD WALL | 2

REVISIONS	BY

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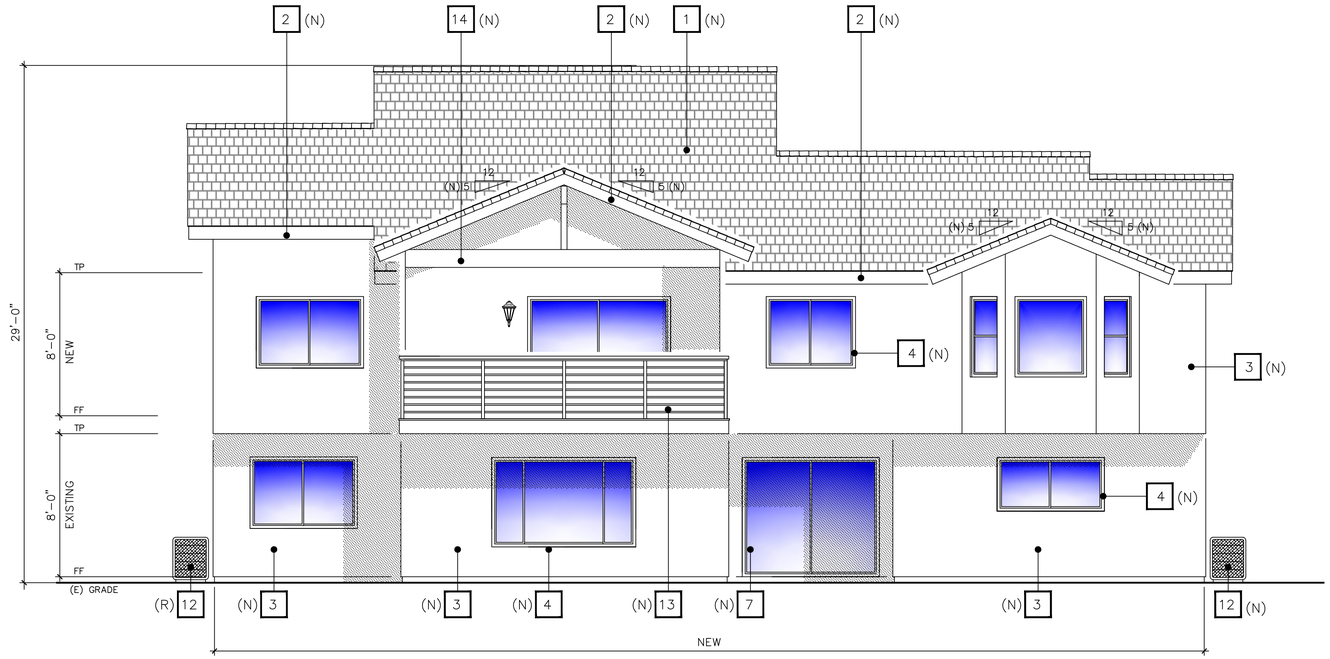
PROPOSED ADDITION / REMODEL for the Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

EXTERIOR ELEVATIONS

DRAWN	WP
	PL2023-66
DATE	DEC. 7, 2023
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	A5
OF	SHEETS



