PLANNING COMMISSION AGENDA

Tuesday, January 14, 2025
6:30 PM

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

PUBLIC ADVISORY:

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

CHAIR	***RUBEN TORRES***
VICE CHAIR	***MAHENDRA GARG***
COMMISSIONER	***NAILA BARLAS***
COMMISSIONER	***WILLIAM RAWLINGS***
COMMISSIONER	***RAYMOND WOLFE***

How to Observe the Meeting From Home:
Members of the public can observe the meeting by calling +1 (631) 992-3221, Access Code: 197-440-997, or visiting https://attendee.gotowebinar.com/register/5531843554835760480

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

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

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

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

City of Diamond Bar
Planning Commission

MEETING RULES

PUBLIC INPUT

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

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

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

INFORMATION RELATING TO AGENDAS AND ACTIONS OF THE PLANNING COMMISSION

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

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

HELPFUL CONTACT INFORMATION

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

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

CITY OF DIAMOND BAR
PLANNING COMMISSION
January 14, 2025

AGENDA

Next Resolution No. 2025-01

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

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

2. APPROVAL OF AGENDA: Chair

3. PUBLIC COMMENTS:

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

4. CONSENT CALENDAR:

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

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

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

5. OLD BUSINESS:

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

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

6. NEW BUSINESS:

7. PUBLIC HEARING:

7.1 **Planning Case No. PL 2024-87**

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

1. A proposed amendment to the Land Use and Economic Development Element of the General Plan to make it consistent with the 2021-2029 Housing Element by establishing a minimum residential density of 20 dwelling units per acre on sites within the Town Center Mixed-Use and Neighborhood Mixed-Use Land Use Designations and a maximum residential density of 30 dwelling units per acre on sites within the Town Center Mixed-Use Land Use Designation;

2. A proposed amendment to Chapter 22.14 of Title 22 (Development Code) of the Diamond Bar City Code to establish a Housing Element Site (H) Overlay District; and

3. A proposed amendment to the Official Zoning Map of the City of Diamond Bar to apply the Housing Element Site (H) Overlay to specified sites identified in the City of Diamond Bar 2021-2029 Housing Element to accommodate the City's unmet Regional Housing Needs Allocation (RHNA).

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

RECOMMENDATION: Staff recommends that the Planning Commission adopt the attached Resolution (Attachment 1) recommending that the City Council

adopt the proposed General Plan Amendment, Development Code Amendment and Zoning Map Amendment.

8. PLANNING COMMISSION COMMENTS / INFORMATIONAL ITEMS:

9. STAFF COMMENTS / INFORMATIONAL ITEMS:

9.1 **Project Status Report**

10. SCHEDULE OF FUTURE EVENTS:

MARTIN LUTHER KING, JR. HOLIDAY	Monday, January 20, 2025 – City offices will be closed.
CITY COUNCIL MEETING:	Tuesday, January 21, 2025, 6:30 p.m. South Coast Air Quality Management District 21865 Copley Drive
PLANNING COMMISSION MEETING:	Tuesday, January 28, 2025, 6:30 p.m. Diamond Bar City Hall The Windmill Community Room
CITY COMMISSION APPLICATION DEADLINE:	Friday, January 31, 2025
CITY COUNCIL MEETING:	Tuesday, February 4, 2025, 6:30 p.m. Diamond Bar City Hall The Windmill Community Room
PLANNING COMMISSION MEETING:	Tuesday, February 11, 2025, 6:30 p.m. Diamond Bar City Hall The Windmill Community Room

11. ADJOURNMENT

MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
November 26, 2024

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE: Rawlings led the Pledge of Allegiance.

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

ABSENT: Wolfe

STAFF PRESENT: Greg Gubman, Community Development Director, Grace Lee, Planning Manager via Goto Webinar; May Nakajima, Senior Planner, Arlene Laviera, Administrative Coordinator and James H. Eggart, City Attorney via Goto Webinar

2. APPROVAL OF AGENDA: As Submitted.

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 Minutes of the Planning Commission Regular Meeting – November 26, 2024

C/Barlas moved, and C/Rawlings seconded to approve consent calendar. Motion carried 4-0-0-1 by the following Roll Call vote:

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

5. OLD BUSINESS:

6. NEW BUSINESS:

7. PUBLIC HEARING:

7.1 Conditional Use Permit Planning Case No. PL2024-15): Under the authority of DBCC Section 22.58, the property owner and applicant are requesting a Conditional Use Permit to operate a 13,830 square-foot child day care center

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for Kingdom Seed Academy, within an existing building previously occupied by office uses on a 3.37-acre site. The remaining 22,740 square feet of the building is currently occupied by an elementary school. The subject property is zoned Professional Office (OP) with an underlying General Plan land use designation of Office (O).

PROJECT ADDRESS: 3333 S. Diamond Canyon Road
Diamond Bar, CA 91765 (8269-011-015)

APPLICANT: Jason Chen for Kingdom Seed Academy
3333 S. Diamond Canyon Road
Diamond Bar, Ca 91765

PROPERTY OWNER: Omeda Investment, LLC
2259 Celano Ct.
Chino Hills, CA 91709

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(a) (interior alterations involving such things as interior partitions, plumbing, and electrical conveyances) of the CEQA Guidelines. No further environmental review is required

RECOMMENDATION: Staff recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving Conditional Use Permit Planning Case No. PL2024-15, based on the findings of Diamond Bar City Code (DBCC) Section 22.58, subject to conditions.

SP/Nakajima presented the staff report.

C/Torres opened the public hearing.

No public comments were offered.

C/Torres closed public hearing.

Barlas moved, Garg seconded, to adopt Resolution No. 2024-12 approving Conditional Use Permit No. PL2024-15, subject to conditions of approval. Motion carried (4-0-0-1) by the following Roll Call vote:

AYES:	COMMISSIONERS:	Barlas, Rawlings, VC/Garg, C/Torres
NOES:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None

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ABSENT: COMMISSIONERS: Wolfe

8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

None.

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman reported there will be a Planning Commission meeting on December 10, 2024 to determine if the City's potential acquisition of the PONY League Property acquisition would be consistent with the General Plan.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

ADJOURNMENT: With no further business before the Planning Commission, C/Torres adjourned the Regular Planning Commission meeting at 6:48 p.m. to the next regularly scheduled meeting on Tuesday, December 10, 2024.

The foregoing minutes are hereby approved this 10TH day of December, 2024.

Attest:
Respectfully Submitted,

_____
Greg Gubman, Community Development Director

_____
Ruben Torres, Chair

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MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
December 10, 2024

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE: Rawlings led the Pledge of Allegiance.

1. ROLL CALL: Commissioners Rawlings, Wolfe, Chair Torres

ABSENT: Barlas, Vice Chair Garg

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

2. APPROVAL OF AGENDA: As Submitted.

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 Minutes of the Planning Commission Regular Meeting – November 26, 2024

Rawlings moved, and C/Torres seconded to continue consent calendar to a date certain of January 14, 2025. Motion carried 3-0-0-2 by the following Roll Call vote:

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

5. OLD BUSINESS:

6. NEW BUSINESS:

6.1 <u>GENERAL PLAN CONFORMITY FINDING</u>: Proposed acquisition of the Little League/PONY property for future City park and recreation use to be in conformance with the Diamond Bar General Plan 2040.

RECOMMENDATION: Staff recommends that the Planning Commission adopt

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the attached Resolution (Attachment 1) finding that the proposed acquisition of the Little League/PONY property conforms with the Diamond Bar General Plan 2040.

Grace Lee, Planning Manager, presented the item with a brief staff report.

Brian Bernardino, former President of Pony League, spoke to maintenance and funding of the fields.

Ryan McLean, Assistant City Manager, spoke on this item, addressing maintenance, lighting and funding.

After discussion between the commission and staff, a motion was made.

Chair Torres moved, Rawlings seconded, to approve acquisition of the land, 6.1 General Plan Conformity Finding.

City Attorney Eggart stated for clarification the recommendation is to find the acquisition is consistent with the General Plan.

Commissioner Wolfe asked when looking at recreational facilities particularly for youth, does the city look at the health aspect of these facilities?

Director Gubman stated that redevelopment of a facility, would be subject to CEQA review, in that case there would be noise, air quality, greenhouse gas, and all other state mandated environmental impact categories that would have to be addressed.

Commissioner Wolfe asked for a substitute motion.

Chair Torres withdrew his motion to approve item 6.1.

Wolfe moved, Rawlings seconded, requesting staff to conduct a complete analysis of the General Plan to ensure the proposed use of this land acquisition is consistent with the General Plan. This item is continued to a date certain of January 14, 2025. Motion carried (3-0-0-2) by the following Roll Call vote:

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

7. PUBLIC HEARING:

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8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

None.

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman reported the Planning Commission meeting scheduled for December 24, 2024 is canceled.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

ADJOURNMENT: With no further business before the Planning Commission, C/Torres adjourned the Regular Planning Commission meeting at 6:53 p.m. to the next regularly scheduled meeting on Tuesday, January 14, 2025.

The foregoing minutes are hereby approved this 14TH day of January, 2025.

