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, October 14, 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 (631) 992-3221, Access Code: 164-280-745
Participate: Join Go To Webinar
https://attendee.gotowebinar.com/register/5107392490284055391

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 (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 (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 (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 September 23, 2025 Planning Commission Meeting Minutes

Recommended Action:
Staff recommends that the Planning Commission approve the September 23, 2025, Planning Commission meeting.

4. OLD BUSINESS:

5. NEW BUSINESS:

6. PUBLIC HEARINGS:

6.1 **Development Review No. PL2025-51**: Under the authority of DBCC Section 22.48, the property owner, Shun Kit Tam, and applicant, Harry Kim, are requesting Development Review approval to construct a 70 square-foot first floor addition, a 1,470 square-foot second floor addition, and a 273 square-foot garage addition to an existing 2,037 square-foot single-family residence on a 9,213 square-foot lot. The subject property is zoned Low Density Residential (RL) with an underlying General Plan land use designation of Low Density Residential.

PROJECT ADDRESS: 3354 Hawkwood Road, Diamond Bar, CA 91765 (APN: 8714-009-027)
APPLICANT: Harry Kim, 1100 W. La Habra Blvd., La Habra, CA 90631
PROPERTY OWNER: Shun Kit Tam, 19351 Windrose Dr., Rowland Heights, CA 91748

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 No. PL2025-51, based on the findings of Diamond Bar City Code (DBCC) Section 22.48, 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 October 14, 2025.

9. SCHEDULE OF FUTURE EVENTS:

9.1 City Council Meeting - October 21, 2025 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.

9.2 Planning Commission Meeting - October 28, 2025 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr. - CANCELLED

9.3 City Council Meeting - November 4, 2025 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.

9.4 Planning Commission Meeting - November 11, 2025 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr. - CANCELLED

In observance of Veterans Day, all city offices and facilities are closed on November 11, 2025.

9.5 City Council Meeting - November 18, 2025 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.

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: October 9, 2025

PLANNING COMMISSION AGENDA REPORT

TO: Chair and Members of the Planning Commission

FROM: Greg Gubman, Community Development Director

SUBJECT: September 23, 2025 Planning Commission Meeting Minutes

RECOMMENDATION:

Staff recommends that the Planning Commission approve the September 23, 2025, Planning Commission meeting.

BACKGROUND/DISCUSSION:

Minutes have been prepared and are being presented for approval.

PREPARED BY:

Arlene Laviera, Administrative Coordinator, Community Development

ATTACHMENTS:

1. 09-23-25 pcmin

MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
September 23, 2025

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE: V/C Worthington

1. ROLL CALL: Mehta, Torres, V/C Worthington, C/Barlas

ABSENT: Rawlings

STAFF PRESENT: Greg Gubman, Community Development Director, Grace Lee, Planning Manager, Rudy Lopez, Assistant Planner; Arlene Laviera, Administrative Coordinator; and Dan Cruz, Assistant City Attorney

3. PUBLIC COMMENTS: None.

4. CONSENT CALENDAR:

4.1 **MINUTES OF THE PLANNING COMMISSION REGULAR MEETING** – August 12, 2025.

Torres moved, and Mehta seconded to approve consent calendar. Motion carried 4-0-0-1 by the following Roll Call vote:

AYES:	4	COMMISSIONERS: Mehta, Torres, Worthington, C/Barlas
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	1	COMMISSIONERS: Rawlings

5. OLD BUSINESS:

6. NEW BUSINESS:

7. PUBLIC HEARING:

Development Review and Minor Conditional Use Permit 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 DETERMINATION: 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.

Worthington moved, and Torres seconded to adopt Resolution No. 2025-16 to approve Development Review and Minor Conditional Use Permit PL2025-17 subject to the conditions of approval. Motion carried 4-0-0-1 by the following Roll Call vote:

AYES:	4	COMMISSIONERS: Mehta, Torres, Worthington, Barlas
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	1	COMMISSIONERS: Rawlings

8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman informed the Commission there is one item scheduled for the October 14th Planning Commission meeting.

The meeting scheduled for October 28, 2025 is canceled.

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

ADJOURNMENT: With no further business before the Planning Commission, C/Barlas

adjourned the Regular Planning Commission meeting at 6:49 p.m. to the regularly scheduled meeting on Tuesday, October 14, 2025.

The foregoing minutes are hereby approved this 14th day of October, 2025.

Attest:
Respectfully Submitted,

_____
Greg Gubman, Community Development Director

_____
Naila Barlas, Chair

PLANNING COMMISSION AGENDA REPORT

CASE/FILE NUMBER:	Development Review No. PL2025-51
PROJECT LOCATION:	3354 Hawkwood Road Diamond Bar, CA 91765 (APN: 8714-009-027)
GENERAL PLAN DESIGNATION:	Low Density Residential
ZONING DISTRICT:	Low Density Residential (RL)
PROPERTY OWNER:	Shun Kit Tam 19351 Windrose Drive Rowland Heights, CA 91748
APPLICANT:	Harry Kim 1100 W. La Habra Boulevard La Habra, CA 90631

SUMMARY:

The applicant is requesting Development Review approval to construct a 70 square-foot first floor addition, a 1,470 square-foot second floor addition, and a 273 square-foot garage addition to an existing 2,037 square-foot single-family residence on a 9,213 square-foot lot.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review No. PL2025-51, based on the findings of Diamond Bar City Code (DBCC) Section 22.48, subject to conditions.

BACKGROUND:

The project site is located on the east side of Hawkwood Road, between Barbi Lane and Ambushers Street. The property was developed in 1978 under Los Angeles County standards with a 2,037 square-foot, one-story single-family residence and 450 square-foot garage. There are no protected trees onsite.

The property is legally described as Lot 87 of Tract No. 33205, and the Assessor's Parcel Number (APN) is 8714-009-027.

Site and Surrounding General Plan, Zoning and Land Uses

The image below highlights the subject property:

Site (Plan View) Aerial

Project Site

Adjacent Property to South

Adjacent Property to North

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

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

Project Description

Site Plan

The subject property is a rectangular-shaped lot located on the east side of Hawkwood Road. The existing house is situated on a leveled pad towards the west side of the lot, facing Hawkwood Road.

The existing residence has a rear setback of 36'-7" and a front setback of 26 feet(front setback measurement for all parcels within Tract 33205 begin within the public right-of-way, six feet behind curb face). The side setbacks are six feet on one side, and 12 feet on the other. Distances to adjacent structures to the north is 18'-6" and to the south is 20 feet. The proposed addition will not alter these existing setbacks and is primarily located above the south side of the existing first floor. Therefore, no grading is required. The two-car garage will be expanded into a three-car garage, and the driveway will be widened to provide access to the third space. One unprotected tree (white champaca) in the front yard is proposed for removal to accommodate these improvements.

Floor Plan

The existing residence comprises of the following interior spaces: common areas (family room, living room, kitchen, dining room), three bedrooms, two bathrooms, and a two-car garage.

The proposed first-floor modifications include reconfiguring the common areas to create an open floor plan, converting one bedroom into an office, adding a bathroom to serve the existing bedrooms, creating a powder room and a laundry room, and expanding the two-car garage into a three-car garage. Three additional bedrooms, two bathrooms and a great room are planned for the new second floor.

The floor area distribution is summarized below:

PROJECT SUMMARY (square footage)

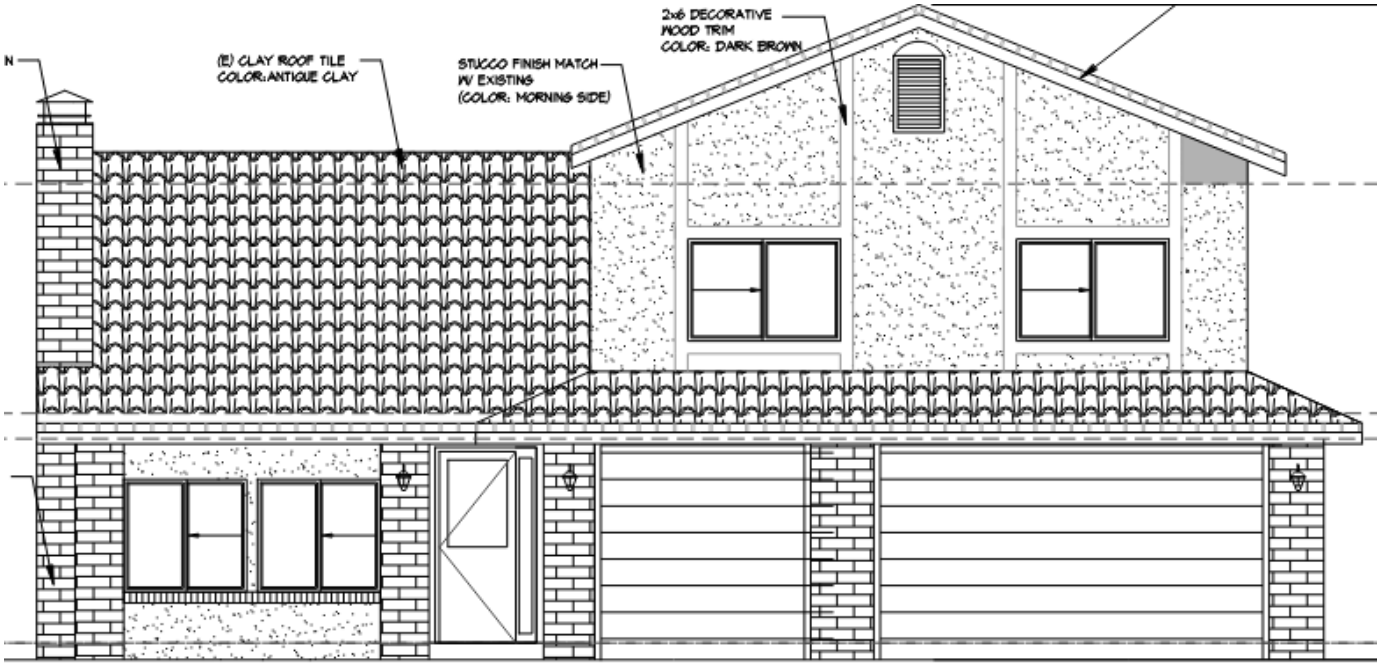
Living Area		3,577
o First Floor	2,037	
o First Floor Addition	70	
o Second Floor Addition	1,470	
Non-Livable Area		1,264
o Patio Cover	518	
o Porch	22.5	
o Garage	450	
o Garage Addition	273	
TOTAL FLOOR AREA		**4,841**

Architectural Features, Colors and Materials:

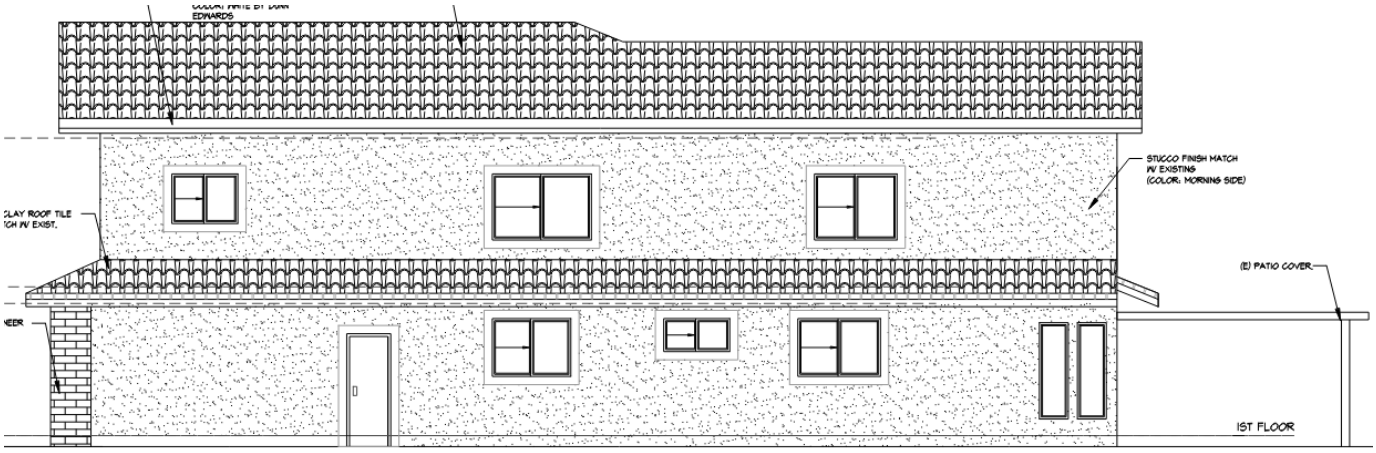
The existing residence is a 1970s Ranch-style tract home. The residence has a 5:12 pitched gable-style roof with red clay tiles, grey stucco, brick veneer, and a brick chimney.