WEST ELEVATION

NOTE: ALL MATERIALS, FINISHES AND COLORS TO MATCH EXISTING

(E) EXISTING
(R) REPLACED
(N) NEW

ELEVATION NOTES

ITEM	MATERIAL	COLOR
1	ROOFING CLASS 'A' CONCRETE FLAT TILE	CHARCOAL BLEND
2	FASCIA 2 x 8 WOOD PAINTED (MATCH EXIST'G.)	WHITE
3	EXTERIOR STUCCO LA HABRA STUCCO TEXTURE FINISH	ADOBE 72
4	WINDOW VINYL FRAME / CLEAR GLASS WINDOW TRIM SURROUND SHALL MATCH EXISTING	WHITE
5	SECTIONAL O/H GARAGE DOOR	WHITE
6	GABLE VENT	WHITE
7	SLIDING GLASS DOOR VINYL FRAME / CLEAR GLASS	WHITE
8	2 x 4 TRIM STUCCO OVER MATCH EXISTING LA HABRA STUCCO	CRYSTAL WHITE X-50
9	9"x4"x1/2" TRIM STUCCO OVER LA HABRA STUCCO	CRYSTAL WHITE X-50
10	EXTERIOR LIGHT	BLACK
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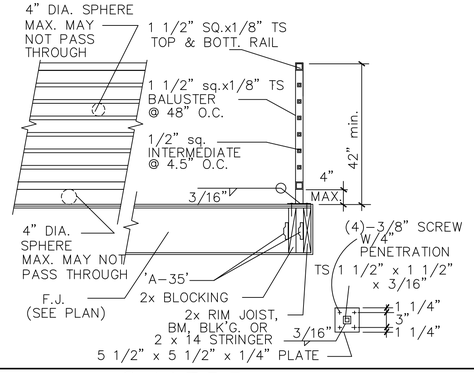
12	A/C UNIT	
13	METAL GUARDRAIL (1/A6) WROUGHT IRON	BLACK
14	WOOD BEAM PAINTED	WHITE
15	STONE VENEER (1/A5 & 2/A5) EL DORADO STONE	ALDERWOOD STACKED STONE

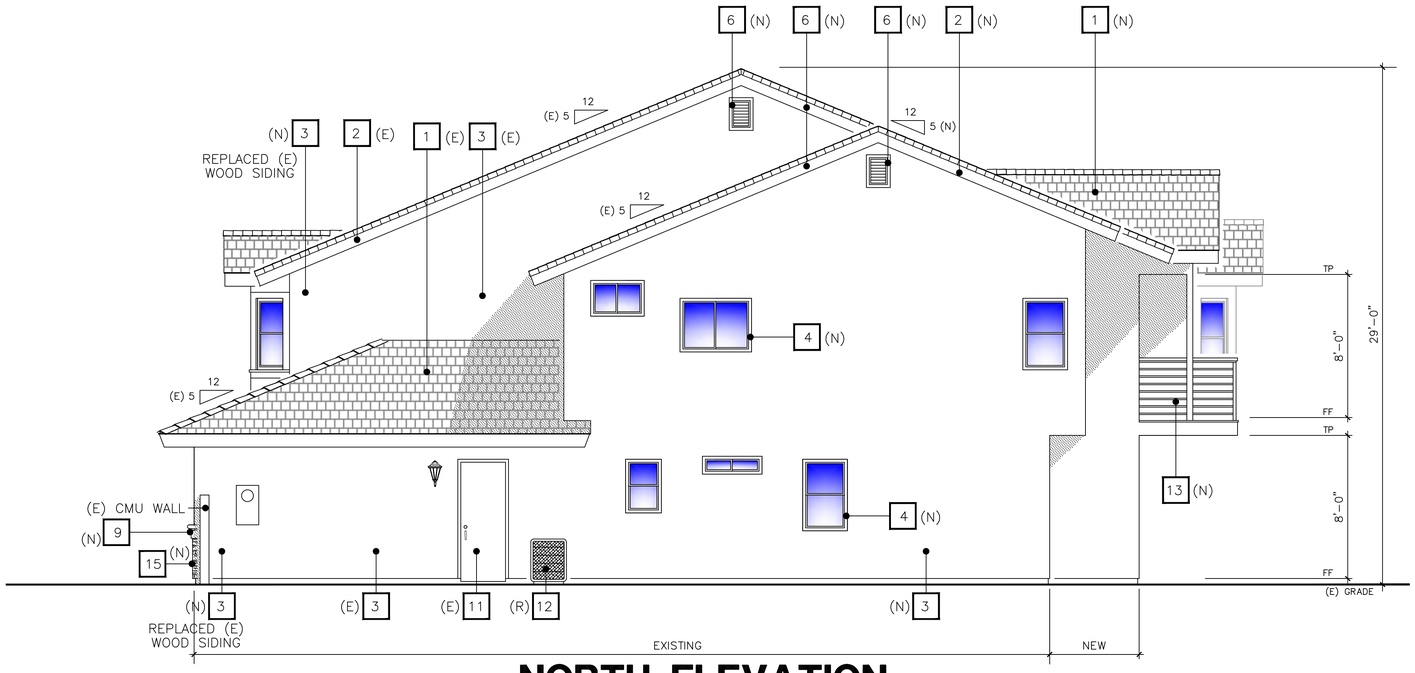
1. Handrails shall satisfy the following:
   a. Provide a minimum of one continuous handrail on stairways with 4 or more risers and at all open sides. R311.7.8
   b. Handrail height shall be 34 to 38 inches above the nosing of treads. R311.7.8.1
   c. Handrail with circular cross-sections shall have a diameter of 1.25 to 2 inches. R311.7.8.3 item 1.
   d. Handrails with other than circular cross-sections shall have a perimeter dimension of 4 to 6.25 inches with a maximum cross-section of 2.25 inches. R311.7.8.3 item 1
   e. Handrails with a perimeter greater than 6.25 inches shall comply with R311.7.8.3 item
   f. Handrail shall be continuous without interruption by newel post or other obstruction, except at the landing, volute, or turnout on lowest tread. R311.7.7.2, Exception 1 & 2.
   g. Clear space between handrail and wall shall be 1.5 inches minimum. R311.7.8.2

