



# City of Diamond Bar Planning Commission Agenda

Brian Worthington, Vice Chair  
Surendra Mehta, Commissioner  
Lee Mao, Commissioner  
Ruben Torres, Commissioner  
William Rawlings, Commissioner

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**Meeting Date:** Tuesday, February 10, 2026

Regular Meeting 6:30 p.m.

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

**Teleconference Location: Pursuant to Government Code Section 54953(b), the public is invited to attend and the meeting Agenda will be posted at the following teleconference location(s):**

**Commissioner Rawlings will participate in the meeting via teleconference from: The lobby of the Morrison-Clark Historic Inn, 1011 L Street NW, Washington, DC 20001 1011 L Street NW, Washington, DC 20001**

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## 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 (914) 614-3221, Access Code: 239-452-005

**Participate:** [Join Go To Webinar](https://attendee.gotowebinar.com/register/1726110563465940060)  
<https://attendee.gotowebinar.com/register/1726110563465940060>

### 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](http://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, Mao, Mehta, Vice Chair Worthington**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 November 25, 2025 Planning Commission Meeting Minutes

**Recommended Action:**

Staff recommends the Planning Commission approve the November 25, 2025, Planning Commission meeting minutes as received.

**4. OLD BUSINESS:****5. NEW BUSINESS:****6. PUBLIC HEARINGS:**6.1 **Town Center Specific Plan****Environmental Assessment:**

In accordance with the California Environmental Quality Act (CEQA), the City, as Lead Agency, prepared a Supplemental Environmental Impact Report (SIR) to evaluate the potential environmental impacts associated with adoption and implementation of the TCSP and related legislative actions. The SIR was prepared as a supplement to the previously certified Diamond Bar General Plan 2040 and Climate Action Plan Program Environmental Impact Report (State Clearinghouse No. 2018051066), which was certified by the City Council on December 17, 2019, and as subsequently added in conjunction with adoption of the City's 2021–2029 Housing Element on August 11, 2022.

The City determined that an SIR was the appropriate environmental document because

the Town Center Specific Plan represents a refinement and implementation of the General Plan land use framework for a defined Planning Area, and because the certified General Plan EIR and Housing Element Addendum provide relevant program-level environmental analysis. The SIR focuses on those environmental topics where additional project-specific analysis was warranted and relies on the prior EIR and addenda where impacts were previously analyzed and remain adequately addressed.

### **Environmental Review Process and Public Participation**

On June 5, 2023, the City issued a Notice of Preparation (NOP) to solicit comments regarding the scope and content of the SIR. The NOP was circulated to the State Clearinghouse, responsible and trustee agencies, and interested parties; published in the *San Gabriel Valley Tribune*; mailed to property owners and business owners within a 1,000-foot radius of the Planning Area; and distributed electronically to individuals subscribed to receive Town Center updates. The NOP was circulated for a 30-day public review period.

As part of the scoping process, the City held a public scoping meeting on June 8, 2023, at Diamond Bar City Hall, during which verbal comments were received from members of the public and considered in preparation of the Draft SIR. Written comments were also received from public agencies and individuals and were incorporated where appropriate into the environmental analysis.

Following completion of the Draft SIR, the City filed a Notice of Completion with the State Clearinghouse and a Notice of Availability with the Los Angeles County Clerk of the Board. The Draft SIR was circulated for a State-mandated 45-day public review period, which ran from August 25, 2025, through October 10, 2025. Notice of availability was published in the *San Gabriel Valley Tribune*, mailed to approximately 910 property owners, business owners, agencies, and interested parties, and distributed electronically to subscribers.

During the public review period, the Draft SIR was made available for review on the City's dedicated Town Center website ([www.downtown4db.com](http://www.downtown4db.com)) and in hard copy at Diamond Bar City Hall and the Diamond Bar Public Library. The City received written comment letters and emails from public agencies, organizations, and members of the public during the review period.

### **Final Supplemental EIR**

Following the close of the public review period, the City prepared a Final Supplemental EIR, which includes the Draft SIR, all written comments received during the public review period, responses to those comments, and minor revisions and clarifications to the Draft SIR where appropriate. The Final SIR does not identify any new significant impacts beyond those disclosed in the Draft SIR and reflects the City's independent judgment and analysis as Lead Agency.