The proposed remodel and addition maintain consistency with the existing architectural style. The 5:12 gabled tile roof on the addition will be integrated with the existing residence, and the current brick veneer will be retained. The addition includes 1'-6" eaves and 2x6 fascia boards to match the existing residence. Matching grey stucco and white vinyl windows and doors are incorporated into the design. The front elevation will feature decorative brown wood trim around and above the windows to be consistent with similar two-story homes in the neighborhood. The remodeled residence will have a height of approximately 25'-8", an increase of about six feet from the existing 19'-9" building height.

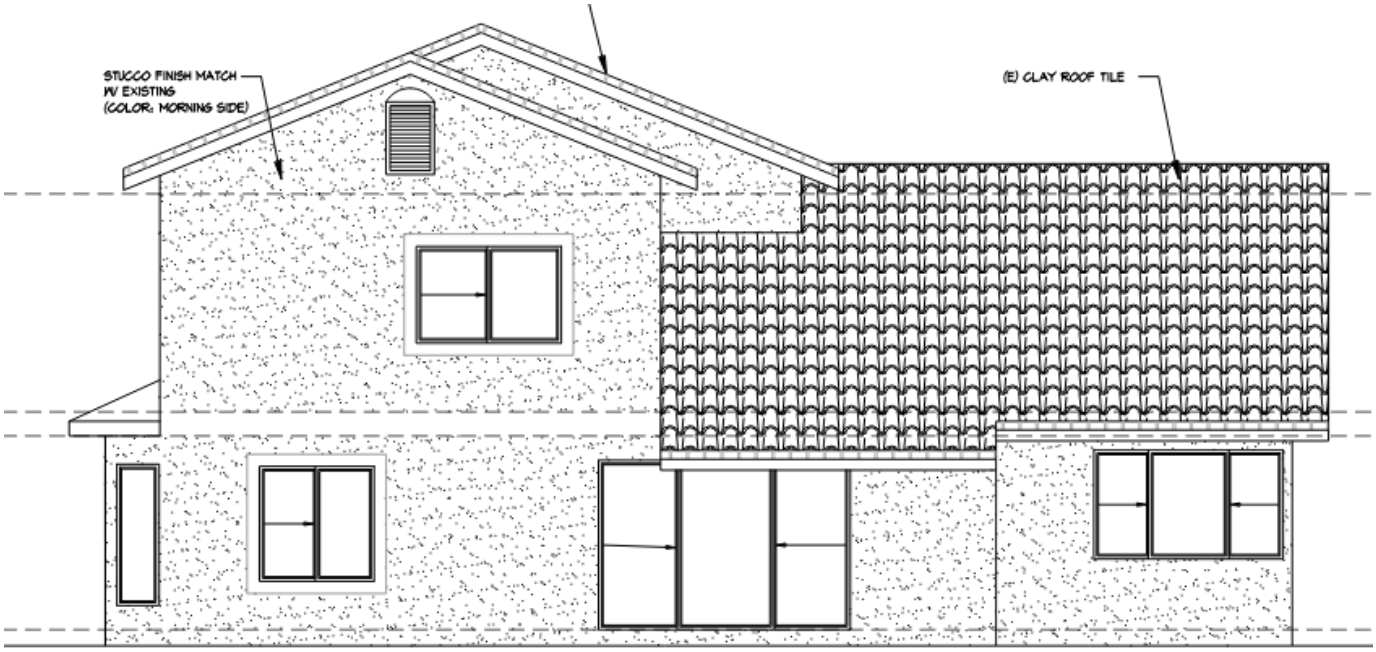
The proposed west (front), south (side) and east (rear) elevations are illustrated below:



Proposed West (Front) Elevation



Proposed South (Side) Elevation



Proposed East (Rear) Elevation

Landscaping: Landscape plans are not required because the site is already developed, and because the project is exempt from the City's Water Efficient Landscaping Ordinance. The ordinance would only apply if new or rehabilitated landscaping of 500 square feet or more was being installed or altered. However, landscaping that is damaged during construction will need to be restored upon project completion.

ANALYSIS:

Review Authority

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

Development Review (DBCC Section 22.48)

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

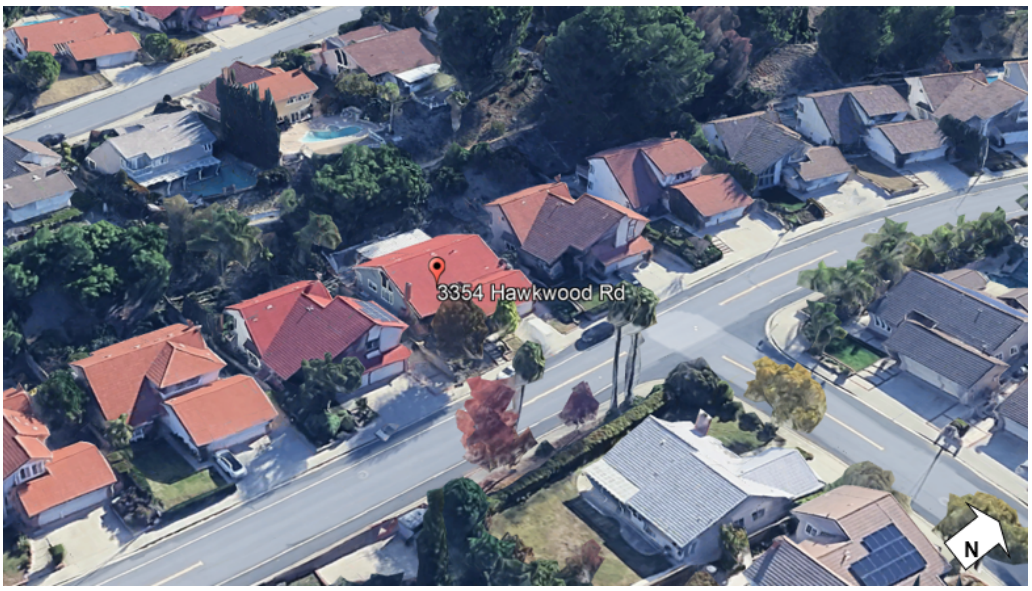
As stated in Section 22.48.010 of the Development Code, the Development Review process was established to ensure that new development and additions to existing development are consistent with the General Plan "through the promotion of high functional and aesthetic standards to complement and add to the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

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

Development Feature	Residential Development Standards	Current	Proposed	Meets Requirements
Front Setback	20 feet	26 feet	26 feet	Yes
Side Setbacks	10 feet on one side and 5 feet on the other	North side – 6 feet South side – 12 feet	North side – 6 feet South side – 12 feet	Yes
Side Yard Minimum Between Adjoining Structures	15 feet	North side – 18'-6" South side – 20 feet	North side – 18'-6" South side – 20 feet	Yes
Rear Setback	20 feet	36'-7"	36'-7"	Yes
Lot Coverage (Maximum)	40%	33%	37%	Yes
Max. Building Height	35'	19'-9"	25'-8"	Yes
Parking	2-car garage	2-car garage	3-car garage	Yes

Compatibility with Neighborhood

The second-story addition is designed to be consistent with the neighborhood, as it is positioned directly above the existing garage and features decorative trim around and above the windows that reflects nearby homes. The project site is situated between existing two-story residences. The addition is compatible with the neighborhood by maintaining the mass, scale, and rhythm of the streetscape. Its exterior architectural forms and construction materials will match those of the existing structure. Furthermore, the proposed addition will not obstruct existing views from neighboring residences. Homes to the north, south, and west will continue to enjoy views from their respective rear yards. Overall, the addition will be seamlessly integrated into the home and will not negatively affect the neighborhood's appearance or character.



Aerial View of Project Site and Adjacent Properties

Privacy

Second-story windows are proposed on both side elevations (south and north). The property to the north will experience minimal privacy impacts, as the addition is situated toward the south side of the lot. The addition will create views toward the property to the south (3362 Hawkwood Road); however, according to the applicant and property owner, they have contacted this neighbor, who expressed no objections to the project and only requested that the property be kept clean during construction. The property to the east will have minimal view impacts, as the adjacent house sits at a higher grade with landscaping along the ascending slope that blocks potential views in that direction.

Based on the foregoing, staff finds that the project follows the principles of the City's Residential Design Guidelines as follows:

- The addition will conform to all current development standards, including building height, lot coverage and setbacks which is consistent with other homes in the neighborhood;
- A gradual transition between the addition and existing residence is achieved through appropriate setbacks, building height, and window and door placement;
- The addition is appropriate in mass and scale to the site;
- Roof type and pitch of the addition matches the primary structure;
- The addition is visually integrated with the primary structure, by utilizing similar colors and materials; and
- The proposed addition will not obstruct views or create a privacy concern for nearby properties.

Additional Review

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

NOTICE OF PUBLIC HEARING:

On October 3, 2025, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site, and the notice was published in the *San Gabriel Valley Tribune* newspaper on October 3, 2025. A notice display board was posted at the site, and a copy of the notice was posted at the City's designated community posting sites.

PUBLIC COMMENTS RECEIVED:

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

ENVIRONMENTAL ASSESSMENT:

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorically Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15301(e) (additions to existing structures) of the CEQA Guidelines. No further environmental review is required.

PREPARED BY:

Mayuko Nakajima, Senior Planner, Community Development

ATTACHMENTS:

1. Draft Resolution No. 2025-XX, Standard Conditions of Approval
2. Site Plan, Floor Plan, Elevations, and Roof Plan
3. Color and Material Board

PLANNING COMMISSION
RESOLUTION NO. 2025-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2025-51 TO CONSTRUCT A 70 SQUARE-FOOT FIRST FLOOR ADDITION, 1,470 SQUARE-FOOT SECOND FLOOR ADDITION, AND A 273 SQUARE-FOOT GARAGE ADDITION TO AN EXISTING 2,037 SQUARE-FOOT SINGLE-FAMILY RESIDENCE, LOCATED AT 3354 HAWKWOOD ROAD, DIAMOND BAR, CA 91765 (APN 8714-009-027).

A. RECITALS

1. The property owner, Shun Kit Tam, and applicant, Harry Kim, have filed an application for Development Review No. PL2025-51 to construct a 70 square-foot first floor addition, a 1,470 square-foot second floor addition, and a 273 square-foot garage addition to an existing 2,037 square-foot single-family residence, located at 3354 Hawkwood Road, Diamond Bar, County of Los Angeles, California. Hereinafter in this Resolution, the subject Development Review shall be referred to as the "Proposed Project."

2. The subject property is made up of one parcel totaling 9,213 gross square feet. It is located in the Low Density (RL) zone with an underlying General Plan land use designation of Low Density Residential.