Attest:
Respectfully Submitted,

_____
Greg Gubman, Community Development Director

_____
Ruben Torres, Chair

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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: **5.1**

MEETING DATE: January 14, 2025

CASE/FILE NUMBER: General Plan Conformity Analysis for a Proposed Acquisition of the Little League/PONY Property for Future City Park and Recreation Use

BACKGROUND:

At the December 10, 2024 meeting, staff recommended approval of the finding that the proposed acquisition of the Little League/PONY property conforms with the General Plan. Following a discussion between the Commission and staff, the Commission directed staff to conduct a thorough review of the General Plan to identify any goals or policies pertaining to potential health impacts of locating new park facilities near the Union Pacific Railroad. This review identified the following two relevant policies within the Resource Conservation and Community Health & Sustainability elements:

Resource Conservation Element

Policy RC-P-31: Require new residential developments and other sensitive uses (e.g. schools, daycare centers, playgrounds, and medical facilities) within 500 feet of a freeway to prepare an air quality study of the site that evaluates potential impacts of air pollution on sensitive receptors and associated health risks and identifies measures to feasibility mitigate any impacts to protect the health of residents.

The 500-foot buffer is based on a California Air Resources Board recommendation to avoiding the siting of sensitive uses within 500 feet of a freeway. Because freeways are so integrated into Diamond Bar's landscape, it may be difficult to prevent the siting of sensitive receptors near freeways in the future; thus, mitigation measures would be needed for such development. Mitigation measures may include screens, landscape buffering and vegetation, building design measures that locate operable windows, balconies and building air intake away from the emission source, and site design measures including the incorporation of open spaces between buildings to reduce air pollution build up.

Community Health & Sustainability

Policy CHS-P-27: Recognizing the adverse health impacts associated with compromised air quality, ensure the protection of sensitive receptors from exposure to hazardous concentrations of air pollutants when reviewing development proposals.

DISCUSSION:

As described in Section 5.6 (Air Quality) of the General Plan Resource Conservation Element, Diamond Bar is located within the South Coast Air Basin (Air Basin), which consists of the entire Orange and Los Angeles counties, and the western, non-desert portions of San Bernardino and Riverside Counties, in addition to the San Gorgonio Pass area in Riverside County. The Air Basin is one of only two areas in the country with extreme nonattainment levels for the federal ozone standard. As of 2012, mobile sources—including cars, trucks, boats, and planes—contributed to approximately 88 percent of emissions in the Air Basin.

The largest source of emissions impacting air quality in Diamond Bar comes from mobile sources, particularly given the presence of the SR-57 and SR-60 freeways in the community. Maintaining air quality for individual sites requires assessing and mitigating the potential impacts of specific pollutant sources. Policies RC-P-31 and CHS-P-27 require mitigation measures to address the impacts of air pollution from mobile source pollutants, such as the Union Pacific Railroad, on sensitive receptors and associated health risks. Given the integration of freeways and railroad into Diamond Bar's landscape, it may be challenging to avoid placing sensitive receptors near freeways. Therefore, mitigations measures would be necessary for such developments.

Policies RC-P-31 and CHS-P-27 do not conflict with or undermine the policies cited in the attached resolution. Rather, these policies reflect the General Plan's recognition of the air quality challenges facing the Diamond Bar, and compel the City's decisionmakers to consider the impacts of regional and local air quality when making land use decisions, and implement practicable mitigation measures into the design and construction of improvements to address those impacts.

In light of the foregoing, staff reaffirms its recommendation that the Planning Commission adopt the attached resolution finding that the proposed acquisition of the Little League/PONY property is in conformance with the General Plan.

PREPARED BY:

Grace Lee

Grace Lee, Planning Manager 1/14/2025

REVIEWED BY:

Grace Lee, Planning Manager 1/2/2025

Greg Gubman, Community Development Director 1/8/2025

Attachments:

A. Draft Resolution No. 2025-001
B. PC Staff Report and Draft Reso Dated December 10, 2024
C. Draft Minutes of the December 10, 2024 PC Meeting

PLANNING COMMISSION
RESOLUTION NO. 2025-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, FINDING THAT THE PROPOSED ACQUISITION OF THE LITTLE LEAGUE/PONY PROPERTY FOR FUTURE CITY PARK AND RECREATION USE IS IN CONFORMANCE WITH THE GENERAL PLAN OF THE CITY OF DIAMOND BAR PURSUANT TO GOVERNMENT CODE SECTION 65402(A).

A. RECITALS

(i) **WHEREAS,** on April 18, 1989, the City of Diamond Bar was established as a duly organized municipal corporation of the State of California;

(ii) **WHEREAS,** on July 25, 1995, the City of Diamond Bar adopted its General Plan incorporating all State mandated elements;

(iii) **WHEREAS,** on December 17, 2019, the City of Diamond Bar adopted its Comprehensive General Plan Update incorporating all State mandated elements;

(iv) **WHEREAS,** the PONY Board of Directors and City staff began negotiations to facilitate a transfer of ownership of the PONY property to the City for long-term use as a City park and recreation use due to declining enrollment over a number of years at the Diamond Bar PONY/Little League, which made it fiscally unsustainable for PONY to maintain services, the Stevens Field property, and the volunteers necessary to ensure the league can remain effective and operational;

(v) **WHEREAS**, the area to be acquired by the City is approximately 10.23 acres, and would become a public park and recreational use for youth and adult sports programs in a manner consistent with the City's Parks Master Plan. Furthermore, the location offers a unique opportunity to leverage the City's adjacent undeveloped park site with the 10.23-acre PONY property to create what could ultimately be the City's second-largest public park.

(vi) **WHEREAS,** Section 65402(a) of the Government Code of the State of California requires that no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes until the location, purpose and extent has been submitted to and reported upon by the planning agency of the City as to conformity with adopted General Plan or part thereof; and

(vii) **WHEREAS,** on December 10, 2024, at a regularly scheduled meeting, the Planning Commission, considered the matter and voted 3-0 directing staff to thoroughly review General Plan 2040 to see if there were any goals or policies pertaining to potential health impacts of locating new park facilities near the Union Pacific Railroad.

(viii) **WHEREAS,** on January 14, 2025, at a regularly scheduled meeting, the Planning Commission, discussed and considered the matter of the proposed acquisition of the Little League/PONY property for future City park and recreation use to be in conformance with the Diamond Bar General

Plan 2040, and concluded said review prior to the adoption of this Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR DOES HEREBY RESOLVE AS FOLLOWS:

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

2. The Planning Commission hereby finds that the proposed acquisition of property is in conformance with the adopted General Plan 2040 of the City of Diamond Bar as follows:

   Land Use & Economic Development Element

   (a) Goal LU-P-52 states: When opportunities arise, collaborate with public service providers and agencies including, but not limited to, the Los Angeles County Department of Parks and Recreation, Walnut Valley and Pomona school districts, Los Angeles County Sherriff's Department, Los Angeles County Fire Department, and Walnut Valley Water District to designate and pursue acquisition of land for public facilities as necessary to serve unmet facility needs of Diamond Bar residents.

   The proposed acquisition of the Little League/PONY property would provide the opportunity to maintain and expand public park and recreational use for youth and adult sports programs in a neighborhood without a public park.

   (b) Policy LU-P-53 states: Ensure adequate parkland to serve the recreational needs of Diamond Bar residents by providing for a range of park sizes and amenities, equitably distributed throughout the city. Where necessary to adequately expand the park system and/or provide specialized recreational facilities and programming as identified in the Parks and Recreation Master Plan, actively pursue the acquisition of additional parkland.

   The proposed acquisition of the Little League/PONY property would provide the opportunity to maintain and expand public park and recreational use for youth and adult sports programs in a neighborhood without a public park. Furthermore, the location offers a unique opportunity to leverage the City's adjacent undeveloped park site with the proposed 10.23-acre PONY property to create what could ultimately be the City's second-largest public park.

   Public Facilities & Services Element

   a) Goal PF-G-1 states: Maintain and expand the system of parks, recreation facilities, open spaces, and trails that meet the active and passive recreational needs of residents of all ages and abilities.

   See Responses Above.

b) Policy PF-P-7 states: Endeavor to distribute new parks equitably throughout Diamond Bar, striving to ensure that residents are within a ¾ mile radius of a neighborhood park or community park.

See Responses Above.

Community Health & Sustainability Element

a) Policy CHS-P-1 states: Strive to ensure that all areas of the community have an equal distribution of public parks and public recreational facilities to maximize access.

See Responses Above.

3. The Planning Commission hereby finds that the proposed acquisition of property is found to be exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) because "the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."
4. Based on the findings and conclusions set forth above, this Resolution shall serve as the Planning Commission's finding regarding the General Plan conformity of the proposed acquisition of the Little League/PONY property for future City park and recreation use, as required by California Government Code Section 65402(a).

The Planning Commission shall:

(a) Certify as to the adoption of this Resolution; and

(b) Forthwith transmit a certified copy of this Resolution to the City Council of the City of Diamond Bar for use in its deliberations regarding the acquisition of the Little League/PONY property for future City park and recreation use.

