



City of Diamond Bar Planning Commission Agenda

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

Meeting Date: Tuesday, February 24, 2026

Regular Meeting 6:30 p.m.

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

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PUBLIC INPUT

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

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

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

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

1. CALL TO ORDER: 6:30 p.m., Windmill Room**PLEDGE OF ALLEGIANCE:****ROLL CALL:** Commissioners Torres, Rawlings, Mehta, Mao, Vice Chair Worthington**APPROVAL OF AGENDA:** Vice 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 February 10, 2026 Planning Commission Meeting Minutes

Recommended Action:

Staff recommends the Planning Commission approve the February 10, 2026, Planning Commission meeting minutes as received.

3.2 2025 General Plan Status Report

Recommended Action:

Approve the report and forward it to the City Council to receive and file.

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

6.1 Development Code Amendment No. PL2024-51 (Objective Design Standards)

Environmental Assessment:

On December 17, 2019, the Diamond Bar City Council certified Final EIR (No. SCH 2018051066) for the Diamond Bar 2040 General Plan and Climate Action Plan. In 2022, the City adopted the 2021-2029 Housing Element Update and concurrently amended the General Plan 2040 Land Use and Economic Development Element. The potential impacts of the 2021-2029 Housing Element Update and concurrent Land Use and Economic Development Element amendment were determined to be within the scope of the

Certified EIR. The City concluded that neither a subsequent nor a supplemental EIR was required. Accordingly, the City adopted Addendum No. 1 to the Certified EIR on August 11, 2022.

The draft ODS anticipates residential and mixed-use development consistent with the assumptions in the 2040 General Plan and analyzed in the General Plan EIR. CEQA Guidelines Section 15164(a) states: "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to CEQA Guidelines Section 15164, the City has prepared Addendum No. 2 to the General Plan EIR (Attachment 2), which demonstrates that adoption of the ODS would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts analyzed in the Certified EIR for the City General Plan 2040. In addition, the information throughout the addendum affirms that there is no new information of substantial importance that was previously unknown and is now available. Therefore, a subsequent EIR would not be required pursuant to Section 15162 of the State CEQA Guidelines. The City has thus determined an addendum to the previously Certified EIR to be the appropriate environmental compliance document for the proposed project.

Recommended Action:

Adopt the attached resolution recommending the City Council approve Development Code Amendment No. PL2024-51, amending Title 22 of the Diamond Bar City Code (DBCC), adding Chapter 22.19 to establish multifamily and mixed-use residential ODS.

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 24, 2026.

9. SCHEDULE OF FUTURE EVENTS:

9.1 City Council Meeting - March 3, 2026 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.

9.2 Planning Commission Meeting - March 10, 2026 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr. - Cancelled

9.3 City Council Meeting - March 17, 2026 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.

9.4 Planning Commission Meeting - March 24, 2026 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr.

9.5 City Council Meeting - April 7, 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, and Diamond Bar Library.

Arlene Laviera
Administrative Coordinator
Date Posted: February 19, 2026



PLANNING COMMISSION AGENDA REPORT

TO: Chair and Members of the Planning Commission

FROM: Greg Gubman, Community Development Director

SUBJECT: February 10, 2026 Planning Commission Meeting Minutes

RECOMMENDATION:

Staff recommends the Planning Commission approve the February 10, 2026, Planning Commission meeting minutes as received.

BACKGROUND/DISCUSSION:

Minutes have been prepared and are being presented for approval.

PREPARED BY:

Arlene Laviera, Administrative Coordinator, Community Development

ATTACHMENTS:

1. 02-10-26 pccmin

**MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
February 10, 2026**

1. CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE: Mao

ROLL CALL: Mehta, Torres, Mao

ABSENT: Rawlings, Worthington

STAFF PRESENT: Greg Gubman, Community Development Director, Grace Lee, Planning Manager, Hal Ghafari, Public Works Manager/Assistant City Engineer, Neal Payton, Consultant, Marie Campbell, Consultant, Arlene Laviera, Administrative Coordinator; Ricia R. Hager, Assistant City Attorney and Michael Daudt, Assistant City Attorney.

2. PUBLIC COMMENTS: None.

3. CONSENT CALENDAR:

3.1 **MINUTES OF THE PLANNING COMMISSION REGULAR MEETING** –
November 25, 2025.