2. Guards (guardrails) shall meet the following:
   a. Provide guards where the open side is more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. R312.1
   b. Guard height shall be a minimum of 42 inches. R312.2
   c. Openings between intermediate balusters shall preclude the passage of a sphere diameter. R312.3
   d. The triangular openings formed by the riser, tread and bottom rail shall preclude the passage of a 6 inch diameter sphere. R312.3 Exception 1.
   e. Openings between intermediate balusters on the open side of stairs shall preclude the passage of a 4-3/8 inches diameter sphere. 312.3 Exception 2.

**HANDRAIL WITH CIRCULAR CROSS-SECTIONS SHALL HAVE A DIAMETER OF 1.25 TO 2 INCHES.



GUARDRAIL 1



NORTH ELEVATION

NOTE: ALL MATERIALS, FINISHES AND COLORS TO MATCH EXISTING

REVISIONS	BY

WALT PATROSKE DESIGN
SIGNED: WPatroske
2132 S. GROVE AVENUE SUITE F
ONTARIO, CA 91761
CELLULAR : 951/255-1788
E-MAIL: WPDESIGN@AOL.COM

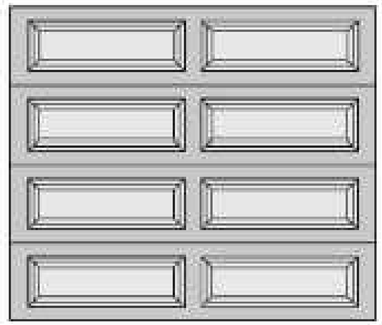
PROPOSED ADDITION / REMODEL for the Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

EXTERIOR ELEVATIONS

DRAWN WP
PL2023-66
DATE DEC. 7, 2023
SCALE 1/4"=1'-0"
JOB NO.
SHEET **A6**
OF SHEETS

WATERFORD (25)

LP • LONG PANEL



COLOR: WHITE

Specifications

	OLYMPUS OL 3138	AMARR OLYMPUS OL 3200
PANEL DESIGNS		
Short Panel		•
Long Panel		•
Flush Panel		TW/Color Zone
INSULATION		Polyurethane
R-VALUE[1]	14.46	19.40 - 13.35
DOOR THICKNESS	1-3/8" (3.5cm)	2" (5.1cm)
STEEL THICKNESS	27/27 ga	
WOODGRAIN EXTERIOR TEXTURE		•
	•	•
BOTTOM WEATHER SEAL	•	•
GLASS OPTIONS		All
INSULATED GLASS OPTION[2]	•	
DOOR WIDTHS	8', 9', 16'	All Standard Sizes
DOOR HEIGHTS		All Standard Sizes
	•	•
	Lifetime	Lifetime
WORKMANSHIP/HARDWARE WARRANTY[3]	5 Years	Lifetime

[1] Calculated door section R-value is in accordance with DASMA TDS-163.
[2] It is your responsibility to make sure your garage door meets local building codes.
[3] For complete warranty details, visit amarr.com or contact your local Amarr dealer.