APPROVED AND ADOPTED THIS 14TH DAY OF JANUARY 2025, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

BY: _____
Ruben Torres, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted by the Planning Commission of the City of Diamond Bar, at a regular meeting of the Planning Commission held on the 14th day of January, 2025, by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

ATTEST: _____
Greg Gubman, Secretary

PLANNING COMMISSION
AGENDA REPORT

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

AGENDA ITEM NUMBER: **6.1**

MEETING DATE: December 10, 2024

CASE/FILE NUMBER: General Plan Conformity Analysis of a Proposed Acquisition of the Little League/PONY Property for Future City Park and Recreation Use

BACKGROUND:

Since the early 1960s, Diamond Bar PONY/Little League ("PONY") has operated a volunteer-driven non-profit youth baseball league for local participants. PONY has hosted games and practices at the league-owned Stevens Field facility, located at 22601 Sunset Crossing Road (APNs 8718-005-005 and 8718-005-006) in Diamond Bar ("PONY property") since 1969. The PONY property is approximately 10.23 acres and features four unlighted baseball fields (two of which are currently unmaintained), batting cages, seating areas, and a number of outbuildings. The site is located directly across the street from the Diamond Bar/Walnut YMCA facility and immediately adjacent to a City-owned undeveloped park site (APNs 8718-005-900 and 8718-005-901). The deed of the property restricts the property to be used for the recreational benefit of the people of the community of Diamond Bar, consistent with its more than 50-year history of local use.

Declining enrollment over a number of years has made it fiscally unsustainable for PONY to maintain services, the Stevens Field property, and the volunteers necessary to ensure the league can remain effective and operational. In early 2024, the PONY Board of Directors and City staff began negotiations to facilitate a transfer of ownership of the PONY property to the City for long-term use as a City park/recreational facility. Acquisition provides the City with a large parcel of land in a parkless neighborhood with the opportunity to maintain and expand public park and recreational use for youth and adult sports programs in a manner consistent with the Parks Master Plan. Further, the location offers a unique opportunity to leverage the City's adjacent undeveloped park site with the 10.23-acre PONY property to create what could ultimately be the City's second-largest public park.

Site Aerial

Pursuant to California Government Code Section 65402(a) (Attachment 2), before real property may be acquired for a public purpose, the Planning Commission must review the proposed acquisition for conformity with the City's General Plan and adopt a resolution to record its findings (Attachment 1).

ANALYSIS:

Staff finds that the proposed acquisition of the Little League/PONY property for future City park and recreation use is consistent with the following General Plan 2040's Goals and Policies:

Land Use & Economic Development Element

- Policy LU-P-52: When opportunities arise, collaborate with public service providers and agencies including, but not limited to, the Los Angeles County Department of Parks and Recreation, Walnut Valley and Pomona school districts, Los Angeles County Sherriff's Department, Los Angeles County Fire Department, and Walnut Valley Water District to designate and pursue acquisition of land for public facilities as necessary to serve unmet facility needs of Diamond Bar residents.

- Policy LU-P-53: Ensure adequate parkland to serve the recreational needs of Diamond Bar residents by providing for a range of park sizes and amenities, equitably distributed throughout the city. Where necessary to adequately expand the park system and/or provide specialized recreational facilities and programming as identified in the Parks and Recreation Master Plan, actively pursue the acquisition of additional parkland.

Public Facilities & Services Element

- Goal PF-G-1: Maintain and expand the system of parks, recreation facilities, open spaces, and trails that meet the active and passive recreational needs of residents of all ages and abilities.

- Policy PF-P-7: Endeavor to distribute new parks equitably throughout Diamond Bar, striving to ensure that residents are within a ¾ mile radius of a neighborhood park or community park.

Community Health & Sustainability Element

- Policy CHS-P-1: Strive to ensure that all areas of the community have an equal distribution of public parks and public recreational facilities to maximize access.

ENVIRONMENTAL REVIEW:

The proposed acquisition of the Little League/PONY property for future City park and recreation use is found to be exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) because "the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Therefore, no further environmental review is required.

PREPARED BY:

Grace Lee, Planning Manager 12/10/2024

REVIEWED BY:

Grace Lee, Planning Manager 11/21/2024

Greg Gubman, Community Development Director 11/21/2024

Attachments:

A. Draft Resolution No. 2024-XX
B. CA Govt Code Section 65402

PLANNING COMMISSION
RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, FINDING THAT THE PROPOSED ACQUISITION OF THE LITTLE LEAGUE/PONY PROPERTY FOR FUTURE CITY PARK AND RECREATION USE IS IN CONFORMANCE WITH THE GENERAL PLAN OF THE CITY OF DIAMOND BAR PURSUANT TO GOVERNMENT CODE SECTION 65402(A).

A. RECITALS

(i) **WHEREAS,** on April 18, 1989, the City of Diamond Bar was established as a duly organized municipal corporation of the State of California;

(ii) **WHEREAS,** on July 25, 1995, the City of Diamond Bar adopted its General Plan incorporating all State mandated elements;

(iii) **WHEREAS,** on December 17, 2019, the City of Diamond Bar adopted its Comprehensive General Plan Update incorporating all State mandated elements;

(iv) **WHEREAS,** the PONY Board of Directors and City staff began negotiations to facilitate a transfer of ownership of the PONY property to the City for long-term use as a City park and recreation use due to declining enrollment over a number of years at the Diamond Bar PONY/Little League, which made it fiscally unsustainable for PONY to maintain services, the Stevens Field property, and the volunteers necessary to ensure the league can remain effective and operational;

(v) **WHEREAS**, the area to be acquired by the City is approximately 10.23 acres, and would become a public park and recreational use for youth and adult sports programs in a manner consistent with the City's Parks Master Plan. Furthermore, the location offers a unique opportunity to leverage the City's adjacent undeveloped park site with the 10.23-acre PONY property to create what could ultimately be the City's second-largest public park.

(vi) **WHEREAS,** Section 65402(a) of the Government Code of the State of California requires that no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes until the location, purpose and extent has been submitted to and reported upon by the planning agency of the City as to conformity with adopted General Plan or part thereof; and

(vii) **WHEREAS,** on February 25, 2020, at a regularly scheduled meeting, the Planning Commission, considered the matter of the proposed acquisition of the Little League/PONY property for future City park and recreation use to be in conformance with the Diamond Bar General Plan 2040, and concluded said review prior to the adoption of this Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR DOES HEREBY RESOLVE AS FOLLOWS:

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

2. The Planning Commission hereby finds that the proposed acquisition of property is in conformance with the adopted General Plan 2040 of the City of Diamond Bar as follows:

   Land Use & Economic Development Element

   (a) Goal LU-P-52 states: When opportunities arise, collaborate with public service providers and agencies including, but not limited to, the Los Angeles County Department of Parks and Recreation, Walnut Valley and Pomona school districts, Los Angeles County Sherriff's Department, Los Angeles County Fire Department, and Walnut Valley Water District to designate and pursue acquisition of land for public facilities as necessary to serve unmet facility needs of Diamond Bar residents.

   The proposed acquisition of the Little League/PONY property would provide the opportunity to maintain and expand public park and recreational use for youth and adult sports programs in a neighborhood without a public park.

   (b) Policy LU-P-53 states: Ensure adequate parkland to serve the recreational needs of Diamond Bar residents by providing for a range of park sizes and amenities, equitably distributed throughout the city. Where necessary to adequately expand the park system and/or provide specialized recreational facilities and programming as identified in the Parks and Recreation Master Plan, actively pursue the acquisition of additional parkland.

   The proposed acquisition of the Little League/PONY property would provide the opportunity to maintain and expand public park and recreational use for youth and adult sports programs in a neighborhood without a public park. Furthermore, the location offers a unique opportunity to leverage the City's adjacent undeveloped park site with the proposed 10.23-acre PONY property to create what could ultimately be the City's second-largest public park.

   Public Facilities & Services Element

   a) Goal PF-G-1 states: Maintain and expand the system of parks, recreation facilities, open spaces, and trails that meet the active and passive recreational needs of residents of all ages and abilities.

   See Responses Above.

   b) Policy PF-P-7 states: Endeavor to distribute new parks equitably throughout Diamond Bar, striving to ensure that residents are within a ¾ mile radius of a neighborhood park or community park.

   See Responses Above.

Community Health & Sustainability Element

a) Policy CHS-P-1 states: Strive to ensure that all areas of the community have an equal distribution of public parks and public recreational facilities to maximize access.

See Responses Above.

3. The Planning Commission hereby finds that the proposed acquisition of property is found to be exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) because "the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."
4. Based on the findings and conclusions set forth above, this Resolution shall serve as the Planning Commission's finding regarding the General Plan conformity of the proposed acquisition of the Little League/PONY property for future City park and recreation use, as required by California Government Code Section 65402(a).

The Planning Commission shall:

(a) Certify as to the adoption of this Resolution; and

(b) Forthwith transmit a certified copy of this Resolution to the City Council of the City of Diamond Bar for use in its deliberations regarding the acquisition of the Little League/PONY property for future City park and recreation use.