Mao moved, and Mehta seconded to approve consent calendar. Motion carried 3-0-0-2 by the following Roll Call vote:

AYES: 3 COMMISSIONERS: Mao, Mehta, A/C Torres
NOES: 0 COMMISSIONERS: None
ABSTAIN: 0 COMMISSIONERS: None
ABSENT: 2 COMMISSIONERS: Rawlings, Worthington

4. OLD BUSINESS:

5. NEW BUSINESS:

6. PUBLIC HEARING:

6.1 Town Center Specific Plan: The proposed Diamond Bar Town Center Specific Plan ("TCSP" or "Project") establishes a comprehensive regulatory framework to guide the transformation of approximately 45 acres of existing suburban-style retail centers into a pedestrian-oriented, mixed-use downtown, or "Town Center." The Specific Plan provides for a mix of residential, commercial, hotel, entertainment, and public open space uses, supported

by form-based development standards intended to shape building scale, massing, and transitions adjacent to existing neighborhoods.

At buildout, the TCSP would allow development of up to 2,055 residential units, 200 hotel rooms, approximately 446,000 square feet of commercial space, and 40,000 square feet of public open space. Compared to development assumptions under the General Plan (as amended by the 2022 Housing Element Update), the Project increases residential capacity and open space while reducing overall commercial square footage.

Environmental review has been completed through a Final Supplemental EIR (Final “SIR”) prepared as a supplement to the previously certified General Plan EIR, including a subsequent Addendum adopted for the 2021-2029 Housing Element Update. The Final SIR identifies significant and unavoidable impacts related to air quality and transportation (vehicle miles traveled). A Statement of Overriding Considerations has been prepared 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.

Required Legislative Actions

In addition to adopting the TCSP regulatory document, concurrent legislative actions include a General Plan Amendment and zoning map and text amendments. These actions align the General Plan land use designations and zoning with the Town Center Specific Plan to ensure internal consistency and to implement the Specific Plan’s land use framework.

The Planning Commission’s role is advisory. In other words, the Commission is asked to evaluate the policy framework of the Specific Plan, its consistency with adopted plans, and the adequacy of the environmental review, and to forward a recommendation to the City Council.

Enactment of the TCSP requires the following discretionary actions:

1. Adoption of the Diamond Bar Town Center Specific Plan;
2. Adoption of a General Plan Amendment;
3. Adoption of zoning map and zoning text amendments; and
4. Certification of the Final Supplemental EIR, adoption of Findings of Fact and Statement of Overriding Considerations, and adoption of the Mitigation Monitoring and Reporting Program.

The two attached resolutions drafted for the Planning Commission’s consideration incorporate recommended actions for the City Council to consider at an upcoming hearing.

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) 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.

CDD/Gubman presented the staff report.

Recess taken at 7:10 p.m. to address technical issues with audio.

The Planning Commission reconvened at 7:15 p.m.

AC/Torres opened the public hearing.

The following provided public comments:

Mario Del Hoya, resident, expressed concerns regarding traffic, parking, and safety of the children that attend nearby schools. One other concern is that his solar panels will be blocked depending on the size of the buildings within the Town Center.

Mao moved, Mehta seconded to adopt Resolution Nos. 2026-01, and 2026-02 recommending that the City Council certify the Final SIR, adopt the Findings of Fact and Statement of Overriding Considerations; and adopt the Town Center Specific Plan, corresponding General Plan Amendment, Development Code Amendment and Zoning Map Amendment subject to the conditions of approval. Motion carried 3-0-0-2 by the following Roll Call vote:

AYES:	3	COMMISSIONERS:	Mao, Mehta, A/C Torres
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	0	COMMISSIONERS:	None
ABSENT:	2	COMMISSIONERS:	Rawlings, Worthington

7. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

8. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman informed the Planning Commission that on February 24, 2026, staff is presenting the Citywide Objective Design Standards.

9. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

10. ADJOURNMENT: With no further business before the Planning Commission, AC/Torres adjourned the Regular Planning Commission meeting at 7:49 p.m.

The foregoing minutes are hereby approved this 10th day of February, 2026.

Attest:

Respectfully Submitted,

Greg Gubman, Community Development Director

Ruben Torres, Acting Chairperson



PLANNING COMMISSION AGENDA REPORT

TO: Chair and Members of the Planning Commission

FROM: Greg Gubman, Community Development Director

SUBJECT: 2025 General Plan Status Report

RECOMMENDATION:

Approve the report and forward it to the City Council to receive and file.

