



City of Diamond Bar Planning Commission Agenda

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

Meeting Date: Tuesday, September 23, 2025

Regular Meeting 6:30 p.m.

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

WELCOME TO A MEETING OF THE DIAMOND BAR PLANNING COMMISSION

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

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

HOW TO ACCESS THE MEETING REMOTELY

Listen-Only: Call +1 (562) 247-8422, Access Code: 853-218-329

Participate: [Join Go To Webinar](https://attendee.gotowebinar.com/register/6109597338515114581)
<https://attendee.gotowebinar.com/register/6109597338515114581>

RESOURCES

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

AMERICANS WITH DISABILITY ACT ACCOMMODATION

In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please [email the Community Development Department](mailto:commdev@diamondbarca.gov) (commdev@diamondbarca.gov) or call 909-839-7030 as soon as possible. Providing at least 72 hours' notice will help ensure that reasonable arrangements can be made.

PUBLIC INPUT

The public may provide public comment by attending the meeting in person, by sending an email, or by logging into the teleconference. Please [email the Community Development Department](mailto:commdev@diamondbarca.gov) (commdev@diamondbarca.gov) by 4:00 p.m. on the day of the meeting and indicate in the Subject Line "FOR PUBLIC COMMENT." Written comments will be distributed to the Planning Commission Member and noted for the record at the meeting. Please note that the meeting will proceed at

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

Speakers are limited to five (5) minutes per agenda item, unless the Chairperson determines otherwise. The Chairperson may adjust this time limit depending on the number of people wishing to speak, the complexity of the matter, the length of the agenda, the hour and any other relevant consideration. Speakers may address the Planning Commission only once on an agenda item, except during public hearings, when the applicant/appellant may be afforded a rebuttal. Any material to be submitted to the Planning Commission at the meeting should be submitted through the Administrative Coordinator.

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

1. CALL TO ORDER: 6:30 p.m., Windmill Room**PLEDGE OF ALLEGIANCE:**

ROLL CALL: Commissioners Torres, Rawlings, Mehta, Vice Chair Worthington, Chair Barlas

APPROVAL OF AGENDA: Chair

2. PUBLIC COMMENTS:

"Public Comments" is the time reserved on each regular meeting agenda to provide an opportunity for members of the public to directly address the Planning Commission on Consent Calendar items or other matters of interest not on the agenda that are within the subject matter jurisdiction of the Planning Commission. Although the Planning Commission values your comments, pursuant to the Brown Act, members of the Planning Commission may briefly respond to public comments if necessary, but no extended discussion and no action on such matters may take place. There is a five-minute maximum time limit when addressing the Planning Commission.

3. CONSENT CALENDAR:

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

3.1 August 12, 2025 Planning Commission Meeting Minutes**Recommended Action:**

Staff recommends that the Planning Commission approve the August 12, 2025, Planning Commission meeting minutes.

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

- 6.1 Development Review and Minor Conditional Use Permit No. PL2025-17:** Under the authority of DBCC Section 22.48, 22.56 and 22.68, the property owner, Vishal Kaushal, and applicant, Pete Volbeda, are requesting Development Review approval to remodel and expand an existing 5,071 square-foot two-story single-family residence on a 1.89-acre lot. The project includes first- and second-level additions, construction of a new third level and interior renovations. A Minor Conditional Use Permit is also requested to continue an existing nonconforming front setback of 20 feet 5 inches, where 30 feet is required. The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 2151 Derringer Lane
Diamond Bar, CA 91765
APN: 8713-034-028

APPLICANT: Pete Volbeda
215 N. 2nd Avenue, Suite B
Upland, CA 91786

PROPERTY OWNER: Vishal Kaushal
2151 Derringer Lane
Diamond Bar, CA 91765

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.

Recommended Action:

Adopt the attached Resolution (Attachment A) approving Development Review and Minor Conditional Use Permit No. PL2025-17, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48, 22.56 and 22.68, subject to conditions.

7. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

8. STAFF COMMENTS/INFORMATIONAL ITEMS:

8.1 Project Status Report

Recommended Action:

Staff recommends the Planning Commission receive and file the Project Status Report dated September 23, 2025.

9. SCHEDULE OF FUTURE EVENTS:

- 9.1 City Council Meeting - October 7, 2025 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.
- 9.2 Planning Commission Meeting - October 14, 2025 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr.
- 9.3 City Council Meeting - October 21, 2025 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.
- 9.4 Planning Commission Meeting - October 28, 2025 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr. (Cancelled)

10. ADJOURNMENT:

CERTIFICATION

I, Arlene Laviera, Administrative Coordinator, City of Diamond Bar, hereby certify, under penalty of perjury under the laws of the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq., not less than 72 hours prior to the meeting, at the following locations: Diamond Bar City Hall Kiosk, Diamond Bar City Hall Bulletin Board, City website: www.diamondbarca.gov, and Diamond Bar Library.

Arlene Laviera

Administrative Coordinator

Date Posted: September 18, 2025