APPROVED AND ADOPTED THIS 10TH DAY OF DECEMBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

BY: _____
Ruben Torres, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted by the Planning Commission of the City of Diamond Bar, at a regular meeting of the Planning Commission held on the 10th day of December, 2024, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST: _____
Greg Gubman, Secretary

CALIFORNIA GOVERNMENT CODE SECTION 65402

Conformity with the General Plan

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as

to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
December 10, 2024

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE: Rawlings led the Pledge of Allegiance.

1. ROLL CALL: Commissioners Rawlings, Wolfe, Chair Torres

ABSENT: Barlas, Vice Chair Garg

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

2. APPROVAL OF AGENDA: As Submitted.

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 Minutes of the Planning Commission Regular Meeting – November 26, 2024

Rawlings moved, and C/Torres seconded to continue consent calendar to a date certain of January 14, 2025. Motion carried 3-0-0-2 by the following Roll Call vote:

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

5. OLD BUSINESS:

6. NEW BUSINESS:

6.1 <u>GENERAL PLAN CONFORMITY FINDING</u>: Proposed acquisition of the Little League/PONY property for future City park and recreation use to be in conformance with the Diamond Bar General Plan 2040.

RECOMMENDATION: Staff recommends that the Planning Commission adopt

DRAFT

the attached Resolution (Attachment 1) finding that the proposed acquisition of the Little League/PONY property conforms with the Diamond Bar General Plan 2040.

Grace Lee, Planning Manager, presented the item with a brief staff report.

Brian Bernardino, former President of Pony League, spoke to maintenance and funding of the fields.

Ryan McLean, Assistant City Manager, spoke on this item, addressing maintenance, lighting and funding.

After discussion between the commission and staff, a motion was made.

Wolfe moved, Rawlings seconded, to continue General Plan Conformity Finding to a date certain of January 14, 2025. Motion carried (3-0-0-2) by the following Roll Call vote:

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

7. PUBLIC HEARING:

8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

None.

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman reported the Planning Commission meeting scheduled for December 24, 2024 is canceled.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

ADJOURNMENT: With no further business before the Planning Commission, C/Torres adjourned the Regular Planning Commission meeting at 6:53 p.m. to the next regularly scheduled meeting on Tuesday, January 14, 2025.

The foregoing minutes are hereby approved this 14TH day of January, 2025.

DRAFT

Attest:
Respectfully Submitted,

_____
Greg Gubman, Community Development Director

_____
Ruben Torres, Chair

DRAFT

PLANNING COMMISSION
AGENDA REPORT

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

AGENDA ITEM NUMBER: **7.1**

MEETING DATE: January 14, 2025

CASE/FILE NUMBER: Planning Case No. 2024-87

SUMMARY:

Pursuant to Government Code section 65583.4(a), local governments must complete rezonings to comply with their 6th Cycle housing elements within three years and 120 days from the statutory deadline for adopting the housing element. For Diamond Bar and the other local agencies in the Southern California of Associated Governments (SCAG) region, this deadline falls on February 12, 2025.

Program H-8 of Diamond Bar's 6th Cycle (i.e., 2021-2029) Housing Element commits the City to rezone the General Plan's three Mixed-Use designations to allow residential development at a minimum density of 20 dwelling units per acre and a maximum density of at least 30 dwelling units per acre. Failure to complete these rezones by the statutory deadline places the City at risk of having the State decertify our Housing Element, and exposes the City to the potential consequences of decertification as outlined in this report.

In light of the foregoing, staff recommends that the Planning Commission adopt the attached resolution recommending that the City Council take the following actions:

1. Amend the General Plan Land Use and Economic Development Element to allow a maximum residential density of 30 dwelling units per acre in the Town Center Mixed Use designation.

2. Amend the Development Code to establish the Housing Element Site Overlay ("H") zoning designation and associated development standards as set forth in the attached draft ordinance.

3. Amend the Official Zoning Map to rezone the sites identified in Program H-8 of the 2021-2029 Housing Element with the H zoning designation.

The recommended actions are limited to those that the City has already committed to in order to implement the 2021-2029 Housing Element and other applicable policies of the General Plan.

BACKGROUND:

On December 17, 2019, the City Council adopted the Diamond Bar General Plan Update ("General Plan 2040") and the Climate Action Plan ("CAP 2040") to create a vision and blueprint for development through 2040. General Plan 2040 establishes the Town Center Mixed Use, Neighborhood Mixed Use, Transit Oriented Mixed Use, and Community Core Overlay focus areas and corresponding land use designations, estimates that up to 3,750 new housing units could be built in the city by 2040, and anticipates that much of this growth will occur within these four focus areas.

On August 11, 2022, the City Council adopted the City's 2021-2029 General Plan Housing Element ("2021-2029 Housing Element"), which was subsequently found by the California Department of Housing and Community Development (HCD) to be in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code) on October 5, 2022. The 2021-2029 Housing Element identifies sites to accommodate the City's Regional Housing Needs Allocation (RHNA) of 2,516 residential units, including through rezoning of underutilized sites in the Town Center Mixed Use, Neighborhood Mixed Use, and Transit Oriented Mixed Use focus areas to allow residential development at a minimum density of 20 dwelling units per acre and a maximum density of at least 30 dwelling units per acre. Pursuant to State law, the City is required to rezone adequate sites to accommodate its RHNA pursuant to the 2021-2029 Housing Element by February 12, 2025. Failure to rezone these properties prior to the deadline may result in HCD's decertification of the City's Housing Element.

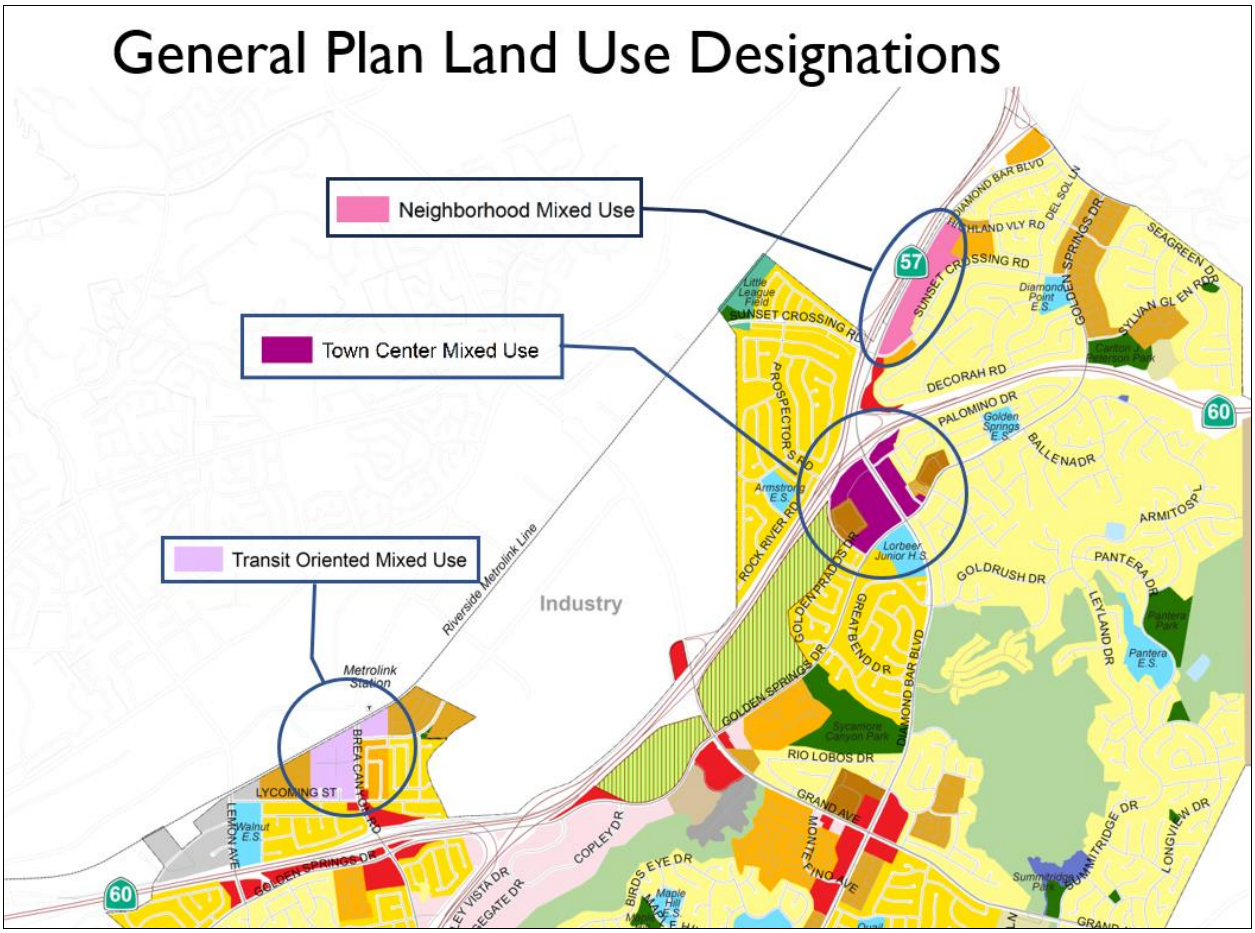
The City initiated Planning Case No. PL 2024-87, which includes proposed amendments to the Land Use and Economic Development Element of the General Plan, Title 22 (Development Code) of the Diamond Bar City Code, and the City's Official Zoning Map to implement Program H-8 of the 2021-2029 Housing Element to rezone sites within the Town Center Mixed Use, Neighborhood Mixed Use, Transit Oriented Mixed Use focus areas to implement Program H-8 of the 2021-2029 Housing Element until specific plans for each of the focus areas that fully implement the General Plan are adopted. As of this writing, the Town Center Specific Plan (TCSP)—which proposes to allow at least 30 units per acre—has not yet been adopted, so the adoption of the proposed zone change under PL 2024-87 would bring the site into compliance with the Housing Element while the TCSP is still underway.