BACKGROUND/DISCUSSION:

State Law requires each city to prepare and adopt a comprehensive, long-term General Plan to guide its physical development. The General Plan is a policy document comprised of goals and policies for implementation. In the fall of 2016, the City embarked on a comprehensive update to the General Plan to create a community vision and blueprint for the City through 2040. The City Council adopted *Diamond Bar General Plan 2040* on December 17, 2019.

In accordance with California Government Code Section 65400(b), the City is required to submit an annual General Plan status report to the local legislative body (City Council), the State Governor's Office of Planning and Research (OPR), and State Department of Housing and Community Development (HCD) on the status of the General Plan, its implementation progress, and how the City is meeting the region's housing needs. The attached report lists the City's progress toward the implementation of the General Plan for the period of January 1, 2025 to December 31, 2025.

The Planning Commission is asked to review the annual report and forward a recommendation to the City Council for its consideration as the legislative body responsible for administering the General Plan. Once accepted by the City Council, the report will be submitted to OPR and HCD. This report is due to HCD by April 1, 2026.

Major accomplishments during this period include the following:

- **General Plan Amendment, Development Code Amendment, and Zone Change for Housing Element Implementation:** As part of the City's implementation of the City's Certified Housing Element, the City rezoned the General Plan's three Mixed-Use designations (Town Center Mixed-Use, Neighborhood Mixed-Use and Transit-Oriented Mixed-Use focus areas) to allow residential development at a minimum density of 20 dwelling units per acre and a maximum density of at least 30 dwelling units per acre. The amendments to the General Plan, Development Code and Zoning Map implemented General Plan Goals and Policies LU-G-4, LU-G-7, LU-G-12, LU-G-15, LU-G-18, LU-P-23, LU-P-29, LU-P-35, and Housing Element Program H-8 of the 2021-2029 City's Certified 2001-2029 Housing Element.

- **Diamond Bar PONY Baseball Stevens Field Property:** The 10.23-acre property located at 22601 Sunset Crossing Road was transferred to the City at no cost by a Transfer Agreement Facilities Use Agreement. This property combined with the adjacent City-owned 2.78-acre site will create a 13-acre park site that has the potential to be developed into a community park with amenities for residents of all ages, interests and activity levels. However, funding to construct a new park on the property has not been secured, and the cost is estimated to exceed \$20 million. Upon completion of the property transfer, the City invested approximately \$1 million to improve playability on three of the four existing fields, remove existing hazards, and complete basic maintenance of existing trees and landscaping. By restoring the site's playability, the City will be able to provide additional capacity for a variety of Diamond Bar youth and adult sports, including baseball, softball, soccer and football, among others, ultimately reducing existing allocation impacts on community facilities such as Pantera and Peterson parks. This transfer implemented General Plan Policies PF-P-17 and CHS-P-1.

- **Sustainability/Environmental Services:** The City has been actively working to reduce waste and increase diversion under the new waste hauler contracts that began in September 2025. During the transition to the new contracts, the City and its waste haulers implemented an education and outreach campaign to re-educate residents on proper sorting practices to increase diversion and reduce contamination. Outreach efforts included print and electronic materials, in-person and virtual workshops, and ongoing contamination monitoring. The City also continues to provide waste reduction tips through its monthly electronic environmental newsletter. In addition to its ongoing student education programs with Discovery Cube that focus on recycling and waste reduction, the City partnered with Algalita Marine Research to offer an additional educational experience for youth, focused on plastic pollution and prevention strategies. These services implemented General Plan Goal CHS-G-14.

- **Keep It Local: Shop Diamond Bar First Campaign:** The City officially launched the campaign to shop in Diamond Bar. New businesses get a free ribbon-cutting ceremony when they open their doors for the first time, celebrate a major milestone, or complete a major improvement or renovation project. The program also provides businesses with free exposure and marketing through social media content, short highlight videos, and a month-long incentive that encourages people to shop or dine with them for 10% back in rewards through the Open Rewards: Shop Local app. This initiative implements General Plan Policy LU-P-13.

- **Diamond Bar TV:** The City expanded improvements in communication by making the City's government access channel, Diamond Bar TV (DBTV) available for free streaming on Roku and the Cablecast application. Previously only available on Spectrum Cable Channel 3 or Frontier FiOS television Channel 47, DBTV is one of the many ways the City shares information about City programs, projects and services with the community. Programming on DBTV include city council meeting replays, local business spotlights, public safety videos, and the DB Minute video shorts services that covers various City services and programs. This project implemented General Plan Policy CHS-P-30.