3. The legal description of the subject property is Lot 87 of Tract No. 33205, and the Assessor's Parcel Number (APN) is 8714-009-027.

4. On October 3, 2025, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site. On October 3, 2025, the notice was published in the *San Gabriel Valley Tribune* newspaper. A notice display board was posted at the site, and a copy of the notice was posted at the City's designated community posting sites.

5. On October 14, 2025, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded said hearing on that date.

B. RESOLUTION

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

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

2. The Planning Commission hereby determines the Project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the provisions of Article 19 under Section 15301(e)(additions to existing structures) of the CEQA Guidelines. Therefore, no further environmental review is required.

C. FINDINGS OF FACT

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

Development Review Findings (DBCC Section 22.48.040)

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

   The design of the Project is consistent with the applicable elements of the City's General Plan, City Design Guidelines and development standards. The City's General Plan Policy CC-G-4 requires the preservation of the scale and character of existing residential neighborhoods and ensure sensitive transitions between densities and uses. The Project is designed to be compatible with the existing homes in the neighborhood by maintaining the mass, scale and rhythm of the streetscape. The second story addition is designed in a manner that is consistent with the neighborhood since it is positioned directly above the existing garage and features decorative trim around and above the windows that reflects nearby homes. The exterior architectural forms and construction materials of the addition will match those of the existing structure.

   A gradual transition between the Project and adjacent uses is achieved through appropriate setbacks, building height, and window and door placement. The addition complies with the City's Design Guidelines where architectural design should focus on the development of a high-quality residential environment that considers compatibility with surrounding character, including harmonious building style, form, size, color, material, and roofline [City's Design Guidelines B. Architecture (1)]. This is achieved through appropriate building scale, proportions and matching the existing building materials with tile roofing, grey stucco, and white vinyl windows.

   The Project complies with all development standards of the Low Residential zoning district such as building height, lot coverage and setbacks. The project site is not part of any theme area, specific plan, community plan, boulevard or planned development.

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

   The proposed project will not interfere with the use and enjoyment of neighboring existing or future developments because the use of the project site is designed for a single-family home and the surrounding uses are also single-family homes. The residence as proposed maintains all required setback and distances from

neighboring residences and is not expected to impact uses or privacy of neighboring lots.

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

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

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

The residence with the proposed addition will not negatively impact the look and character of the neighborhood because the architectural design is compatible with existing homes in building mass, scale, color, material, and roofline while providing an enhancement to the overall neighborhood appearance. The additional height of the residence will not block any views to adjacent properties. Furthermore, the second story addition is designed in a manner that is consistent with the neighborhood since it is positioned directly above the existing garage and features decorative trim around and above the windows that reflects nearby homes.

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

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

The existing residence is a 1970s Ranch-style tract home. The residence has a 5:12 pitched gable-style roof with red clay tiles, grey stucco, brick veneer, and a brick chimney. The 5:12 gabled tile roof on the addition will be integrated with the existing residence, and the current brick veneer will be retained. The addition includes 1'-6" eaves and 2x6 fascia boards to match the existing residence. Matching grey stucco and white vinyl windows and doors are incorporated into the design. The front elevation will feature decorative brown wood trim around and above the windows to be consistent with similar two-story homes in the neighborhood. The remodeled residence will have a height of approximately 25'-8", an increase of about six feet from the existing 19'-9" building height.

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

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

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

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

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

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

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

1. Development shall substantially comply with the plans and documents presented to the Planning Commission at the public hearing.

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

The Planning Commission shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by certified mail to the property owner, Shun Kit Tam, 19351 Windrose Dr., Rowland Heights, CA 91748; and applicant, Harry Kim, 1100 W. La Habra Blvd., La Habra, CA 90631.

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

By: _____
Brian Worthington, Vice 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 October 2025, by the following vote:

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

ATTEST: _____
Greg Gubman, Secretary

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: **Development Review No. PL2025-51**

SUBJECT: **To construct a 70 square-foot first floor addition, a 1,470 square-foot second floor addition, and a 273 square-foot garage addition to an existing 2,037 square-foot single-family residence**

PROPERTY OWNER: **Shun Kit Tam, 19351 Windrose Dr., Rowland Heights, CA 91748**

APPLICANT: **Harry Kim, 1100 W. La Habra Blvd., La Habra, CA 90631**

LOCATION: **3354 Hawkwood Road, Diamond Bar, CA 91765**

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

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

A. GENERAL REQUIREMENTS

1. The applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of Development Review No. PL2025-51 brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:

   (a) Applicant shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorneys' fees, incurred in defense of such claims.

(b) Applicant shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.

2. This approval shall not be effective for any purpose until the applicant and owner of the property involved have filed, within twenty-one (21) days of approval of this Development Review No. PL2025-51, at the City of Diamond Bar Community Development Department, their affidavit stating that they are aware of and agree to accept all the conditions of this approval. Further, this approval shall not be effective until the applicants pay remaining City processing fees, school fees and fees for the review of submitted reports.

3. All designers, architects, engineers, and contractors associated with this project shall obtain a Diamond Bar Business License; and a zoning approval for those businesses located in Diamond Bar.

4. Signed copies of Planning Commission Resolution No. 2025-XX, Standard Conditions, and all conditions of approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

5. Prior to the plan check, revised site plans and building elevations incorporating all Conditions of Approval shall be submitted for Planning Division review and approval.

6. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed.

7. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.

8. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.

9. All site, grading, landscape/irrigation, and roof plans, and elevation plans shall be coordinated for consistency prior to issuance of City permits (such as grading, tree removal, encroachment, building, etc.,) or approved use has commenced, whichever comes first.

10. The hours during which construction activities causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work are limited to Monday through Saturday, between the hours of 7:00 a.m. and 7:00 p.m., and are not allowed at any time on Sundays or holidays.

11. The property owner/applicant shall remove the public hearing notice board within three days of this project's approval.

12. The applicant shall comply with the requirements of City Planning, Building and Safety Divisions and the Public Works Department.

13. Prior to issuance of building permits, the applicant shall record, and provide the City with a conformed recorded copy of, a Covenant and Agreement or similar document in a form approved by the City Attorney, which restricts the rental of rooms or other portions of the property under two or more separate agreements and prohibits use of the property as a boarding or rooming house, except to the extent otherwise permitted by the Diamond Bar City Code or applicable state or federal law.

B. FEES/DEPOSITS

1. Applicant shall pay development fees (including but not limited to Planning, Building and Safety Division and Public Works Department) at the established rates, prior to issuance of building or grading permit (whichever comes first), as required by the City. School fees as required shall be paid prior to the issuance of building permit. In addition, the applicant shall pay all remaining prorated City project review and processing fees prior to issuance of grading or building permit, whichever comes first.

2. Prior to any plan check, all deposit accounts for the processing of this project shall have no deficits.

C. TIME LIMITS

1. The approval of Development Review No. PL2025-51 expires within two years from the date of approval if the use has not been exercised as defined per Diamond Bar City Code (DBCC) Section 22.66.050 (b)(1). In accordance with DBCC Section 22.66.050 (c), the applicant may request, in writing, a one-year time extension for Planning Commission consideration. Such a request must be submitted to the Planning Division prior to the expiration date and be accompanied by the review fee in accordance with the fee schedule in effect at the time of submittal.

D. SITE DEVELOPMENT

1. This approval is to construct a 70 square-foot first floor addition, a 1,470 square-foot second floor addition, and a 273 square-foot garage addition to an existing 2,037 square-foot single-family residence, located at 3354 Hawkwood Road, as described in the staff report and depicted on the approved plans on file with the Planning Division, subject to the conditions listed below.

2. The construction documents submitted for plan check shall be in substantial compliance with the architectural plans approved by the Planning Commission, as modified pursuant to the conditions below. If the plan check submittal is not in substantial compliance with the approved Development Review submittal, the plans may require further staff review and re-notification of the surrounding property owners, which may delay the project and entail additional fees.

3. To ensure compliance with the provisions of the Planning Commission approval, a final inspection is required from the Planning Division when work for any phase of the project has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.

4. The above conditions shall run with the land and shall be binding upon all future owners, operators, or successors thereto of the property. Non-compliance with any condition of approval or mitigation measure imposed as a condition of the approval shall constitute a violation of the City's Development Code. Violations may be enforced in accordance with the provisions of the Development Code.

5. Failure to comply with any of the conditions set forth above or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.

6. The project site shall be developed and maintained in substantial conformance with the approved plans submitted to, approved, and amended herein by the Planning Commission, on file with the Planning Division, the conditions contained herein, and the Development Code regulations.

7. All ground-mounted utility appurtenances such as transformers, air conditioning condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berms, and/or landscaping to the satisfaction of the Planning Division.

8. All roof-mounted equipment shall be screened from public view.

9. All structures, including walls, trash enclosures, canopies, etc., shall be maintained in a structurally sound, safe manner with a clean, orderly appearance. All graffiti shall be removed within 72 hours by the property owners/occupant.

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

E. SOLID WASTE

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

2. Mandatory solid waste disposal services shall be provided by the City franchised waste hauler to all parcels/lots or uses affected by approval of this project.

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

A. GENERAL

1. An Erosion Control Plan shall be submitted concurrently with the grading plan clearly detailing erosion control measures. These measures shall be implemented during construction. The erosion control plan shall conform to national Pollutant Discharge Elimination System (NPDES) standards and incorporate the appropriate Best Management Practices (BMP's) as specified in the Storm Water BMP Certification.

B. DRAINAGE

1. All drainage/runoff from the development shall be conveyed from the site to the natural drainage course. No on-site drainage shall be conveyed to adjacent parcels, unless that is the natural drainage course.

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

General Conditions:

1. Plans and construction shall conform to current State and Local Building Code (i.e. 2022 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of permit issuance.

2. Implementation of the CAL Green Code shall be reflected on the plans, and certification shall be by a third party as required by the Building Division. Specific water, waste, low VOC, and related conservation measures shall be shown on plans. Construction shall conform to the current CAL Green Code.

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

3. The minimum design load for wind in this area is 110 M.P.H. exposures "C" and the site is within seismic zone D or E. The applicant shall submit drawings and calculations prepared by a California State licensed Architect/Engineer with wet stamp and signature.

4. This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 119 and 150(k).

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

6. This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 140.6 to 140.9.

7. New gas appliances shall be designed to be electric ready per CA Energy Code 150.0(t) to (v).

Permit – Items required prior to building permit issuance:

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

9. Prior to building permit issuance, all school district fees shall be paid. Please obtain a form from the Building and Safety Division to take directly to the school district.

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

11. All workers on the job shall be covered by workers' compensation insurance under a licensed general contractor. Any changes to the contractor shall be updated on the building permit.

Construction – Conditions required during construction:

12. Every permit issued by the building official under the provisions of this Code shall expire and become null and void unless the work authorized by such permit is commenced within one year after permit issuance, and if a successful inspection

has not been obtained from the building official within one-hundred-eighty (180) days from the date of permit issuance or the last successful inspection. A successful inspection shall mean a documented passed inspection by the city building inspector as outlined in Section 110.6.

13. All structures and property shall be maintained in a safe and clean manner during construction. The property shall be free of debris, trash, and weeds.

14. Existing fencing shall remain in-place during construction including pool barrier fencing. Any alteration of the fencing may result in a discontinuation of construction until the fences are returned to its original state.

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

16. The project shall be protected by a construction fence to the satisfaction of the Building Official, and shall comply with the NPDES & BMP requirements (sand bags, etc.). All fencing shall be view obstructing with opaque surfaces.

17. The applicant shall contact Dig Alert and have underground utility locations marked by the utility companies prior to any excavation. Contact Dig Alert by dialing 811 or their website at www.digalert.org.