Amarr

Amarr® Olympus

Energy Efficient Steel Traditional Garage Doors

TYPICAL EXISTING GARAGE DOORS 5

TRIMLITE

COLOR: WHITE

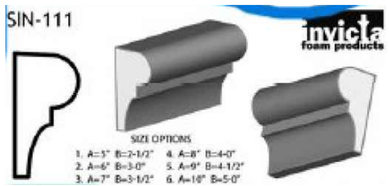
EXTERIOR DOOR 11

invicta foam products

stuccofoamtrim.com 1-877-230-TRIM

WINDOW SILLS

SIN-111



9"x4 1/2" TRIM STUCCO OVER LA HABRA STUCCO

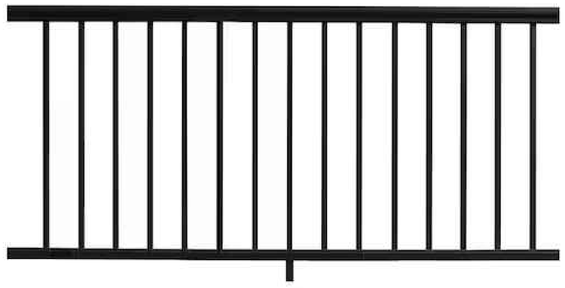
CRYSTAL WHITE X-50

TYPICAL WINDOW SILL 9

2 x 4 TRIM STUCCO OVER LA HABRA STUCCO

CRYSTAL WHITE X-50

TYPICAL WINDOW / DOOR TRIM 8

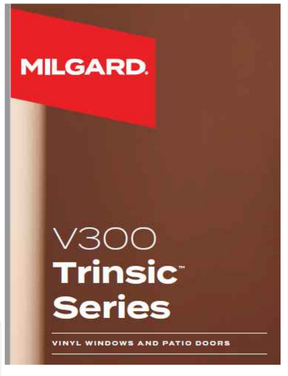


TYPICAL METAL GUARDRAIL 13

COLOR: BLACK

COLOR: WHITE

SLIDING DOOR 7



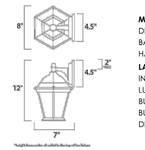
TYPICAL WINDOWS 4 COLOR: WHITE

Builder Cast | 1024BK

Job Name:_____ Job Type:_____ Quantity:_____ Comments:_____

PRODUCT DESCRIPTION

Maxim Lighting's commitment to both the residential lighting and the home building industries will assure you a product line focused on your basic lighting needs. With the Builder Cast collection you will find quality lighting that is well designed, well priced and readily available.



MEASUREMENTS

DIMENSION	: 8" W x 12" H x 7" Ext
BACK PLATE	: 4.5" W x 4.5" H x 2" HCO
HANGING WEIGHT	: 2.58 lb

LAMPING

INPUT VOLTAGE	: 120V
LUMENS	: 0 Rated
BULB	: 1 x 60W Incandescent E26 Medium , 60W Total
BULB INCLUDED	: (Not Included)
DIMMABLE	: Yes

FINISHES OPTION

- Black
- Empire Bronze
- Pewter
- Rust Patina
- White

GLASS
Clear CL

MATERIAL
Die Cast Aluminum

RATINGS
cETLus
Wet Location

ADDITIONAL
RATED LIFE 2500 Hours
OPERATING TEMPERATURE: -20°C (-4°F), 40°C (104°F)

COLOR: BLACK

Always consult a qualified electrician before installing any lighting product.

MAXIM LIGHTING

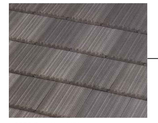
WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE I CITY OF INDUSTRY, CA 91746

EASTERN DISTRIBUTION CENTER
4200 SHIRLEY DR. I ATLANTA, GA 30336

P. 626.956.4200 I F. 626.956.4225 I maximlighting.com

TYPICAL EXTERIOR LIGHTING 10

Charcoal Blend
ISINCF1430



CRRC ID# - 0942-0072
Reflectance: 0.17 / Emittance: 0.91 / SRI: 16

ITEM	MATERIAL	COLOR
1	ROOFING CLASS 'A' CONCRETE FLAT TILE	CHARCOAL BLEND
3	EXTERIOR STUCCO LA HABRA STUCCO TEXTURE FINISH	ADOBE 72
2	FASCIA 2 x 8 WOOD PAINTED (MATCH EXIST'G.)	WHITE
4	WINDOW VINYL FRAME / CLEAR GLASS	
5	SECTIONAL O/H GARAGE DOOR	
6	GABLE VENT	
7	SLIDING GLASS DOOR VINYL FRAME / CLEAR GLASS	
11	DOOR PAINTED WOOD	
14	WOOD BEAM PAINTED	
10	EXTERIOR LIGHT	BLACK
13	METAL GUARDRAIL	
8	2 x 4 TRIM STUCCO OVER LA HABRA STUCCO	CRYSTAL WHITE X-50
9	9"x4"x1/2" TRIM STUCCO OVER LA HABRA STUCCO	CRYSTAL WHITE X-50
15	STONE VENEER EL DORADO STONE	ALDERWOOD STACKED STONE