- **Diamond Bar Boulevard Complete Streets Project:** The Diamond Bar Boulevard Complete Streets Project is a comprehensive, multi-modal infrastructure project that advances the City's General Plan 2040 vision for a vibrant, pedestrian-oriented Town Center. Located along Diamond Bar Boulevard between Golden Springs Drive and Palomino Drive, this project implements complete street and right-of-way improvements consistent with the Town Center Specific Plan, including enhanced pedestrian and bicycle facilities, stormwater treatment features, and decorative streetscape elements. Over several years, City staff successfully secured a diverse mix of external funding from federal, state, and

regional sources, positioning the project for construction while minimizing local financial impact. This project represents the first phase of future Town Center improvements and establishes a foundation for long-term mobility, placemaking, and economic vitality along Diamond Bar Boulevard, and implements General Plan Goals and Policies: LU-P-5, CC-G-5, CC-P-2, CC-P-5, CC-P-21, CR-G-2, CR-P-1, CR-P-3, CR-P-4, CR-P-17, CR-P-39, CR-P-44, and PS-P-13.

- **Maple Hill Park Improvements Project:** This project represents a major reinvestment in aging park infrastructure to enhance recreational amenities, accessibility, and user experience. The Project includes the replacement of an outdated playground, construction of a new prefabricated restroom building, and comprehensive Americans with Disabilities Act (ADA) improvements to the playground area, restroom facilities, and adjacent pedestrian pathways connecting to the parking lot. These upgrades ensure compliance with current accessibility standards while significantly improving public safety and usability. The City successfully secured a \$660,000 State Parks Grant to support project funding, leveraging external resources to modernize this community asset. This project implemented General Plan Goals and Policies: LU-P-5, CHS-G-3, CHS-P-1, and CHS-P-59.

A complete summary matrix of the City's progress toward implementing the General Plan is provided in Attachment A.

PREPARED BY:

Grace S. Lee, Planning Manager

ATTACHMENTS:

1. 2025 GP Status Report Matrix

City of Diamond Bar General Plan Status Report 2025

Period beginning January 1, 2025, and ending December 31, 2025

OVERVIEW

On December 17, 2019, the City Council adopted Diamond Bar General Plan 2040, which is a State mandated document that the City uses to plan the framework for its future physical, social, and economic development. The General Plan is considered a long-term document that projects development within a community for approximately 20 years. The General Plan serves as the foundation for all land use decisions and provides a vision and blueprint about how a community will grow, reflecting community priorities and values while shaping the future.

The City of Diamond Bar General Plan consists of the following eight elements (“Chapters”):

- | | | | |
|------------------------------------|--------------------------------------|--------------------------------------|--------------------------|
| 1) Land Use & Economic Development | 2) Community Character & Placemaking | 3) Circulation | 4) Resource Conservation |
| 5) Public Facilities & Services | 6) Public Safety | 7) Community Health & Sustainability | 8) Housing |

The following information summarizes the status of the goals and policies that the City has implemented for each chapter of the updated General Plan in 2020. Each chapter is organized by color scheme for navigation.