18. The applicant shall first request and secure approval from the City for any changes or deviations from approved plans prior to proceeding with any work in accordance with such changes or deviations.

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

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

21. Drainage patterns shall match the approved grading/drainage plan from the Public Works/Engineering Department. Surface water shall drain away from the building at a 2% minimum slope. The final as-built conditions shall match the grading/drainage plan or otherwise approved as-built grading/drainage plan.

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

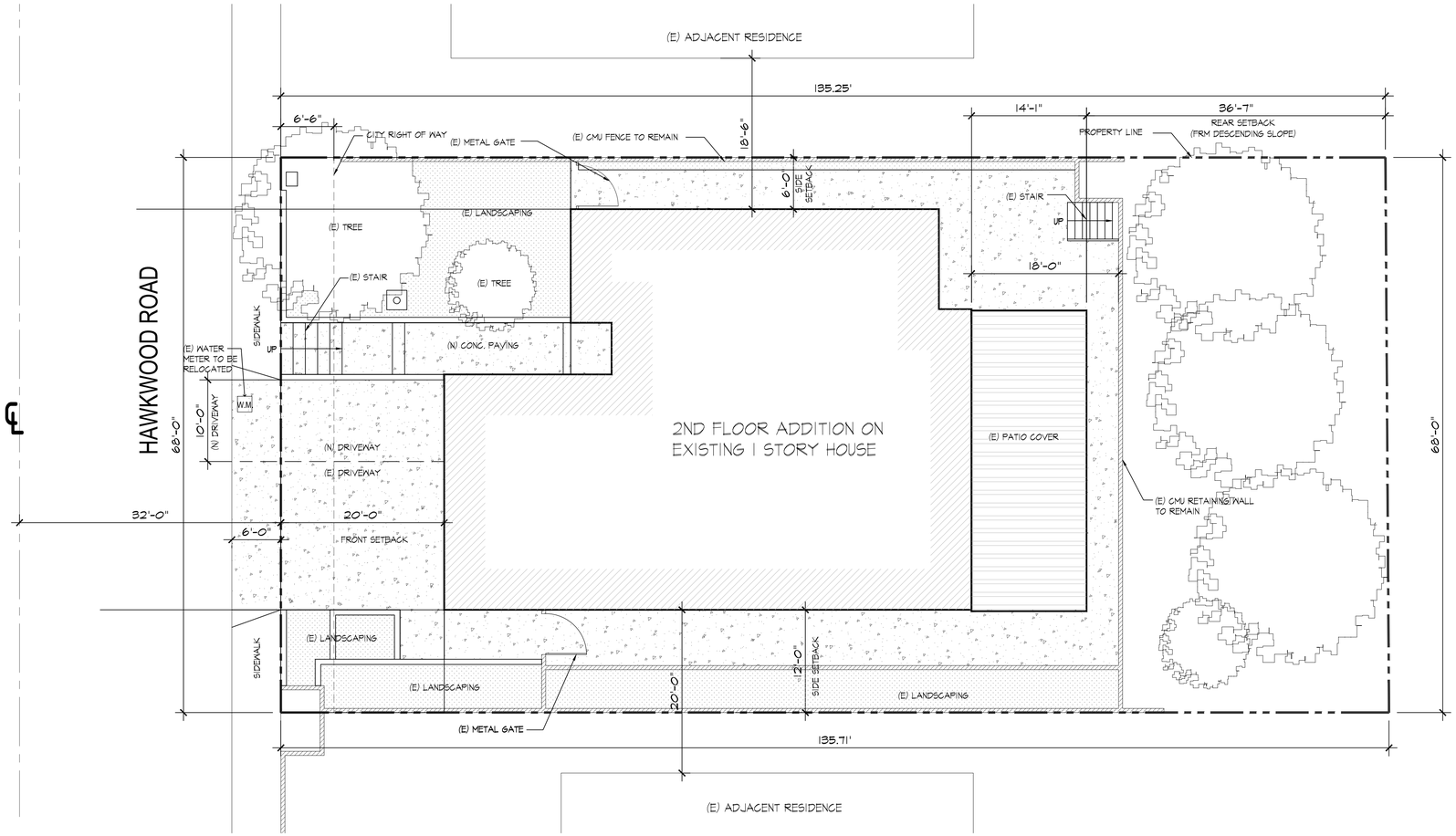
23. All plumbing fixtures, including those in existing areas, shall be low-flow models consistent with California Civil Code Section 1101.1 to 1101.8.

END

SINGLE FAMILY HOUSE ADDITION

3354 Hawkwood Road

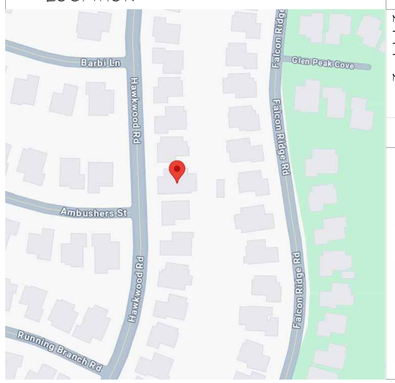
Diamond Bar, CA 91711



1 SITE PLAN
Scale: 1/8" = 1'-0"

N

LOCATION



SCOPE OF WORK:

NEW 1ST FLOOR ADDITION
- NEW FLOOR ADDITION (70 SQ. FT.)
- NEW GARAGE ADDITION (273 SQ. FT.)
- INTERIOR REMODELING.

NEW 2-STORY ADDITION (1470 SQ. FT.)
- NEW 3 BEDROOMS, BATHS AND CLOSET.
- NEW 2ND LIVING ROOM AND STORAGE.

PROJECT DATA

BUILDING USE:	RESIDENTIAL
CONSTRUCTION TYPE:	TYPE VB (Non-SPRINKLERED)
PROPOSED NUMBER OF STORY:	2-STORY
OCCUPANCY GROUP:	R3

BUILDING FLOOR AREA:

	EXISTING	ADDITION	TOTAL
1ST FLOOR	2,037 SF	70 SF	2,107 SF
2ND FLOOR	-	1,470 SF	1,470 SF
TOTAL	2,037 SF	1,540 SF	3,577 SF

GARAGE		
EXISTING	ADDITION	TOTAL
450 SF	273 SF	723 SF

LEGAL DESCRIPTION

APN NUMBER	8714-009-027
LOT SIZE	9,213 SF
MAP	TR 33205
LOT	87
USE TYPE	RESIDENTIAL

ZONING INFORMATION

ZONING: RL

HEIGHT : 25'-8" (MAX. 35 FT.)

SETBACK :	REQUIRED.	PROVIDED
FRONT	20 FT. MIN.	20 FT.
SIDES	5' FT. MIN.	12 FT.
SIDE	10 FT. MIN.	6 FT.
REAR	20 FT. MIN.	36'-7"

FRONT YARD LANDSCAPE %
LANDSCAPE AREA : 938 SF
HARDSCAPE AREA : 843 SF
LANDSCAPE AREA = 938/1772 = 53%

PROJECT TEAM

OWNER:
SHUN KIT TAM
19351 WINDROSE DRIVE
ROWLAND HEIGHTS, CA 91748

ARCHITECT :
KEVA DEVELOPMENT INC.

HOEJUN KIM

1100 W. LA HABRA BLVD
LA HABRA, CA 90631
TEL. 213-378-8780

STRUCTURAL ENGINEER:
BOLD ENGINEER & ASSOCIATE, INC.

2500 WILSHIRE BLVD., STE. 428,
LOS ANGELES, CA 90057
TEL: (213) 505-3058

LOT COVERAGE

PROPOSED 3,370/9,213 = 36.5 %

FRONT PORCH: 22.5 SF
PATIO COVER: 518 SF

EXISTING 3,027/9,213 = 32.8 %
(INCLUDING FRONT PORCH AND PATIO COVER)

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE EDITION
2022 CALIFORNIA ELECTRIC CODE EDITION
2022 CALIFORNIA PLUMBING CODE EDITION
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA MECHANICAL CODE EDITION
2022 CALIFORNIA ENERGY CODE EDITION
2022 CALIFORNIA GREEN BUILDING STANDARD CODE EDITION
CITY OF DIAMOND BAR REGULATIONS AND ORDINANCES

DEFERRED PERMIT

- RESIDENTIAL SPRINKLER SYSTEM

SHEET INDEX

	ARCHITECTURAL
SHT.	
A-0.1	SITE PLAN & ETC.
A-0.2	SITE PHOTOGRAPHICS
A-1.0	EXISTING FLOOR/ DEMO PLANS
A-1.1	FLOOR PLANS
A-1.2	ROOF PLAN
A-2.0	EXISTING ELEVATIONS
A-2.1	ELEVATIONS

KEVA DEVELOPMENT INC.

1100 W. LA HABRA BLVD.
LA HABRA, CA 90631

- ARCHITECTURE
- CONSTRUCTION
- DEVELOPMENT

THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND RRANGEMENTS REPRESENTED IN THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF KEVA DEVELOPMENT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF KEVA DEVELOPMENT. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

COPYRIGHT © 2025

SEAL

LICENSED ARCHITECT
HOEJUN KIM
C-37047
10/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

TITLE

Single Residence Addition

3354 Hawkwood Road
Diamond Bar, CA 91765

REVISIONS

NO.	ISSUE	DATE

PROJECT DATA

PROJECT NUMBER :
DATE :
DRAWN BY :
CHECKED BY :
APPROVED BY :

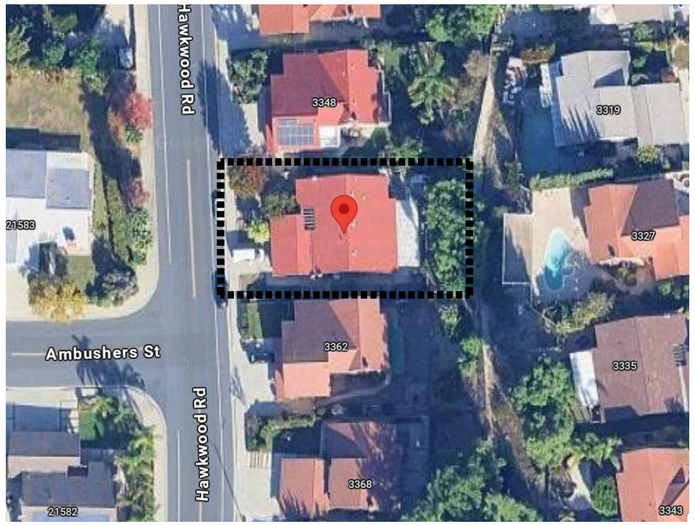
SCALE

SHEET NAME

Site Plan & ETC.