REVISIONS	BY

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PROPOSED ADDITION / REMODEL for the Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

MATERIAL SPECIFICATIONS

DRAWN WP
PL2023-66
DATE DEC. 7, 2023
SCALE
JOB NO.
SHEET
A6.5
OF SHEETS

WINDOW SCHEDULE

WINDOW LETTER	SIZE WIDTH	SIZE HEIGHT	QUANTITY	WINDOW MATERIAL	FRAME MATERIAL	FRAME FINISH	GLAZING U-FACTOR	GLAZING SHGC	REMARKS MANUF.: MILGARD TRINSIC LINE
A	2'–0"	5'–0"	2	DUAL GLAZE	VINYL	FACTORY FINISH	0.30	0.23	EXISTING
B	5'–0"	5'–0"	1						EXISTING
C	2'–6"	5'–0"	1						EXISTING
D	2'–0"	4'–0"	2						EXISTING
E	4'–4"	4'–0"	1						EXISTING
F	2'–0"	3'–0"	1						EXISTING
G	2'–6"	3'–0"	1						EXISTING
H	2'–6"	4'–0"	3						
I	2'–0"	3'–0"	2						TEMPERED
J	6'–0"	3'–0"	1						
K	3'–0"	5'–0"	2						
L	8'–0"	5'–0"	1						
M	6'–0"	4'–0"	2						EGRESS
N	4'–0"	3'–0"	1						
O	3'–0"	2'–0"	1						TEMPERED
P	4'–0"	4'–6"	1						TEMPERED
Q	2'–0"	4'–6"	2						
R	5'–0"	4'–0"	1						TEMPERED
S	3'–0"	1'–0"	1	↓	↓	↓	↓	↓	

WINDOW TYPES NOTE: SEE FLOOR PLAN FOR EGRESS & TEMPERED LOCATIONS NOTE: FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABLES.

DOOR SCHEDULE

(NOTE: SEE PLAN FOR DOOR HINGE LOCATION)

DOOR NO.	QUANTITY	DOOR WIDTH	DOOR HEIGHT	DOOR THICK	DOOR MATERIAL	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE	GLAZING U-FACTOR	GLAZING SHGC	REMARKS
1												
2	2	2'–6"	6'–8"	1 3/8	WOOD SOLID CORE	WOOD	FACTORY		PRIVACY LOCK			BATHROOM
3	1	6'–0"	6'–8"	–	FACTORY	FACTORY	FACTORY					WARDROBE SLIDER
4	2	2'–6"	6'–8"	1 3/8	WOOD SOLID CORE	WOOD	FACTORY		PRIVACY LOCK			BEDROOM
5	1	8'–0"	6'–8"	–	VINYL / GLASS	VINYL	FACTORY		LOCKING ENTRY	0.30	0.23	SLIDING TEMPERED GLASS
6	1	2'–6"	6'–8"	1 3/8"	WOOD SOLID CORE	WOOD	FACTORY		PASSAGE			PANTRY
7	1	8'–0"	6'–8"	–	VINYL / GLASS	VINYL	FACTORY		LOCKING ENTRY	0.30	0.23	SLIDING TEMPERED GLASS
8	1	2'–8"	6'–8"	1 3/8"	WOOD SOLID CORE	WOOD	FACTORY		PASSAGE			LAUNDRY 1" UNDERCUT
9	1	8'–0"	6'–8"	–	FACTORY	FACTORY	FACTORY					WARDROBE SLIDER
10	1	2'–8"	6'–8"	1 3/8"	WOOD SOLID CORE	WOOD	FACTORY		PRIVACY LOCK			BEDROOM
11	1	2'–6"	6'–8"	1 3/8"	WOOD SOLID CORE	WOOD	FACTORY		PRIVACY LOCK			BATHROOM POCKET
12	1	2'–4"	6'–8"	1 3/8"	WOOD SOLID CORE	WOOD	FACTORY		PRIVACY LOCK			TOILET RM
13	1	2'–6"	6'–8"	1 3/8"	WOOD SOLID CORE	WOOD	FACTORY		PASSAGE			W.I.C.
14	1	2'–8"	6'–8"	1 3/4"	WOOD SOLID CORE	WOOD	FACTORY		LOCKING ENTRY			GARAGE
15												
16												
17												
18												
19												

DOOR TYPES NOTE: SEE PLAN FOR HINGE LOCATION NOTE: FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABLES.