The Final SIR, together with the Mitigation Monitoring and Reporting Program (MMRP) and the Findings of Fact and Statement of Overriding Considerations (discussed in detail below), has been made available for public review on the Town Center website and in hard copy at City Hall and the Diamond Bar Public Library in advance of the Planning

Commission hearing.

### **Environmental Impacts**

The Final SIR concludes that most environmental impacts would be less than significant or mitigated to a less-than-significant level. Significant and unavoidable impacts remain in the areas of air quality and transportation (vehicle miles traveled), consistent with CEQA Guidelines Section 15064.3.

### **Statement of Overriding Considerations**

Because the Final Supplemental EIR identifies significant and unavoidable impacts related to air quality and transportation (vehicle miles traveled), approval of the Town Center Specific Plan would require adoption of a Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

As documented in the Statement of Overriding Considerations prepared for the Project, the City Council will be asked to weigh the Project's unavoidable environmental effects against a series of economic, social, planning, and legal benefits supported by substantial evidence in the record. These benefits include, but are not limited to, the following:

- **Implementation of the City's Housing Element Commitments and RHNA Obligations.**

The Specific Plan implements the City's certified 2021–2029 Housing Element by rezoning the Town Center to permit residential development at a base density of 30 dwelling units per acre and by establishing an Inclusionary Point System that incentivizes the production of affordable housing. The Town Center represents one of the City's primary opportunity sites for accommodating its assigned Regional Housing Needs Allocation across multiple income categories.

- **Generation of Long-Term Fiscal Benefits to the City.**

The fiscal analysis prepared for the Town Center projects that redevelopment under the Specific Plan would result in a substantial positive net fiscal impact to the City's General Fund, driven by increased property tax, sales tax, and transient occupancy tax revenues. These revenues would support essential municipal services and represent a significant improvement over the existing underutilized commercial condition of the site.

- **Implementation of the Community's Longstanding Vision for a Town Center.**

The Specific Plan translates the community vision established through the General Plan 2040 and subsequent public engagement into an implementable regulatory framework. The Plan reflects extensive public outreach, including workshops, study sessions, and a design charrette, and establishes form-based standards to guide future development consistent with that vision.

- **Consistency with Expert Planning and Urban Design Recommendations.**

The Specific Plan incorporates recommendations from the ULI-LA TAP, which concluded that higher residential densities, a coordinated street grid, and pedestrian-oriented design are necessary to create a viable and successful Town Center environment.

- **Leveraging Unique Site Characteristics and Regional Accessibility.**

The Plan capitalizes on the site's topography, regional freeway access, and proximity to major employment centers to create a mixed-use destination with sufficient scale to support housing, retail, dining, and public spaces in a manner not achievable under existing zoning.

- **Response to Documented Market Demand.**

The market analysis demonstrates long-standing unmet demand for housing and mixed-use development in Diamond Bar. The Specific Plan responds to this demand by providing new housing opportunities for a range of household types while supporting a critical mass of residents and visitors necessary to sustain a Town Center.

Ultimately, the City Council will need to determine whether these benefits, considered individually and collectively, provide the basis to determine that the Project's unavoidable environmental impacts are acceptable in light of the Project's overall benefits.

### **Mitigation Monitoring and Reporting Program**

A Mitigation Monitoring and Reporting Program has been prepared to ensure implementation of all applicable mitigation measures identified in the Final SIR.

### **Recommended Action:**

1. Adopt the attached Resolution (Attachment 1) recommending that the City Council certify the Final SIR, adopt the Findings of Fact and Statement of Overriding Considerations; and
2. Adopt the attached Resolution (Attachment 2) recommending that the City Council adopt the Town Center Specific Plan and corresponding General Plan Amendment, Development Code Amendment and Zoning Map Amendment.

## **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 February 10, 2026.

**9. SCHEDULE OF FUTURE EVENTS:**

- 9.1 President's Day Holiday - February 16, 2026 - City offices are closed.
- 9.2 City Council Meeting - February 17, 2026 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.
- 9.3 Planning Commission Meeting - February 24, 2026 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr.
- 9.4 City Council Meeting - March 3, 2026 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.
- 9.5 Planning Commission Meeting - March 10, 2026 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr.
- 9.6 City Council Meeting - March 17, 2026 - 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](http://www.diamondbarca.gov), Diamond Bar Library and 1011 L Street NW, Washington, DC 20001.

Arlene Laviera  
Administrative Coordinator  
*Date Posted: February 5, 2026*