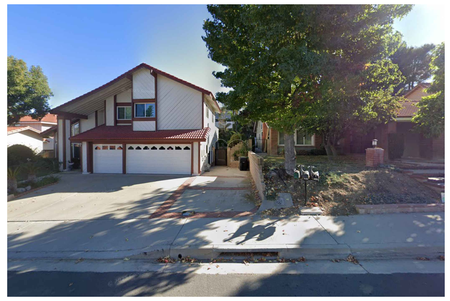
SHEET NUMBER

A-0.1

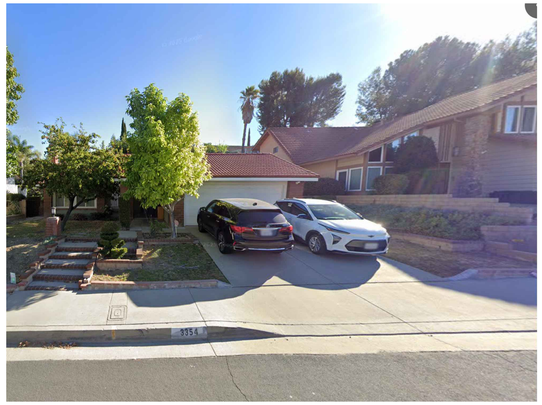


AERIEL VIEW

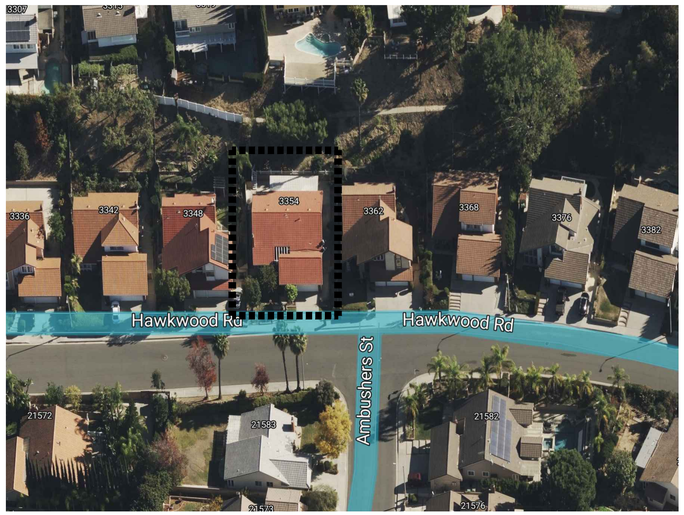
ADJACENT PROPERTY TO NORTH



PROJECT SITE



ADJACENT PROPERTY TO SOUTH



BIRDEYE VIEW

STREET VIEW

KEVA DEVELOPMENT INC.

1100 W. LA HABRA BLVD.
LA HABRA, CA 90631

- ARCHITECTURE
- CONSTRUCTION
- DEVELOPMENT

THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND RRANGEMENTS REPRESENTED IN THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF KEVA DEVELOPMENT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF KEVA DEVELOPMENT. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

COPYRIGHT © 2025

SEAL

LICENSED ARCHITECT
HOEJUN KIM
C-37047
10/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

TITLE

Single Residence Addition

3354 Hawkwood Road
Diamond Bar, CA 91765

REVISIONS

NO.	ISSUE	DATE

PROJECT DATA

PROJECT NUMBER :
DATE :
DRAWN BY :
CHECKED BY :
APPROVED BY :

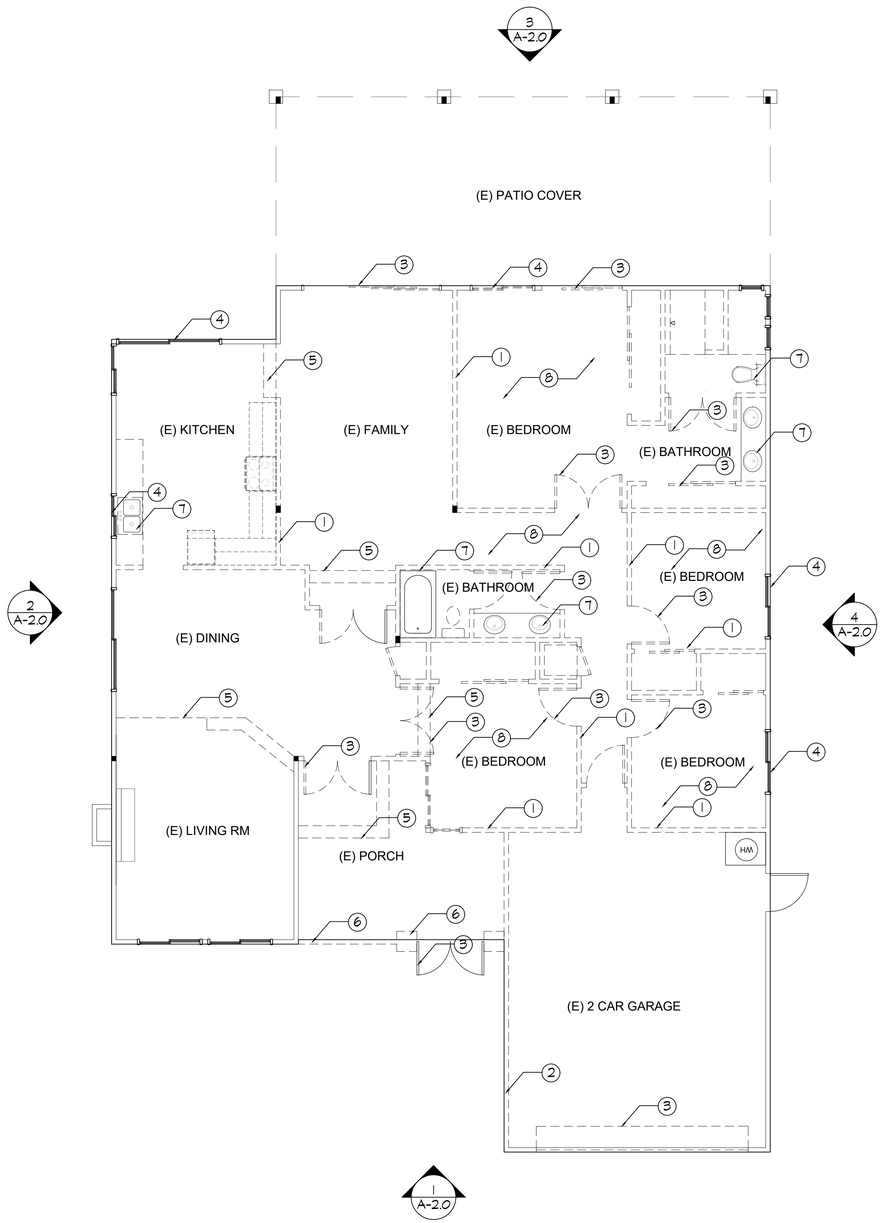
SCALE

SHEET NAME

Site Photographs

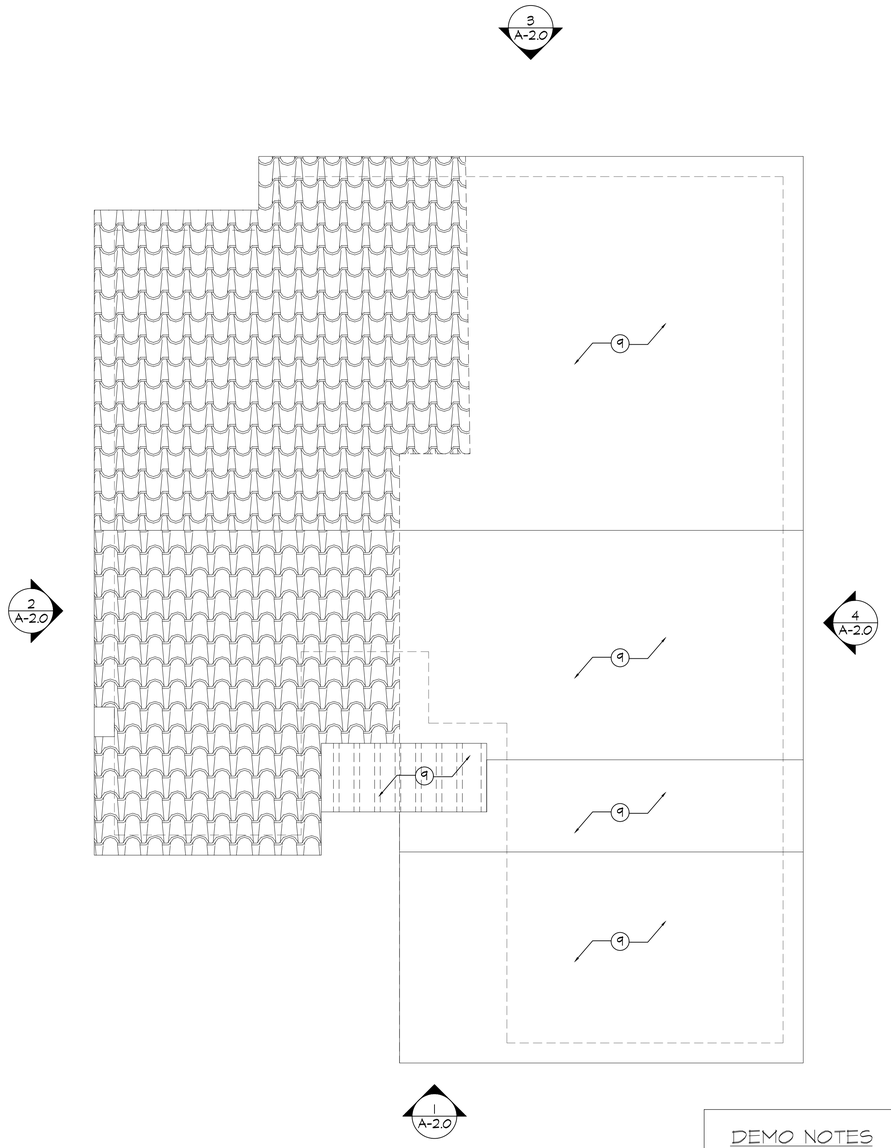
SHEET NUMBER

A-0.2



1 EXISTING/ DEMO PLAN_1ST FLOOR

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



2 EXISTING/ DEMO PLAN_ROOF

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

DEMO NOTES

1. REMOVE EXISTING INTERIOR WALL
2. REMOVE EXISTING EXTERIOR WALL
3. REMOVE EXISTING DOOR
4. REMOVE EXISTING WINDOW
5. REMOVE EXISTING CONC. STEP
6. REMOVE EXISTING FENCE
7. REMOVE PLUMBING FIXTURES
8. REMOVE CEILING
9. REMOVE ROOF FRAMES AND ROOF TILES

EXISTING STUD WALL

DEMOLITION

KEVA DEVELOPMENT INC.

1100 W. LA HABRA BLVD.
LA HABRA, CA 90631

- ARCHITECTURE
- CONSTRUCTION
- DEVELOPMENT

THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND RRANGEMENTS REPRESENTED IN THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF KEVA DEVELOPMENT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF KEVA DEVELOPMENT. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

COPYRIGHT © 2025

SEAL

LICENSED ARCHITECT
HOEJUN KIM
C-37047
10/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

TITLE

Single Residence Addition

3354 Hawkwood Road
Diamond Bar, CA 91765

REVISIONS

NO.	ISSUE	DATE

PROJECT DATA

PROJECT NUMBER :
DATE :
DRAWN BY :
CHECKED BY :
APPROVED BY :