MEANS OF EGRESS

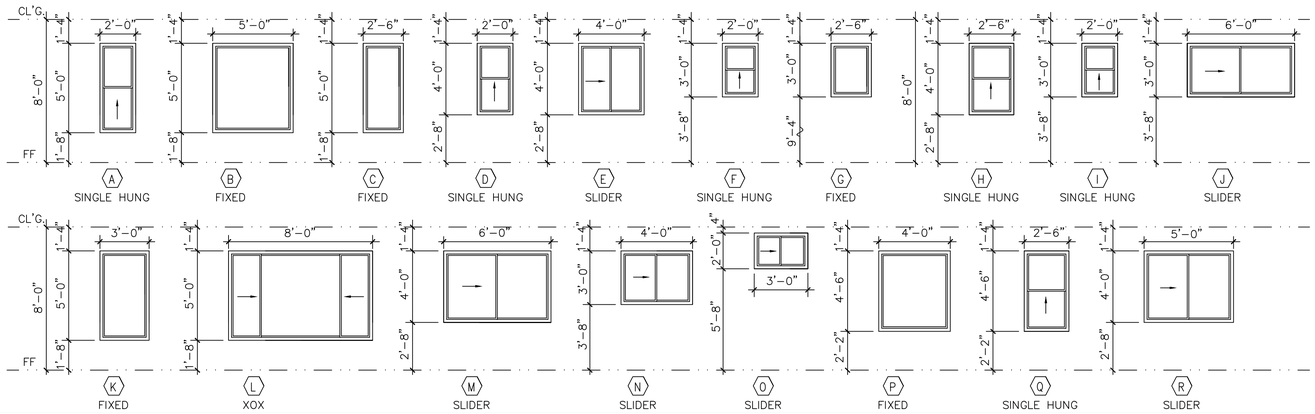
1. Openable escape opening shall meeting all of the following: R310
   a. A net clear opening area of not less than 5.7 sq. ft. (5.0 sq. ft. escape for grade – floor window).
   b. Minimum clear opening height of 24 inches.
   c. Minimum clear opening width of 20 inches.
   d. the bottom of window opening shall not be more than 44 inches from the floor.
   e. Window control opening device shall not reduce the required net clear opening area of the window R 312.2.2.

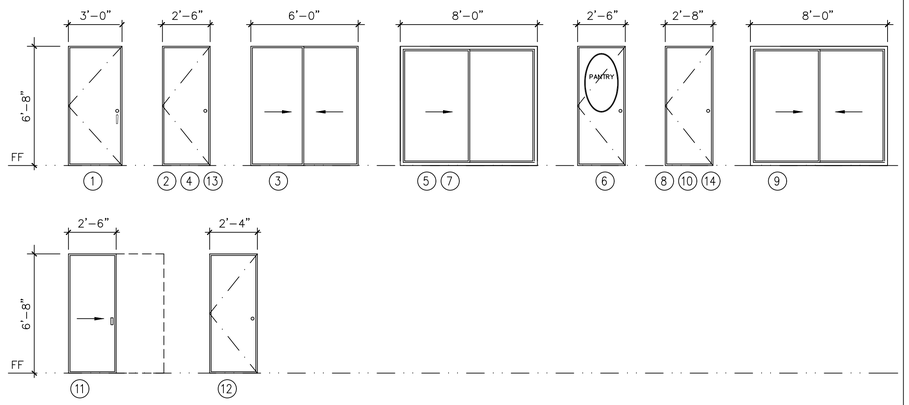
LIGHT & VENTILATION

2. Exterior glazed openings of habitable rooms for natural light shall be minimum 8% of the room floor
3. Openable ventilation area of habitable rooms must be 4% or more of the room floor area. R303.