PROJECT DESCRIPTION:

General Plan Amendment

The Land Use and Economic Development Element of General Plan 2040 established the City's three mixed-use districts to accommodate future residential growth through

infill redevelopment. These districts are highlighted in the portion of the General Plan Land Use Designation map shown below.



Source: Diamond Bar General Plan 2040, page 2-10

The Neighborhood Mixed Use focus area is envisioned as a combination of residential and neighborhood serving retail and services to promote revitalization of North Diamond Bar Boulevard between Sunset Crossing Road and Highland Valley Road. A maximum residential density of 30 dwelling units per acre is permitted within the 38-acre focus area.

The Town Center Mixed Use focus area consists of 45 acres along Diamond Bar Boulevard, between Golden Springs Drive and the State Route 60 freeway flyover. The Town Center is envisioned to become the City's downtown, with residential, retail, restaurant, entertainment and community gathering spaces to create a walkable environment. The General Plan 2040 Land Use and Economic Development Element currently allows a maximum residential density of 20 dwelling units per acre within the focus area. The Town Center Specific Plan (TCSP), currently underway, proposes more a dense residential component, starting at 30 dwelling units per acre, and would thus require a General Plan amendment so that the proposed TCSP is consistent with General Plan 2040.

The 33-acre Transit Oriented Mixed Use focus area is intended to leverage underutilized sites around the Metrolink station to provide higher-density housing, offices and supporting commercial uses close to regional transit. A maximum FAR of 1.5 with residential densities between 20 and 30 dwelling units per acre is permitted.

To implement Program H-8 of the 2021-2029 Housing Element, the Land Use and Economic Development Element must be amended to establish a minimum residential density of 20 dwelling units per acre in the Neighborhood Mixed Use and Town Center Mixed Use designations and to increase the allowable residential density in the Town Center Mixed Use designation to 30 dwelling units per acre. The required text revisions are provided in Exhibit "A" of the attached resolution.

Development Code Text Amendments

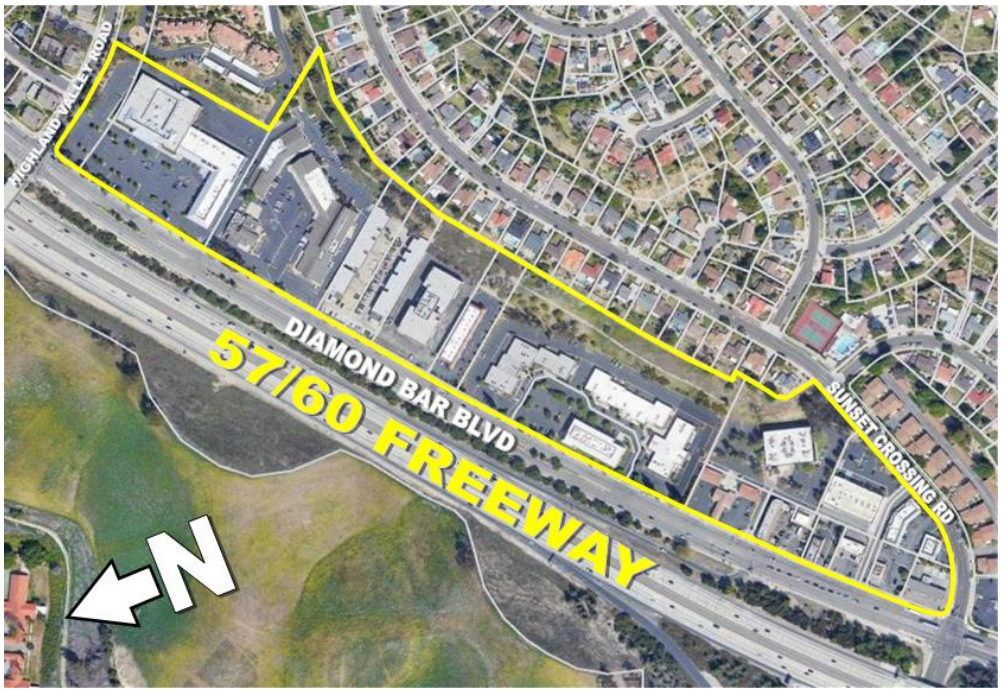
The draft ordinance (Exhibit "B" of the attached resolution), establishes a new zoning designation named *housing element site* ("H") *overlay district*. The purpose of the H overlay district is to allow multifamily dwellings as a standalone development, or as part of a mixed-use development, on sites containing other uses that are permitted in the underlying zoning district on which the overlay is applied. By applying the H overlay district to the Town Center Mixed Use, Neighborhood Mixed Use and Transit Oriented Mixed Use General Plan designations, residential development at a density of up to 30 dwelling units per acre may occur in those areas prior to the adoption of their respective specific plans.

The development standards established for the high density residential-30 units/acre (RH-30) zoning district will apply to multifamily residential development in the H overlay district. For nonresidential components of mixed-use developments, the development standards of the underlying zoning district would generally apply. The draft ordinance also contains off-street parking standards for mixed-use developments where reductions from the parking standards for standalone uses may be considered when shared parking among uses with varying peak demand periods is proposed.

Zoning Map Amendments

The parcels comprising the proposed housing element site (H) overlay district are those parcels with General Plan land use designations of Town Center Mixed Use, Neighborhood Mixed Use, and Transit Oriented Mixed Use, identified by their Assessor's Parcel Numbers in Tables B-3, B-4, and B-5 of Appendix B to the 2021-2029 General Plan Housing Element. The three sites subject to rezoning are shown within the yellow boundary lines below.

1. <u>Neighborhood Mixed Use</u>

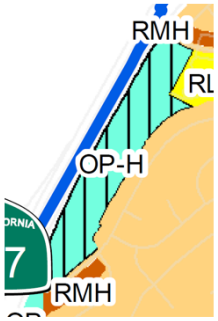


2. Town Center Mixed Use

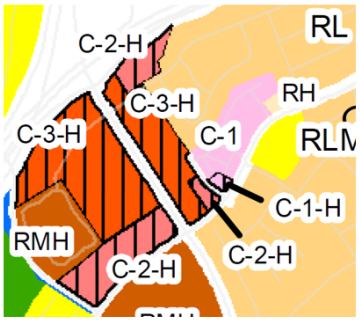
3. Transit Oriented Mixed Use

The revised zoning map is included as Exhibit 1 to the draft ordinance. The map legend depicts the zoning designations subject to the H overlay with the suffix "-H," accompanied graphically with vertical hatches on the map where the overlay applies, as shown below:

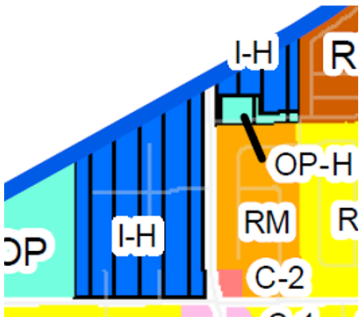
Residential Mixed Use



Town Center Mixed Use



Transit-Oriented Mixed Use



- C-1: Neighborhood Commercial
- C-1-H: Neighborhood Commercial-Housing Element Site Overlay
- C-2: Community Commercial
- C-2-H: Community Commercial-Housing Element Site Overlay
- C-3: Regional Commercial
- C-3-H: Regional Commercial-Housing Element Site Overlay
- I: Light Industry
- I-H: Light Industry-Housing Element Site Overlay
- OP: Office, Professional
- OP-H: Office, Professional-Housing Element Site Overlay

ANALYSIS:

The City committed to rezoning the H overlay sites as far back as December 2019 when the General Plan 2040 Update was adopted. This commitment was renewed and refined with the City Council's certification of the 2021-2029 Housing Element Update in August 2022, followed by HCD's certification in October 2022.

Enforcement of California's housing laws, including the RHNA requirements, has intensified in recent years. Decertification of the Housing Element can trigger several significant consequences, including:

- Loss of Zoning Control (Builder's Remedy). Developers can invoke the builder's remedy, which limits the City's ability to deny housing projects that include affordable units, even if they conflict with local zoning laws. In other words, developers that invoke the builder's remedy effectively have a right to build housing on any property not exclusively designated for public use, regardless of zoning designation.