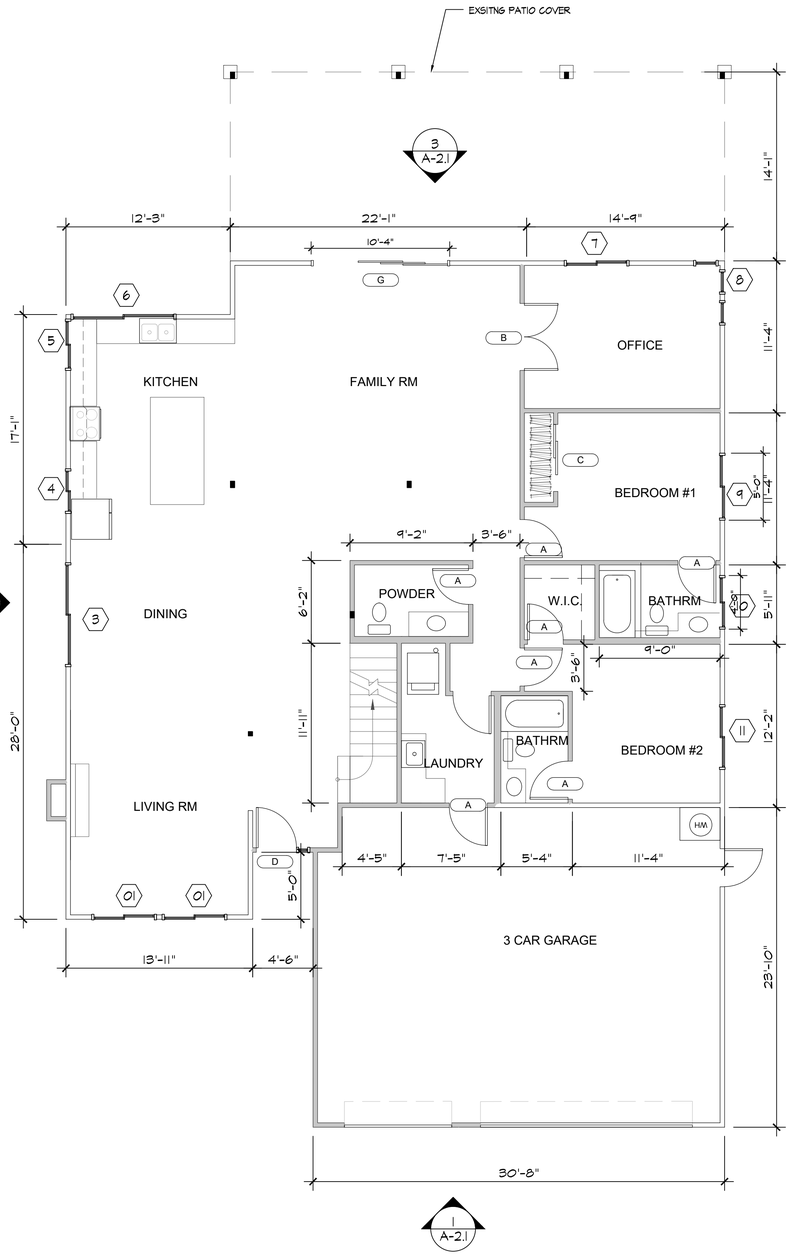
SCALE

SHEET NAME

Existing/
Demo Plans

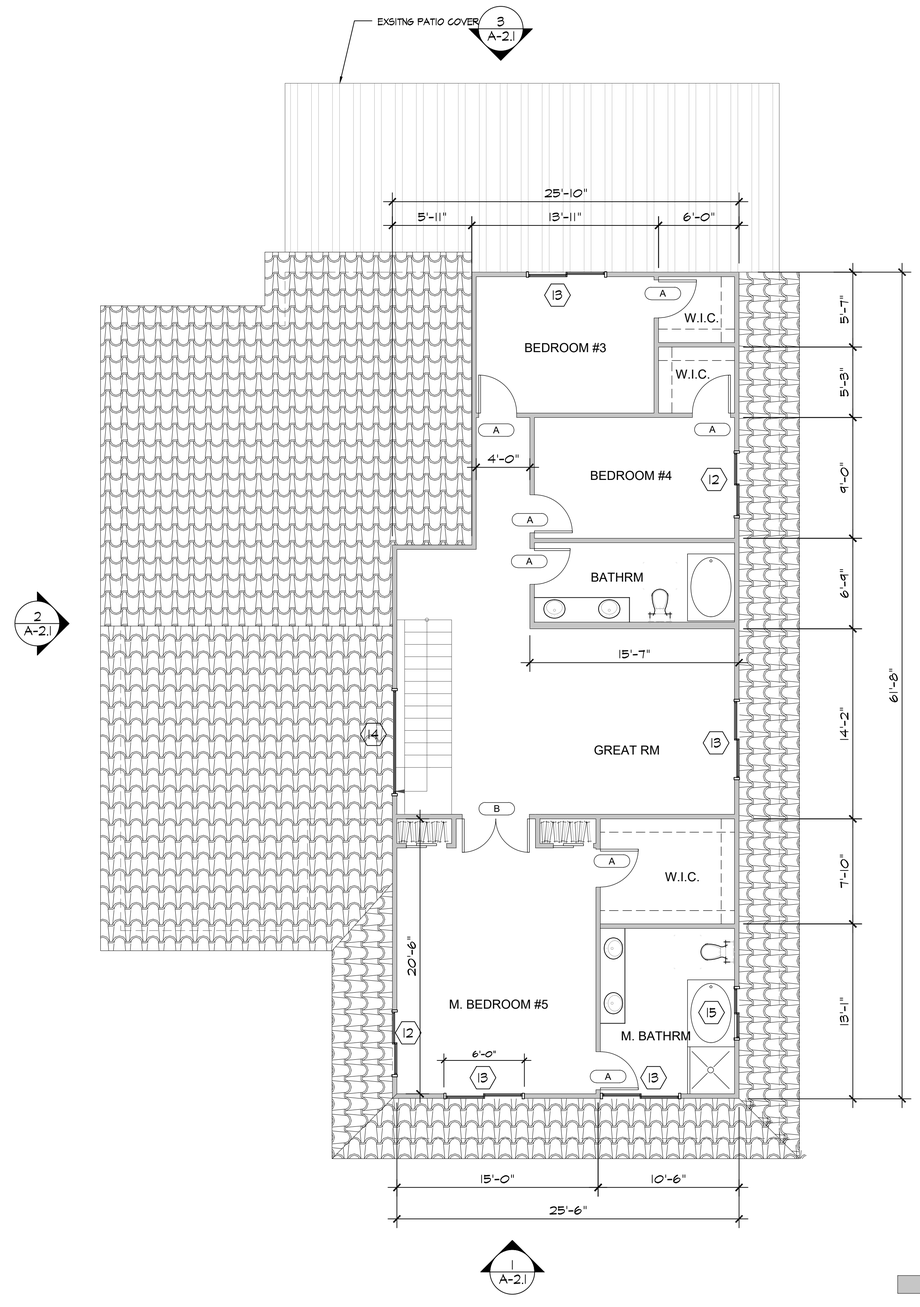
SHEET NUMBER

A-1.0



3 1ST FLOOR PLAN_ADDITION

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



2 2ND FLOOR PLAN_ADDITION

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

NEW STUD WALL

EXISTING STUD WALL

KEVA DEVELOPMENT INC.

1100 W. LA HABRA BLVD.
LA HABRA, CA 90631

- **ARCHITECTURE**
- **CONSTRUCTION**
- **DEVELOPMENT**

THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND RRANGEMENTS REPRESENTED IN THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF KEVA DEVELOPMENT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF KEVA DEVELOPMENT. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

COPYRIGHT © 2025

SEAL

LICENSED ARCHITECT
HOEJUN KIM
C-37047
10/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

TITLE

Single Residence Addition

3354 Hawkwood Road
Diamond Bar, CA 91765

REVISIONS

NO.	ISSUE	DATE

PROJECT DATA

PROJECT NUMBER :
DATE :
DRAWN BY :
CHECKED BY :
APPROVED BY :

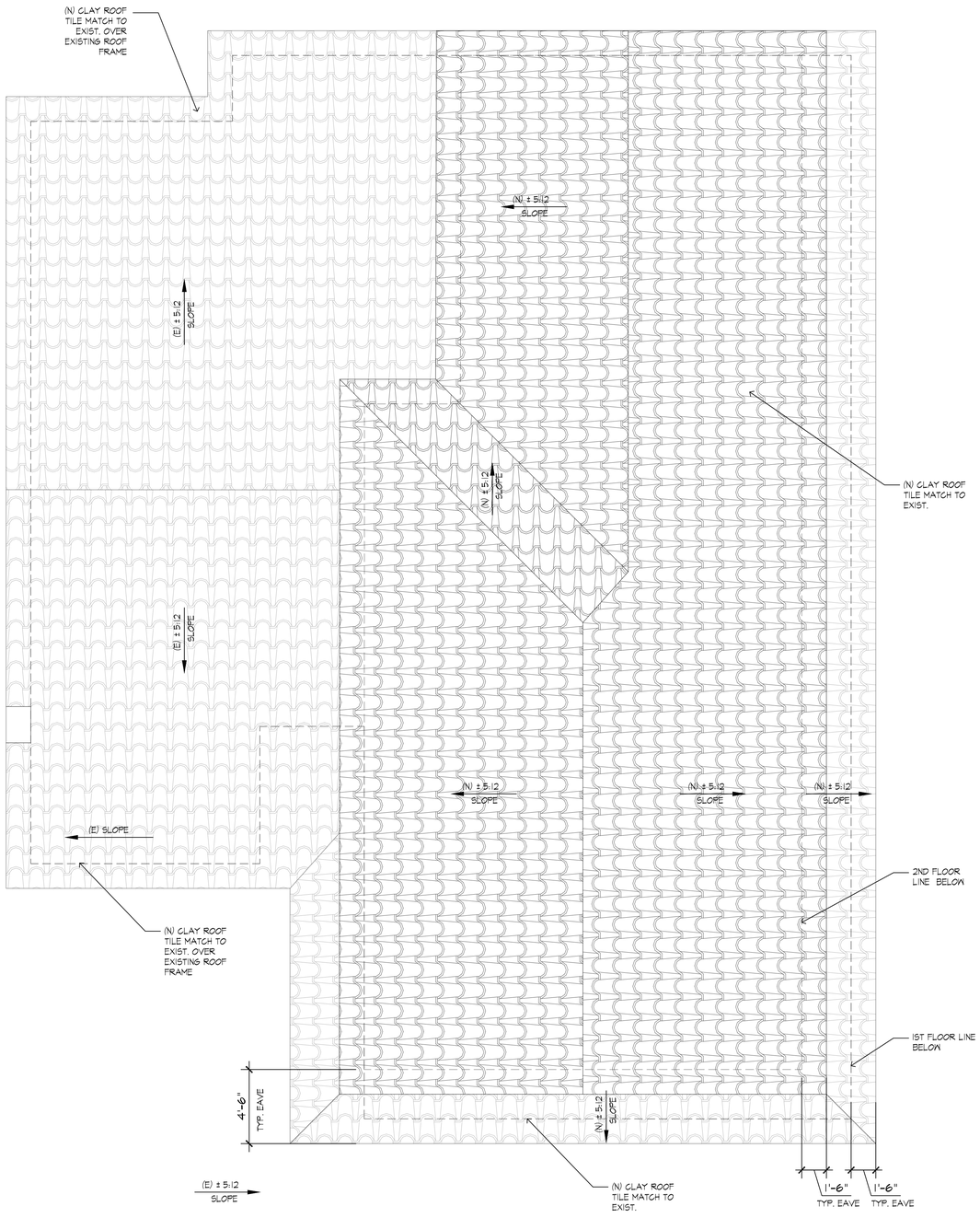
SCALE

SHEET NAME

Floor Plans

SHEET NUMBER

A-1.1



NOTE:

NEW WINDOWS SHALL MATCH THE EXISTING WINDOWS IN STYLE, TRIM, AND METHOD OF OPERATION.