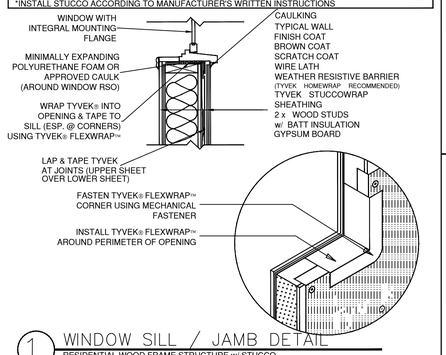
WINDOW OPENING CONTROL DEVICES

4. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.1.1 CRC.

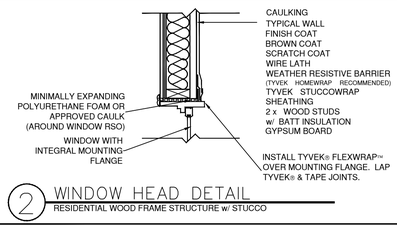




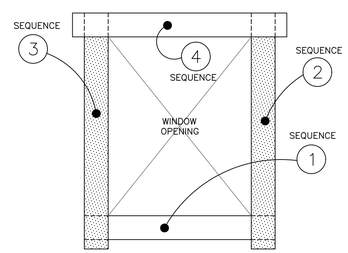
GENERAL NOTES
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
*INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



1 WINDOW SILL / JAMB DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO



2 WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO



3 FLASHING SEQUENCE
ELEVATION VIEW

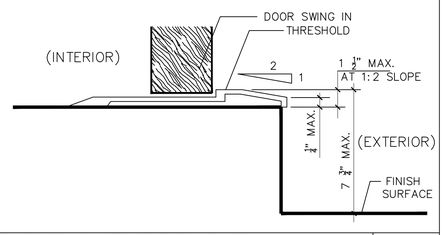
GENERAL NOTES
*SEAL ALL TYVEK® JOINTS OR PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
*FASTEN TYVEK® AND RIGID INSULATION TO STEEL STUDS USING SCREWS W/ WASHERS. (ex. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.

NOTES:

1. Landings or floors at the required egress door shall not be more than 1 ½ inches lower than the top of the threshold. The exterior landing or floor shall not be more than 7 3/4 inches below the top of the threshold provided the door does not swing over the lower landing or floor. R311.3.1

THRESHOLDS SHALL COMPLY WITH THE FOLLOWING (R311.3.1)

1. 3/4 INCHES MAX. AT SLIDING DOORS
2. 1/2 INCHES MAX. AT ALL OTHER DOORS
3. THRESHOLDS > 1/4 INCHES SHALL BE BEVELED AT 1:2
4. 7 3/4 INCHES MAX. THRESHOLD DROP EXTERIOR DOORS THAT ARE NOT A COMPONENT OF A MEANS OF EGRESS AND DO NOT SWING OVER LANDING OR STEP



TYPICAL THRESHOLD @ EXTERIOR SWINGING DOORS A

REVISIONS	BY

WALT PATROSKE DESIGN
SIGNED: WPatroske
2132 S. GROVE AVENUE SUITE F
ONTARIO, CA 91761
CELLULAR : 951/255-1788
E-MAIL: WGPDESIGN@AOL.COM

PROPOSED ADDITION / REMODEL for the Le Family
915 PANTERA DRIVE
DIAMOND BAR, CA 91765

DOORS & WINDOWS

DRAWN WP
PL2023-66
DATE DEC. 7, 2023
SCALE
JOB NO.
SHEET A7
OF SHEETS

Dat Tran

From: Fenny Wu <fennywu38@gmail.com>
Sent: Tuesday, January 23, 2024 8:22 PM
To: Dat Tran
Subject: 915 Pantera Dr., Diamond Bar Remodel Proposal

CAUTION: This message originated outside of our City of Diamond Bar network.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: Mr. Dat Tran, City of Diamond Bar/Community Development

My family has been living at our home at 921 Pantera Drive for almost 25 years. It's such a peaceful and friendly neighborhood. Last year, my neighbors at 915 Pantera Drive approached us addressing their plan to renovate and add to their house. We were told that they were only going to add a few square feet and that their home would only become a few feet closer to our house. However, a couple of weeks ago, our neighbors informed us that they are now planning to add 1,646 sq feet, which is almost double their original size.