- Legal Action and Penalties. The State Attorney General or housing advocacy organizations may sue the city for noncompliance. Potential legal penalties could include:

    - Court-ordered mandates to bring the housing element into compliance.
    - Significant financial fines for continued noncompliance.

- Ineligibility for State Funding. Cities with a decertified housing element may lose access to certain state funding programs for housing, transportation, and infrastructure projects. Examples include:

    - CDBG funding
    - Permanent Local Housing Allocation (PLHA) funding
    - Regional Early Action Planning (REAP) grants
    - SB 2 Planning Grants

- Increased State Oversight. HCD or the courts may impose additional oversight on the City's planning and zoning processes to ensure compliance with state housing laws.

While staff has been proceeding in good faith on the Town Center Specific Plan, the effort has taken longer than anticipated, and public hearings are not likely to take place prior to late spring of 2025. The time and effort put into the TCSP thus far has delayed the commencement of specific plans for the Neighborhood Mixed Use and Transit Oriented focus areas.

With limited time left to meet the statutory deadline, and avoid the potential consequences of not doing so, staff strongly recommends that the Planning Commission adopt the attached resolution recommending that the City Council approve the proposed General Plan and zoning text and map amendments.

The recommended actions fundamentally do nothing more than implement what the City committed to when it adopted the 2021-2029 Housing Element. Specific plans for the Neighborhood Mixed Use and Transit Oriented Mixed Use focus areas must still be completed to implement the broader General Plan objectives for these areas, but those actions are not subject to statutory deadlines mandated under State Law.

ENVIRONMENTAL DETERMINATION:

In conjunction with the adoption of the Diamond Bar General Plan 2040 and the Climate Action Plan 2040, the City prepared an Environmental Impact Report (EIR) to analyze the potential environmental impacts of those plans. The City Council certified the EIR on December 17, 2019, and the City filed a Notice of Determination on December 18, 2019.

In conjunction with adoption of the 2021-2029 Housing Element, the City evaluated the potential environmental impacts of the Housing Element in an addendum to the EIR. The City Council adopted the addendum on August 11, 2022. The proposed housing element site (H) overlay implements the densities established in the General Plan Land Use Element and required by the 2021-2029 Housing Element for the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use focus areas. The H overlay would not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts; therefore, no further environmental analysis is required. (Public Resources Code § 21166; CEQA Guidelines §§ 15168, 15162.).

PREPARED BY:

Greg Gubman Community Development Director 1/14/2025

REVIEWED BY:

Greg Gubman Community Development Director 1/8/2025

Attachments:

A. Draft Resolution

PLANNING COMMISSION
RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF DIAMOND BAR ADOPT AMENDMENTS TO THE GENERAL PLAN 2040 LAND USE AND ECONOMIC DEVELOPMENT ELEMENT AND VARIOUS PROVISIONS OF TITLE 22 (DEVELOPMENT CODE) OF THE DIAMOND BAR CITY CODE TO IMPLEMENT HOUSING PROGRAMS CONTAINED IN THE CITY'S CERTIFIED 2021-2029 HOUSING ELEMENT.

A. RECITALS

1. On November 3, 1998, the City of Diamond Bar adopted a Development Code (Title 22 of the Diamond Bar City Code);

2. On December 17, 2019, the City Council adopted the Diamond Bar General Plan 2040 and the Climate Action Plan 2040 to create a vision and blueprint for development through 2040. The Diamond Bar General Plan 2040 establishes the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use, and Community Core Overlay focus areas and corresponding land use designations, estimates that up to 3,750 new housing units could be built in the city by 2040, and anticipates that much of this growth will occur within these four focus areas;

3. On August 11, 2022, the City Council adopted the City's 2021-2029 General Plan Housing Element ("2021-2029 Housing Element"), which was subsequently found by the California Department of Housing and Community Development (HCD) to be in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code) on October 5, 2022. The 2021-2029 Housing Element identifies sites to accommodate the City's Regional Housing Needs Allocation (RHNA) of 2,516 residential units, including through rezoning of underutilized sites in the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use focus areas to allow residential development at a minimum density of 20 dwelling units per acre and a maximum density of at least 30 dwelling units per acre;

4. Pursuant to State law, the City is required to rezone adequate sites to accommodate its RHNA pursuant to the 2021-2029 Housing Element by February 12, 2025;

5. The City is in the process of developing specific plans for the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use focus areas to fully implement the Diamond Bar General Plan 2040; however, these specific plans will not be completed before the February 12, 2025 deadline;

6. The City of Diamond Bar has initiated Planning Case No. 2024-87, which includes proposed amendments to the General Plan Land Use and Economic Development Element, Title 22 (Development Code) of the Diamond Bar City Code, and the City's Official Zoning Map to implement Program H-8 of the 2021-2029 Housing Element (collectively, the "Housing Element Site Overlay") to rezone sites within the Town Center Mixed-Use, Neighborhood Mixed-Use, and Transit Oriented Mixed-Use focus areas to implement Program H-8 of the 2021-2029 Housing Element until specific plans for each of the focus areas that fully implement the General Plan are adopted;

7. In conjunction with the adoption of the Diamond Bar General Plan 2040 and the Climate Action Plan 2040, the City, as lead agency, prepared an Environmental Impact Report, State Clearinghouse Number 2018051066, to analyze the potential environmental impacts of those plans (the "EIR"). The City Council certified the EIR on December 17, 2019, and the City filed a Notice of Determination on December 18, 2019. In conjunction with adoption of the 2021-2029 Housing Element, the City, as lead agency, evaluated the potential environmental impacts of the Housing Element in an addendum to the EIR, and the City Council adopted the addendum on August 11, 2022. The proposed Housing Element Site Overlay implements the densities established in the General Plan Land Use Element and required by the 2021-2029 Housing Element for the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use focus areas. The Housing Element Site Overlay would not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts; therefore, no further environmental analysis is required. (Public Resources Code § 21166; CEQA Guidelines §§ 15168, 15162.);

8. On January 14, 2025, the Planning Commission held a duly noticed public hearing regarding the proposed Housing Element Site Overlay, reflected in the proposed General Plan Amendment attached hereto as Exhibit "A", and the proposed Development Code and Zoning Map Amendments reflected in the draft ordinance attached hereto as Exhibit "B" and incorporated by reference into this Resolution, and duly considered all public testimony, evidence, and staff analysis; and

9. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

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

2. Based on the findings and conclusions set forth above, the Planning Commission hereby recommends that the City Council approve Planning Case No. 2024-87 by adopting amendments to the General Plan 2040 Land Use and Economic Development Element attached hereto as Exhibit "A" and incorporated herein by reference, and the Development Code and Zoning Map Amendments reflected in the draft ordinance attached hereto as "Exhibit "B" and incorporated herein by reference.

The Planning Commission Secretary shall:

(a) Certify to the adoption of this Resolution; and

(b) Forthwith transmit a certified copy of this Resolution to the City Council of the City of Diamond Bar.

APPROVED AND ADOPTED THIS 14TH DAY OF JANUARY, 2025, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Ruben Torres, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 14th day of January, 2025, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST: _____
Greg Gubman, Secretary

Exhibit "A"

AMENDMENTS TO THE GENERAL PLAN 2040 LAND USE AND ECONOMIC DEVELOPMENT ELEMENT

Revisions to the following passages of the General Plan 2040 Land Use and Economic Development Element are highlighted with ~~strikethrough~~ text to show deletions, and double underline text to show additions.

1. The descriptions of the Town Center Mixed Use and Neighborhood Mixed Use designations on Page 2-12 of the section entitled *Land Use Classifications* are revised as follows:

Town Center Mixed Use

Allows and encourages a mix of uses with an emphasis on community-serving and destination retail, dining, and entertainment uses. Offices and professional services, and residential uses are also permitted. Maximum FAR for non-residential uses is 1.5 and a ~~maximum~~ residential density of 20.0 to 30.0 dwelling units per acre (20.0 - 30.0 du/ac) is permitted.

Neighborhood Mixed Use

Allows a range of housing types and commercial uses, with a maximum FAR for non-residential uses of 1.25 and a ~~maximum~~ residential density of 20.0 to 30.0 dwelling units per acre (20.0 - 30.0 du/ac). General Plan policies further delineate permitted and desired mix of uses and housing types based on parcel size and project location.

2. Page 2-16, Table 2-2 is revised as follows

Table 2-2: Land Use Density/Intensity Standards Summary Table

Land Use	Density (du/ac)	Intensity (FAR)	Acreage	% of Planning Area
CITY OF DIAMOND BAR				
…				
Mixed Use				
Town Center Mixed Use	~~Up to~~Min. 20.0/Max 30.0	Up to 1.5	45	<1
Neighborhood Mixed Use	~~Up to~~Min. 20.0/Max 30.0	Up to 1.25	38	<1
Transit-Oriented Mixed Use	Min. 20.0/Max 30.0	Up to 1.5	33	<1
…				

Note: Intensity (FAR) applies to non-residential floor area only.

Note: The Golf Course and Community Core Overlay designations cover the same area.