1 ROOF PLAN
Scale: 1/4" = 1'-0"

N

WINDOW SCHEDULE

NOTE : U-FACTOR FOR ALL WINDOWS IS 0.30
SHGC = 0.23

SYM	E / N	TYPE	SIZE	SILL HT.	WINDOW THK	WINDOW TYPE	WINDOW MATL	WINDOW FINISH	FRAME MATL	FRAME FINISH	HEAD	JAMB	SILL	DESCRIPTION	REMARKS
1	EXIST.	A	4'-10" x 4'-5"	2'-10"	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
2															
3	EXIST.	C	VARIES	VARIES	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
4	EXIST.	A	3'-4" x 2'-0"	3'-0"	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
5	EXIST.	A	3'-10" x 4'-6"	2'-10"	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
6	EXIST.	D	7'-10" x 4'-6"	2'-10"	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
7	NEW	A	4'-9" x 4-9"	2'-10"	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
8	NEW	A	2'-0-" x 6'-0"	2"	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
9	NEW	D	5'-0" x 3'-6"	2'-10"	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
10	NEW	A	4'-0" x 2'-0"	2'-10"	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
11	NEW	A	4'-9" x 3'-6"	2'-10"	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
12	NEW	A	5'-0" x 4'-0"	2'-10"	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
13	NEW	A	6'-0" x 4'-0"	2'-10"	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
14	NEW	C	VAIES	VAIES	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	
15	NEW	A	4'-0" x 3'-0"	3'-10"	1 3/8		GLASS	PAINT	VINYL	PAINT	–	–	–	LOCK W/ BUG SCREEN	

WINDOW TYPES

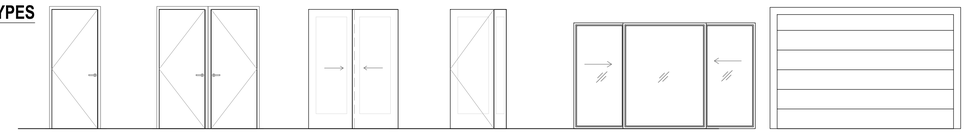
TYPE A SLIDING
TYPE B CASEMENT
TYPE C FIXED
TYPE D CASEMENT

DOOR SCHEDULE

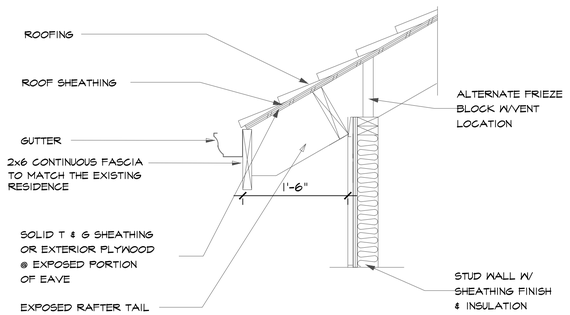
NOTE : U-FACTOR = 0.30
SHGC = 0.23

	LOCATION	TYPE	SIZE	DOOR THK	DOOR TYPE	DOOR MATL	DOOR FINISH	FRAME MATL	FRAME FINISH	HEAD	JAMB	SILL	DESCRIPTION	REMARKS
A	VARIES	A	2'-10" x 6'-8"	1 3/8		WOOD	PAINT	WOOD	PAINT	–	–	–		
B	VARIES	B	5'-0" x 6'-8"	1 3/8		WOOD	PAINT	WOOD	PAINT	–	–	–		
C	CLOSET	C	4'-0" x 6'-8"	1 3/8		WOOD	PAINT	WOOD	PAINT	–	–	–		
D	EXTERIOR	D	4'-0" x 8'-0"	1 3/8		WOOD	PAINT	WOOD	PAINT	–	–	–	SOLID CORE WOOD DOOR W/ WEATHER PROTECTION	
E	EXTERIOR	E	12'-0" x 6'-8"	1 3/8		ALUM	PAINT	ALUM	PAINT	–	–	–	SOLID CORE WOOD DOOR W/ WEATHER PROTECTION	
F	OFFICE	B	5'-0" x 6'-8"	1 3/8		ALUM	PAINT	WOOD	PAINT	–	–	–	SOLID CORE WOOD DOOR W/ WEATHER PROTECTION	
G	FAMILY RM.	E	10'-4" x 7'-0"	1 3/8		ALUM	PAINT	ALUM	PAINT	–	–	–	SOLID CORE WOOD DOOR W/ WEATHER PROTECTION	
H	GARAGE	F	8'-0" x 7'-0"	1 3/8		ALUM	PAINT	ALUM	PAINT	–	–	–	SOLID CORE WOOD DOOR W/ WEATHER PROTECTION	

DOOR TYPES



TYPE A SINGLE FLUSH
TYPE B DBL. FLUSH
TYPE C PAIR SLIDING CLOSET DOOR
TYPE D EXT. DOOR
TYPE E EXT. DBL DOOR W/ GLASS
TYPE F EXT. GARAGE DOOR



2 EAVE DETAIL
Scale: 1" = 1'-0"

KEVA DEVELOPMENT INC.
1100 W. LA HABRA BLVD.
LA HABRA, CA 90631
- ARCHITECTURE
- CONSTRUCTION
- DEVELOPMENT

THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND RRANGEMENTS REPRESENTED IN THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF KEVA DEVELOPMENT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF KEVA DEVELOPMENT. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

COPYRIGHT © 2025

SEAL

LICENSED ARCHITECT
HOEJUN KIM
C-37047
10/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

TITLE

Single Residence Addition

3354 Hawkwood Road
Diamond Bar, CA 91765

REVISIONS

NO.	ISSUE	DATE

PROJECT DATA

PROJECT NUMBER :
DATE :
DRAWN BY :
CHECKED BY :
APPROVED BY :

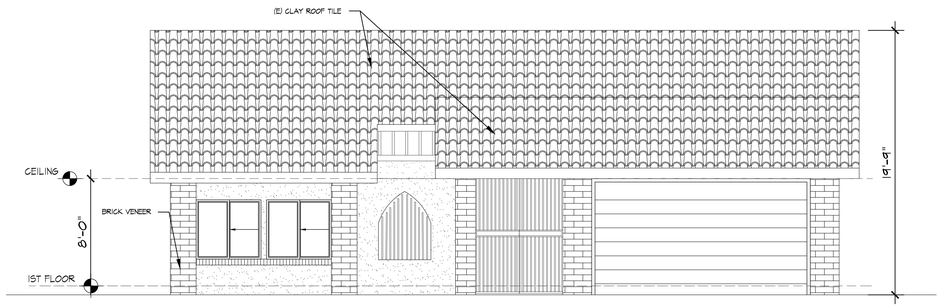
SCALE

SHEET NAME

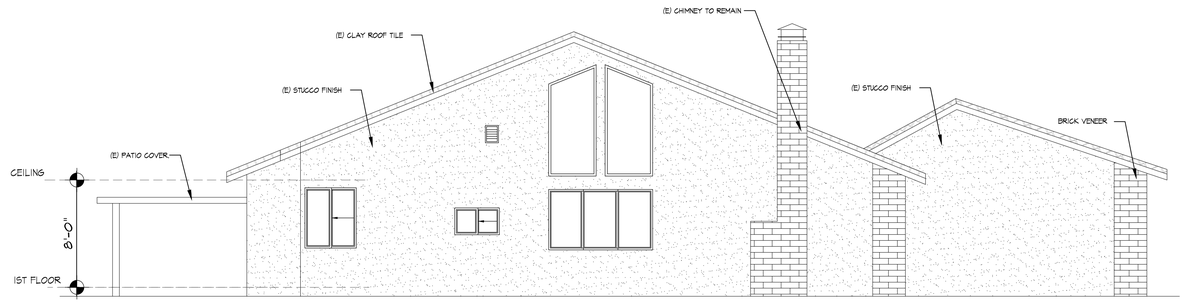
Roof Plans

SHEET NUMBER

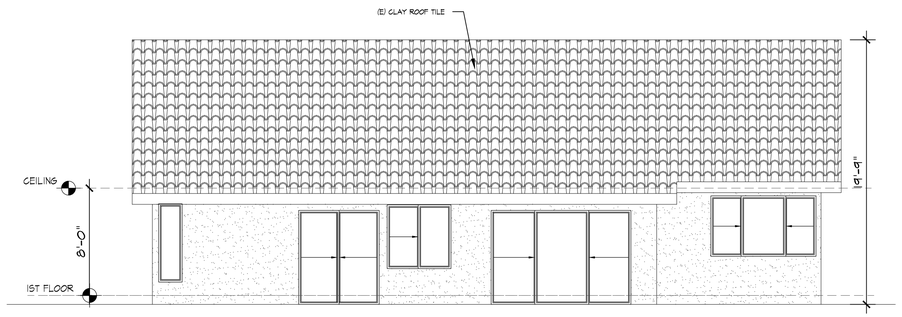
A-1.2



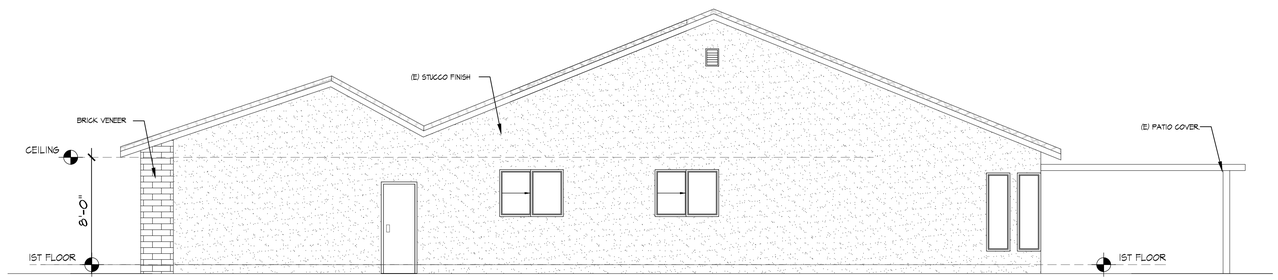
1 (E) ELEVATION_EAST
Scale: 3/16" = 1'-0"



2 (E) ELEVATION_NORTH
Scale: 3/16" = 1'-0"



3 (E) ELEVATION_WEST
Scale: 3/16" = 1'-0"



4 (E) ELEVATION_SOUTH
Scale: 3/16" = 1'-0"

KEVA DEVELOPMENT INC.
1100 W. LA HABRA BLVD.
LA HABRA, CA 90631
- ARCHITECTURE
- CONSTRUCTION
- DEVELOPMENT

THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND RRANGEMENTS REPRESENTED IN THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF KEVA DEVELOPMENT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF KEVA DEVELOPMENT. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

COPYRIGHT © 2025

SEAL

LICENSED ARCHITECT
HOEJUN KIM
C-37047
10/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

TITLE

Single Residence Addition

3354 Hawkwood Road
Diamond Bar, CA 91765

REVISIONS

NO.	ISSUE	DATE

PROJECT DATA

PROJECT NUMBER :
DATE :
DRAWN BY :
CHECKED BY :
APPROVED BY :