We would like to express our strong concerns about safety in regards to our neighbor's plans to greatly expand their house. We are worried that the extra weight that our neighbor's proposed home improvements would increase the risk of mudslides at the hill in our backyards. We would like the City to pay extra attention to the project's potential geologic impacts. We want to make sure that the project would not cause any damage to our property during and after the construction as a result of geologic considerations. Further, if necessary, we would like the City to consider requiring a geotechnical study pursuant to Diamond Bar City Code section 1083.1.

Please take our concerns into serious consideration. Thank you very much and highly appreciated.

Fen Lin Wu
Residents of 921 Pantera Drive, Diamond Bar

Dat Tran

From: 1st octant <1stoctant@gmail.com>
Sent: Tuesday, February 6, 2024 9:31 AM
To: Dat Tran
Subject: Public hearing comments_915 Pantera Dr.

CAUTION: This message originated outside of our City of Diamond Bar network.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,
We received the notice of public hearing. We vote for NO. The property size is beyond the average size of the community. The city has to control the allowable size even though it's not against the codes. We don't want the neighbor to have too many tenants or airbnb renters to disturb the safety of the neighborhood. The two houses across the street are for airbnb. Strangers move in/out frequently. One of them is building additions. For homeowners, they create more space just for short term or long term renting which is not safe for all the neighbors.

best,

Neighbor on the pantera dr.

Project Status Report
February 13, 2024

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 2/13/24	CC 2/20/24	PC 2/27/24	CC 3/5/24	PC 3/12/24	CC 3/19/24
915 Pantera Drive (Addition and remodel to single-family residence)	DR PL2023-66	DT	Walt Patroske	PH		Meeting cancelled			
2330 Indian Creek Road (Demolish and construct new SFR)	DR/TP PL2023-53	MN	Michael Wang	PH					
SB 1186 Ordinance	MCA PL2024-3	MN	City of Diamond Bar		CC				
2023 General Plan Status Report		GL	City of Diamond Bar					CC	CC
2023 Annual Progress Report		MN	City of Diamond Bar						CC

ADMINISTRATIVE REVIEW					
Property Location		AP	Applicant		
None					

PENDING ITEMS				
Property Location	File #	AP	Applicant	Status
1198 Chisolm Trail Dr. (New single-family residence)	DR PL2021-51	DT	Michael Wu	Under Review
1200 Chisolm Trail Dr. (New single-family residence)	DR PL2023-5	DT	James Coane	Under Review
2725 Clear Creek (New Single-Family Residence)	DR PL2022-74	DT	Diane Shi	Second incomplete letter sent 11/30/23 – waiting for additional information
2000 Chestnut Creek (New Single-Family Residence)	DR MCUP PL2024-7	DT	Claire Lee	Under Review
2001 Derringer Lane (2-lot subdivision)	TPM 83036 PL2021-46	MN	Gurbachan S. Juneja	Fourth incomplete letter sent 8/25/2023 – waiting for additional information
Gentle Springs Ln. and S. Prospectors Rd.	GPA, ZC, VTTM, DR PL2021-23	GL	Tranquil Garden LLC	First incomplete letter sent 4/16/21 – waiting for additional information

LEGEND
PH = PUBLIC HEARING
AP = ASSIGNED PLANNER
PC = PLANNING COMMISSION
CC = CITY COUNCIL

PENDING ITEMS (continued)

Property Location	File #	AP	Applicant	Status
22909 Lazy Trail Rd. (Addition and remodel to single family residence)	DR, MCUP PL2021-05	DT	Walt Patroske	Under Review
24167 Lodge Pole Road (Addition to single family residence)	DR PL2023-10	DT	Soledad Corona	Third incomplete letter sent 12/20/23 – waiting for additional information
1829 Los Cerros Drive (Addition and remodel to single-family residence)	DR PL2023-46	DT	Patrick O'Donnell	First incomplete letter sent 7/12/23 - waiting for additional information
2235 Morning Canyon Rd. (20-unit condos)	TTM 83836, DR, TP PL2022-89	MN	Samir M. Khoury	Second Incomplete Letter Sent 04/28/23 – waiting for additional information
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT	Pete Volbeda	Second incomplete letter sent 12/5/23 – waiting for additional information
Development Code Amendment (Code cleanup)	DCA PL2022-59	MN/GL	City of Diamond Bar	Under Review
Supportive Housing, Low Barrier Navigation Centers and Large Residential Care Facilities (Development Code Amendment)	DCA PL2023-38	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 PL2021-43	DT/GL	WVUSD	Under Review