***

Exhibit "B"
ORDINANCE NO. XX (2025)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR, CALIFORNIA, AMENDING VARIOUS PROVISIONS OF TITLE 22 (DEVELOPMENT CODE) OF THE DIAMOND BAR CITY CODE TO ESTABLISH A HOUSING ELEMENT SITE OVERLAY DISTRICT TO IMPLEMENT THE GENERAL PLAN.

WHEREAS, On November 3, 1998, the City of Diamond Bar adopted a Development Code (Title 22 of the Diamond Bar City Code); and

WHEREAS, on December 17, 2019, the City Council adopted the Diamond Bar General Plan 2040 and the Climate Action Plan 2040 to create a vision and blueprint for development through 2040. The Diamond Bar General Plan 2040 establishes the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use, and Community Core Overlay focus areas and corresponding land use designations, estimates that up to 3,750 new housing units could be built in the city by 2040, and anticipates that much of this growth will occur within these four focus areas; and

WHEREAS, on August 11, 2022, the City Council adopted the City's 2021-2029 General Plan Housing Element ("2021-2029 Housing Element"), which was subsequently found by the California Department of Housing and Community Development (HCD) to be in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code) on October 5, 2022. The 2021-2029 Housing Element identifies sites to accommodate the City's Regional Housing Needs Allocation (RHNA) of 2,516 residential units, including through rezoning of underutilized sites in the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use focus areas to allow residential development at a minimum density of 20 dwelling units per acre and a maximum density of at least 30 dwelling units per acre; and

WHEREAS, pursuant to State law, the City is required to rezone adequate sites to accommodate its RHNA pursuant to the 2021-2029 Housing Element by February 12, 2025; and

WHEREAS, the City is in the process of developing specific plans for the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use focus areas to fully implement the Diamond Bar General Plan 2040; however, these specific plans will not be completed before the February 12, 2025 deadline; and

WHEREAS, the City of Diamond Bar has initiated Planning Case No. 2024-87, which includes proposed amendments to the General Plan Land Use Element, Title 22 (Development Code) of the Diamond Bar City Code, and the City's Official Zoning Map to implement Program H-8 of the 2021-2029 Housing Element (collectively, the "Housing Element Site Overlay") to rezone sites within the Town Center Mixed-Use, Neighborhood Mixed-Use, and Transit Oriented Mixed-Use focus areas to implement Program H-8 of

the 2021-2029 Housing Element until specific plans for each of the focus areas that fully implement the General Plan are adopted; and

WHEREAS, on _____, 2025, the City Council adopted Resolution No. _____ approving an amendment to the Land Use Element of the Diamond Bar General Plan 2040 to establish a minimum residential density of 20 dwelling units per acre on sites within the Town Center Mixed-Use and Neighborhood Mixed-Use Land Use Designations and a maximum residential density of 30 dwelling units per acre on sites within the Town Center Mixed-Use Land Use Designation; and

WHEREAS, the proposed amendments to the Development Code and Official Zoning Map implement and are consistent with the General Plan, including the Land Use Element and the 2021-2029 Housing Element; and

WHEREAS, in conjunction with the adoption of the Diamond Bar General Plan 2040 and the Climate Action Plan 2040, the City, as lead agency, prepared an Environmental Impact Report, State Clearinghouse Number 2018051066, to analyze the potential environmental impacts of those plans (the "EIR"). The City Council certified the EIR on December 17, 2019, and the City filed a Notice of Determination on December 18, 2019. In conjunction with adoption of the 2021-2029 Housing Element, the City, as lead agency, evaluated the potential environmental impacts of the Housing Element in an addendum to the EIR, and the City Council adopted the addendum on August 11, 2022. The proposed Housing Element Site Overlay implements the densities established in the General Plan Land Use Element and required by the 2021-2029 Housing Element for the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use focus areas. The Housing Element Site Overlay would not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts; therefore, no further environmental analysis is required. (Public Resources Code §21166; CEQA Guidelines §§ 15168, 15162.)

WHEREAS, on January 14, 2025, the Planning Commission held a duly noticed public hearing regarding the proposed Housing Element Site Overlay and adopted Resolution No. 2025-XX recommending City Council approval of the proposed General Plan, Development Code, and Zoning Map Amendments; and

WHEREAS, on _____, 2025, the City Council held a duly noticed public hearing regarding the proposed Development Code Amendment; and

WHEREAS, the City Council hereby finds that the proposed amendments are internally consistent with the General Plan and other adopted goals and policies of the City and adopts the facts and reasons stated in Planning Commission Resolution No. 2025-XX, a copy of which is on file with the City Clerk and which is incorporated herein by reference with the same force and effect as if set forth in full.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DIAMOND BAR DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals set forth above are true and correct and are incorporated herein by reference.

SECTION 2. Chapter 22.14 of Title 22 of the Diamond Bar City Code is hereby amended to add new Section 22.14.050, entitled "Housing Element Site Overlay," to read in its entirety as follows:

"**Sec. 22.14.050 – Housing element site (H) overlay district.**

(a) *Purpose*. The housing element site (H) overlay district is established to provide development and land use regulations for the development of multifamily dwellings on specified sites identified in the City of Diamond Bar 2021-2029 Housing Element to accommodate the City's unmet Regional Housing Needs Allocation (RHNA).

(b) *Applicability*. The (H) overlay district shall apply to those parcels so designated on the Zoning Map. The (H) overlay district generally applies to those parcels with a General Plan land use designation of Town Center Mixed-Use, Neighborhood Mixed-Use, and Transit-Oriented Mixed-Use identified in Tables B-3, B-4, and B-5 of Appendix B to the City of Diamond Bar 2021-2029 General Plan Housing Element, which have not otherwise been made subject to the regulations of an adopted specific plan or other residential or mixed-use zoning district.

(c) *Uses*. Multifamily dwellings shall be a permitted use on sites within the (H) overlay district, either as a standalone development, or as part of a mixed-use development containing other uses permitted within the underlying zoning district. Other uses permitted by state law or another provision of the Development Code to be developed on sites zoned for multifamily use shall also be permitted or conditionally permitted, as applicable.

(d) *Development Standards*. Except as otherwise expressly provided in this section, the site planning and development standards applicable to the development of property within the RH-30 (high density residential-30 dwelling units per acre) zoning district shall apply to developments within the (H) overlay district containing multifamily dwellings. All other applicable development standards in the underlying zoning district and not in conflict with this section shall apply to uses within a mixed-use development containing a multifamily dwelling.

(e) *Special Provisions Applicable to Lower-Income Sites*. In accordance with subdivision (h) of Government Code Section 65583.2, the following additional regulations shall apply to those sites within the (H) overlay district identified in Tables B-3, B-4, and B-5 of Appendix B to the City of Diamond Bar 2021-2029 General Plan Housing Element to accommodate the City's low- or very low-income housing needs:

i. At least sixteen (16) dwelling units may be developed on the site.

ii. Residential uses shall occupy at least 50 percent of the total gross floor area of any new development on the site.

iii. For developments in which 20 percent or more of the units are affordable to lower income households, multifamily dwellings shall be considered a use by right and shall be reviewed ministerially pursuant to section 22.18.040(f).

(f) *Parking Requirements*. Except as otherwise expressly provided in Section 22.18.010 or another provision of this Code, or by state law, the number of and design of required off-street parking spaces shall be as set forth in Chapter 22.30. The calculation of required parking spaces shall be based upon the parking required for each individual use within a development. Where a mix of uses are developed and two or more uses have distinct and differing peak parking usage periods, an applicant may request, but shall not be entitled to, a reduction in the required number of parking spaces. Such a request may be approved by the final review authority, provided that the most remote space is located within 300 feet of the use it is intended to serve (as measured along the most direct pedestrian path) and the number of parking spaces provided shall not be less than either (i) the demonstrated estimated peak demand for the site during any twenty-four hour period, plus a 15 percent contingency, or (ii) the minimum number of spaces required in Chapter 22.30 for use requiring the fewest spaces. A shared parking analysis prepared by a duly licensed professional shall be provided by the applicant to support a request for a parking reduction.

(g) *Special Procedures Applicable to Housing Development Projects*. The special procedures applicable to housing development projects set forth in Chapter 22.18 shall apply to proposed development on sites within the (H) overlay district.

SECTION 3. The Zoning Map of the City of Diamond Bar is hereby amended as shown in Exhibit 1 to this Ordinance to denote the Housing Element Site (H) Overlay District for the applicable properties.

SECTION 4. If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

SECTION 5. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause a certified copy of this Ordinance to be posted within fifteen (15) days after this Ordinance is passed and adopted, in the Office of the City Clerk and two additional public places, together with the vote for and against the same.

ADOPTED this ___ day of _____, 2025.