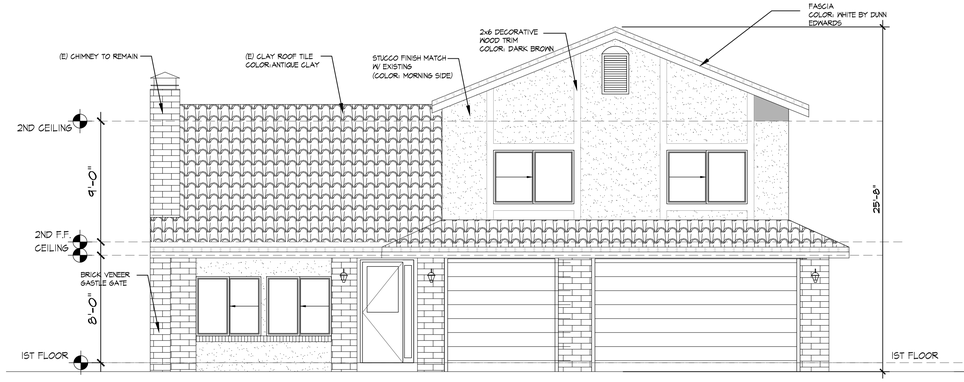
SCALE

SHEET NAME

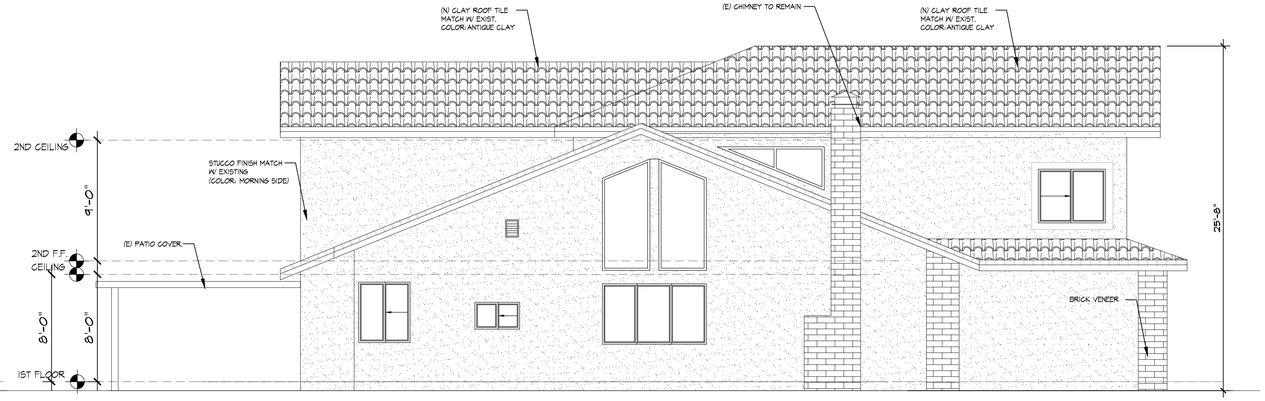
Existing Elevations

SHEET NUMBER

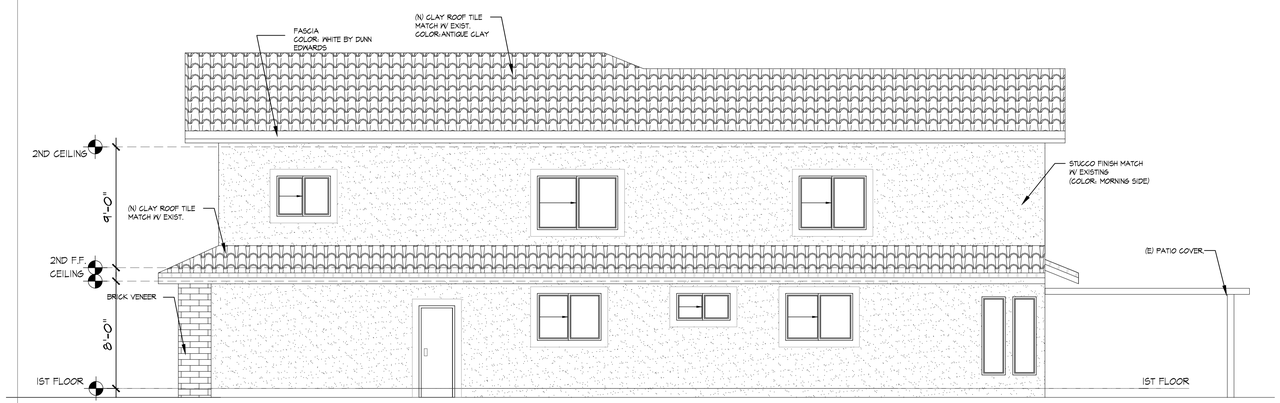
A-2.0



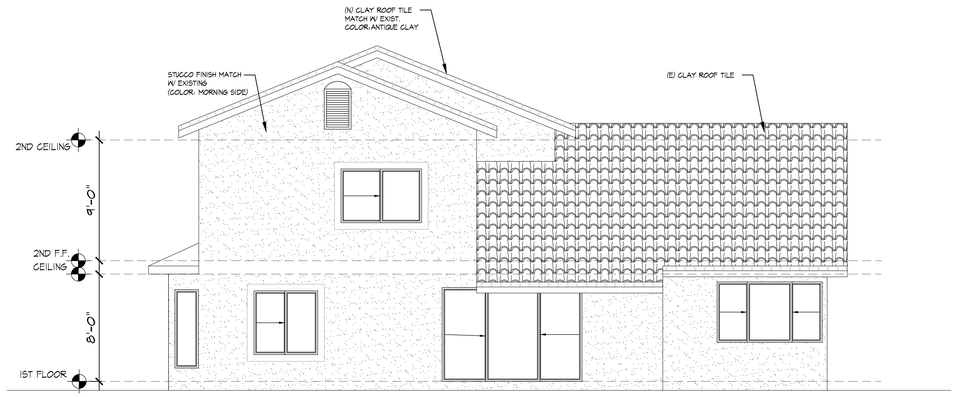
1 WEST ELEVATION
Scale: 3/16" = 1'-0"



2 NORTH ELEVATION
Scale: 3/16" = 1'-0"



3 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



4 EAST ELEVATION
Scale: 3/16" = 1'-0"

KEVA DEVELOPMENT INC.
1100 W. LA HABRA BLVD.
LA HABRA, CA 90631
- ARCHITECTURE
- CONSTRUCTION
- DEVELOPMENT

THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND RRANGEMENTS REPRESENTED IN THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF KEVA DEVELOPMENT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF KEVA DEVELOPMENT. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

COPYRIGHT © 2025

SEAL

LICENSED ARCHITECT
HOEJUN KIM
C-37047
10/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

TITLE

Single Residence Addition

3354 Hawkwood Road
Diamond Bar, CA 91765

REVISIONS

NO.	ISSUE	DATE

PROJECT DATA

PROJECT NUMBER :
DATE :
DRAWN BY :
CHECKED BY :
APPROVED BY :

SCALE

SHEET NAME

Proposed Elevations

SHEET NUMBER

A-2.1

MATERIAL BOARD

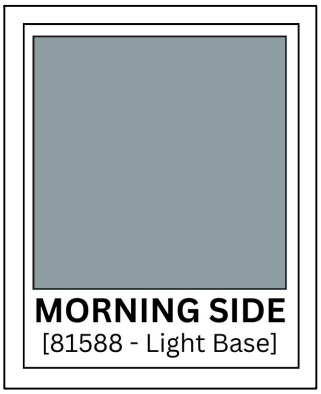
SINGLE FAMILY HOUSE ADDITION

3354 Hawkwood Road
Diamond Bar, CA 91711

ANTIQUE CLAY

ROOF MATERIAL

MANUFACTURER: BRAVA
MODEL: SPANISH BARREL TILE/ ANTIQUE CLAY
COLOR" MATCH EXIST.



STUCCO MATERIAL

MANUFACTURER: LA HABRA
MODEL: MORNING SIDE/ 81588 - LIGHT BASE
COLOR: MATCH EXIST.

BRICK VENEER

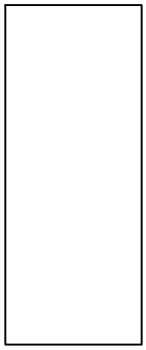
MANUFACTURER: OLD MILL
MODEL: GASTLE GATE
COLOR: MATCH EXIST.

WINDOWS

MANUFACTURER: JELD WEN
MODEL: PREMIUM ATLANTIC VINYL WINDOW
COLOR: WHITE

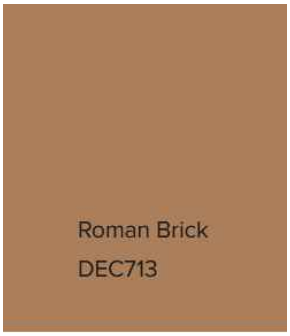
DOOR

MANUFACTURER: JELD WEN
MODEL: PREMIUM± VINYL (V-4500) PATIO DOOR
COLOR: WHITE



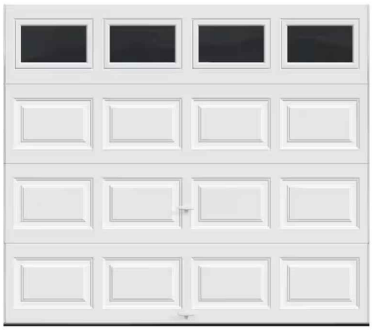
FASCIA

MANUFACTURER: DUNN EDWARDS
MODEL: PREMIUM
COLOR: WHITE



WOOD TRIM

MANUFACTURER: DUNN EDWARDS
MODEL: ROMAN BRICK
COLOR: DARK BROWN



GARAGE DOOR

MANUFACTURER: CLOPAY
MODEL: CLASSIC
COLOR: WHITE

EXT. LIGHTING

MANUFACTURER: PROGRESS LIGHTING
MODEL: P5862
COLOR: BLACK

PLANNING COMMISSION AGENDA REPORT

TO: Chair and Members of the Planning Commission

FROM: Greg Gubman, Community Development Director

SUBJECT: Project Status Report

RECOMMENDATION:

Staff recommends the Planning Commission receive and file the Project Status Report dated October 14, 2025.

BACKGROUND/DISCUSSION:

Project Status Report has been prepared and is being presented for receipt and filing.

PREPARED BY:

Arlene Laviera, Administrative Coordinator, Community Development

ATTACHMENTS:

1. 10-14-25 project

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION

PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 10/14/25	CC 10/21/25	PC 10/28/25	CC 11/04/25	PC 11/11/25	CC 11/18/25
3354 Hawkwood (Addition to single-family residence)	DR PL2025-51	MN	Harry Kim	PH		Canceled		Canceled	

ADMINISTRATIVE REVIEW

Property Location	File #	AP	Applicant

PENDING ITEMS

Property Location	File #	AP	Applicant	Status
2720 Broken Feather (New Single-Family Residence)	DR PL2025-34	MN	Yao Pan	First incomplete letter sent 5/27/25 – waiting for additional information
1741 Derringer Lane (New Single-Family Residence)	DR PL2025-62	MN	Ralph Poon	First incomplete letter sent 9/11/25 – 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
Gentle Springs Ln. and S. Prospectors Rd. (36 Senior Condos with Affordable Units)	GPA, ZC, VTTM, DR PL2021-23	GL	Tranquil Garden LLC	First incomplete letter sent 04/16/2021 – waiting for additional information
2583 Indian Creek (New single-family residence)	DR PL2025-67	MN	Mike Lou	Under Review
2595 Indian Creek (New single-family residence)	DR PL2025-66	RL	Mike Lou	First incomplete letter sent 10/6/25 – waiting for additional information
1400 Montefino Ave (49-unit for-sale development)	GPA, ZC, TPM, DR, & CUP PL2025-29	MN	Sarah Klaustermeier	First incomplete letter sent 9/4/25 – waiting for additional information
23007 Ridge Line (New single-family residence)	DR PL2025-27	MN	Terry Chang	First incomplete letter sent 4/30/25 – waiting for additional information
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT/MN	Pete Volbeda	Third incomplete letter sent 8/20/25 – waiting for additional information
22104 Rim Fire Lane (New Single-Family Residence)	DR PL2025-55	RL	Pete Volbeda	Under Review
2867 Shadow Canyon (Addition and remodel to single-family residence)	DR PL2025-47	RL	Alan Gao	First incomplete letter sent 7/3/25 – waiting for additional information

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

PENDING ITEMS (continued)

Property Location	File #	AP	Applicant	Status
2887 Shadow Canyon (New single-family residence)	DR PL2025-9	MN	Peter Mattar	First incomplete letter sent 3/6/25 - waiting for additional information
Citywide Objective Design Standards	DCA PL2024-51	MN/GL	City of Diamond Bar	Under Review
SB9 & Reasonable Accommodations Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review
Walnut Valley Unified School District (Ordinance and Proposed Billboard)	DCA PL2024-40	RL/GL	WVUSD	Under Review