_____
Chia Yu Teng, Mayor

ATTEST:

_____
Kristina Santana, City Clerk

APPROVED AS TO FORM:

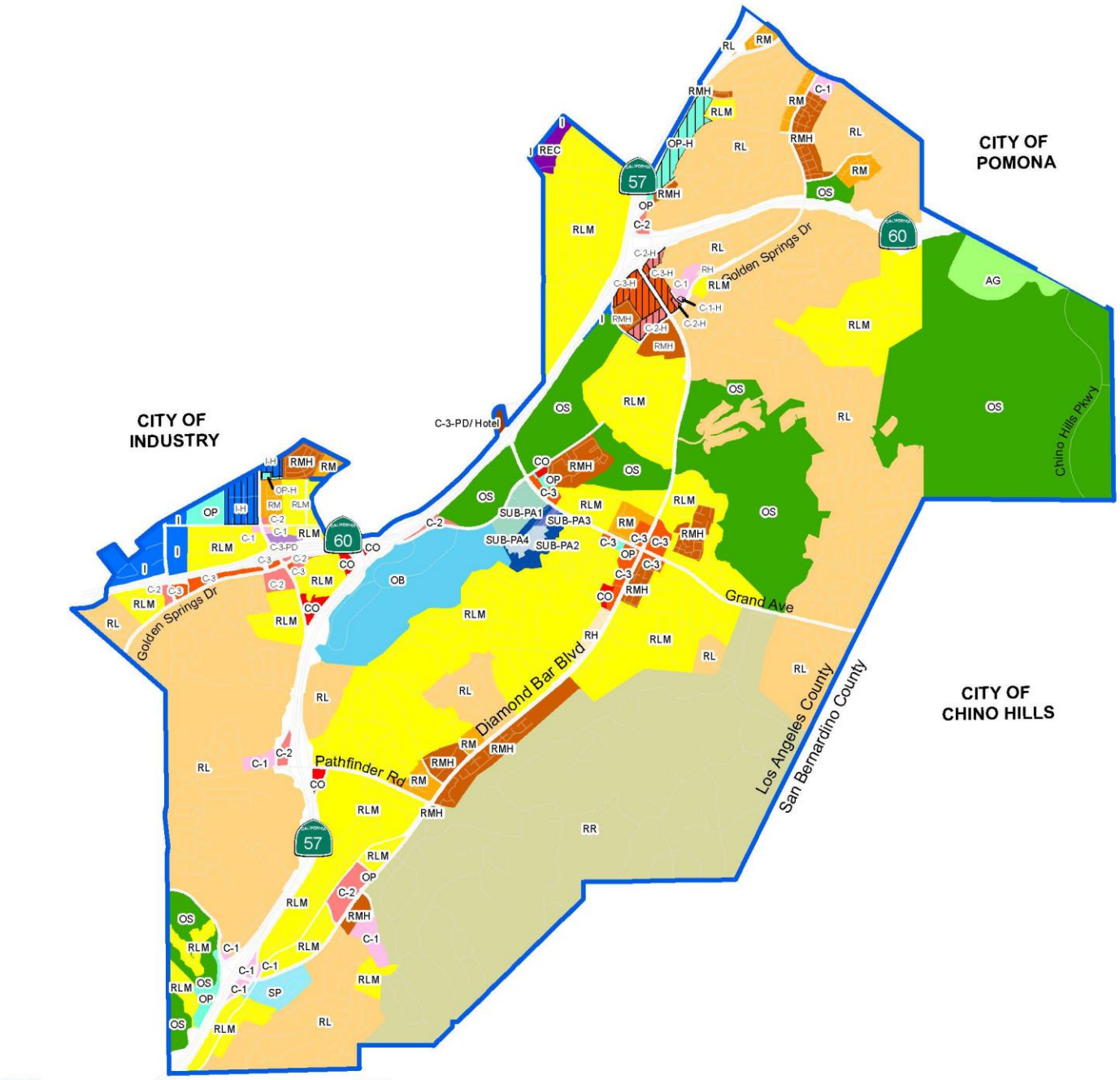
_____
Omar Sandoval, City Attorney

I, Kristina Santana, City Clerk of the City of Diamond Bar, California, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of the City Council held on the __ day of _____, 2025, and was duly passed and adopted at a regular meeting of the City Council held on the _____ day of _____, 2025, by the following vote:

AYES:	COUNCILMEMBERS:	[name(s)]
NOES:	COUNCILMEMBERS:	[name(s)]
ABSENT:	COUNCILMEMBERS:	[name(s)]
ABSTAIN:	COUNCILMEMBERS:	[name(s)]

_____
Kristina Santana, City Clerk

Exhibit 1
City of Diamond Bar Zoning Map



City Boundary

Zoning

- AG: Agricultural
- C-1: Neighborhood Commercial
- C-1-H: Neighborhood Commercial-Housing Element Site Overlay
- C-2: Community Commercial
- C-2-H: Community Commercial-Housing Element Site Overlay
- C-3: Regional Commercial
- C-3-H: Regional Commercial-Housing Element Site Overlay
- C-3-PD: Regional Commercial Planned Development
- C-3-PD/Hotel: Regional Commercial/Hotel
- CO: Commercial Office
- I: Light Industry
- I-H: Light Industry-Housing Element Site Overlay
- OB: Office, Business Park
- OP: Office, Professional
- OP-H: Office, Professional-Housing Element Site Overlay
- OS: Open Space/ Conservation
- REC: Recreation
- RH: High Density Residential
- RH-30: High Density Residential-30 units/acre
- RL: Low Density Residential
- RLM: Low Medium Density Residential
- RM: Medium Density Residential
- RMH: Medium High Density Residential
- RR: Rural Residential
- SP: Specific Plan Overlay
- SUB-PA1: Planning Area 1
- SUB-PA2: Planning Area 2
- SUB-PA3: Planning Area 3
- SUB-PA4: Planning Area 4

Zoning Map

CITY OF DIAMOND BAR CALIFORNIA

0 0.5 1 Miles

N

Source: 1/6/2025
Location: \\dbgis\!GIS Projects\Departments\Planning\Zoning\MXD\DiamondBar_Zoning_2025

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Project Status Report
January 14, 2025

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 01/14/25	CC 01/21/25	PC 01/28/25	CC 02/04/25	PC 02/11/25	CC 02/18/25
PONY League Property Acquisition General Plan Conformity Finding (continued from December 10, 2024 PC Meeting)				D					
General Plan Amendment – Housing Element Zoning Ordinance	PL 2024-87			PH					
ADMINISTRATIVE REVIEW									
Property Location		AP	Applicant						
None									
PENDING ITEMS									
Property Location	File #	AP	Applicant	Status					
1024 Brea Canyon Road (Modify existing convenience store's Alcoholic Beverage Control license to permit sale of beer, wine and distilled spirits (ABC type 21 license))	CUP/PCN PL2024-64	DT	Michael Zavaro	Under Review					
2725 Clear Creek (New Single-Family Residence)	DR PL2022-74	DT	Diane Shi	Under Review					
2000 Chestnut Creek (New Single-Family Residence)	DR MCUP PL2024-7	DT	Claire Lee	First incomplete letter sent 2/22/24 – waiting for additional information					
2001 Derringer Lane (2-lot subdivision)	TPM 83036 PL2021-46	MN	Gurbachan S. Juneja	Fifth incomplete letter sent 7/30/24 - waiting for additional information					
334 S. Diamond Bar Blvd (Banquet)	CUP PL2024-76	MN	Jason Lee for Black Canvas South	Under Review					
1155 S. Diamond Bar Blvd Unit U (Pilates)	CUP PL2024-85	RL/MN	ASA Yoga Pilates	Under Review					
Gentle Springs Ln. and S. Prospectors Rd.	GPA, ZC, VTTM, DR PL2021-23	GL/DT	Tranquil Garden LLC	First incomplete letter sent 4/16/21 – waiting for additional information					

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

PENDING ITEMS (continued)

Property Location	File #	AP	Applicant	Status
20627 Golden Springs Unit 1F (Beer & wine sales at restaurant)	MCUP PL2024-86	RL/MN	Cecilia Chan	Under Review
1134 Hedgewood (Addition and remodel to single-family residence)	MCUP PP PL2024-78	RL/MN	Dennis Pagoulatos	Under Review
2234 Indian Creek (New single-family residence)	DR PL2024-82	DT	Matthew Ewing	First incomplete letter sent 12/19/24 – waiting for additional information
2521 Indian Creek (New single-family residence)	DR & TP PL2024-65	RL/MN	Philip K. Chan	First incomplete letter sent 10/28/24 – waiting for additional information
22909 Lazy Trail Rd. (Addition and remodel to single family residence)	DR, MCUP PL2021-05	DT	Walt Patroske	Under Review
1829 Los Cerros Drive (Addition and remodel to single-family residence)	DR PL2023-46	DT	Raz Grinbaum	Under Review
2235 Morning Canyon Rd. (44-unit apartments)	DR, DB, TP PL2022-89	MN	Max Yang	Under Review
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT	Pete Volbeda	Second incomplete letter sent 12/5/23 – waiting for additional information
2631 Rocky Trail (Addition and remodel to single-family residence)	DR PL2024-43	DT	Katy Liu	Under Review
Citywide Objective Design Standards	DCA PL2024-51	MN/GL	City of Diamond Bar	Under Review
SB9 Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review
Walnut Valley Unified School District (Billboard Ordinance)	DCA PL2024-40	DT/GL	WVUSD	Under Review