1. Land Use & Economic Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
LAND USE & ECONOMIC DEVELOPMENT				
This chapter provides the overall framework for the physical development of the community and the distribution and intensity of land uses upon which many of the goals and policies in other chapters are based.				
GENERAL				
<i>Goals</i>				
LU-G-3	Land Use	In areas planned to accommodate new growth, ensure quality design that makes a positive contribution to the character of Diamond Bar.	To bring Diamond Bar into compliance with State law, as well as implement its Housing Element Programs, the City must formulate solely objective standards to govern the design of the multi-family residential and mixed-use projects. On June 4, 2024, a consultant services agreement with Torti Gallas + Partners was awarded to prepare the Citywide Objective Design Standards (ODS). In 2025, staff made significant progress reviewing numerous versions of the draft ODS and the final document is ready for Planning Commission and City Council consideration and is tentatively scheduled for the February 24, 2026 Planning Commission hearing.	Community Development
LU-G-4	Land Use	Locate new residential growth in or adjacent to mixed-use centers and transit stations to support regional and statewide efforts to encourage sustainable land use planning and smart growth principles.	In June 2022, the City kicked off the preparation of the Town Center Specific Plan (TCSP) for the Town Center Mixed-Use focus area. The TCSP will provide the regulatory and urban design framework to establish a downtown, or “Town Center” in Diamond Bar as a walkable place with entertainment, retail, restaurants community gathering spaces and urban housing opportunities. The 45-day public review period for the Supplemental SIR was August 25 through October 10, 2025. On February 10, 2026, the Planning	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			<p>Commission recommended approval to the City Council, and is tentatively scheduled for the March 3, 2026 City Council hearing.</p> <p>On February 4, 2025, the City rezoned the General Plan's three Mixed-Use designations (Town Center Mixed-Use, Neighborhood Mixed-Use and Transit-Oriented Mixed-Use focus areas) to allow residential development at a minimum density of 20 dwelling units per acre and a maximum density of at least 30 dwelling units per acre, as part of the City's implementation of the City's Certified Housing Element.</p>	
<i>Policies</i>				
LU-P-1	Land Use	Ensure that the scale and massing of new development provides sensitive transitions or design techniques in building height, bulk, and landscaping to minimize impacts on adjacent, less intensive uses, particularly residential uses.	<i>See Land Use Chapter Goal LU-G-3.</i>	Community Development
LU-P-4	Land Use	Monitor and evaluate potential impacts of proposed adjacent, local, and regional developments to anticipate and require mitigation to the greatest extent feasible to reduce land use, circulation, and economic impacts on Diamond Bar.	In October 2025, the Pomona Unified School District published a draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Diamond Ranch High School Solar Farm Project, in preparation for the construction and operation of a 2.8-megawatt direct current solar photovoltaic (PV) power generating system, which would include supporting structures, inverter modules, pad-mounted transformers, access roads and fencing, and a 480-volt switchgear station. A total of 4,284 PV panels would be installed on ground-mounted racks. The renewable energy generated by the project would be distributed to the existing Southern California Edison (SCE) distribution line located beneath Diamond Ranch Road and exported to SCE's grid to offset electricity use at 20 District-owned properties. The project would generate 2.8 megawatts of electricity per year, which equates to approximately 20 percent of the District's annual energy use. The City reviewed the draft IS/MND and had no comments.	Community Development
LU-P-5	Land Use	Ensure that adequate public services, facilities, and infrastructure are available or provided to support new development, including water, wastewater, stormwater, solid waste, transportation, public safety, and parks.	<p>Safe, Clean Water Program (Measure W)</p> <p>Staff prepared and submitted the City's Measure W Annual Plan to the County of Los Angeles. The Annual Plan outlined the City's proposed Measure W expenditures for the fiscal year, including CIP projects, routine maintenance, consultant costs, efforts to pursue grant funding, and staff time. As a result, Diamond Bar received its local return of over \$850K for FY2024-25.</p>	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			<p>Stormwater Quality Improvement Projects</p> <p>In 2025, the City completed the construction for the Grand Avenue and Golden Springs Drive Intersection Improvements Project, which features drainage infrastructure to improve stormwater quality.</p> <p>Parks and Facility Projects</p> <p>In January 2025, the construction of the Diamond Bar Center Air Conditioner Replacement and Air Quality Upgrades Project was completed. The scope of this project included the replacement of the HVAC system at the Diamond Bar Center, which improved reliability, efficiency, and improved indoor air quality.</p> <p>In September 2025, the construction of the Pantera Park Hard Court Rehabilitation and LED Lighting Retrofit Project was completed. The scope of this project included the resurfacing of the existing basketball and tennis courts, rehabilitating the sports equipment, and retrofitting site illumination to LED lighting.</p> <p>In October 2025, the construction of the Maple Hill Park Improvements Project was completed. The scope of this project included the replacement of the restroom building, playground equipment, and site accessibility improvements.</p> <p>In November 2025, the construction of the City Hall Cable Channel Broadcast and Audio-Visual Equipment Upgrade Project was completed. The scope of this project included the upgrade of the A/V technology inside the Windmill Room at City Hall, which is now capable of streaming various City meetings and events through enhanced cameras and audio capturing equipment.</p> <p><i>See Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project.</i></p>	
LU-P-6	Land Use	When appropriate, require new development to pay its fair share of the public facilities and off-site improvements needed to serve the proposed use.	The City requires all new development projects to pay their fair share of public improvements, including impact fees for parks, sewer, and traffic (when applicable).	Public Works
LU-P-7	Land Use	As larger vacant or underutilized sites within the built environment are developed or redeveloped, maximize multimodal accessibility	The Town Center Specific Plan (see Goal LU-G-4 above) will establish a fine-grained street and block grid to encourage	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		with appropriately designed street networks, and walkable block sizes scaled to proposed uses.	pedestrian and bicycle circulation, and improved connectivity between the east and west sides of Diamond Bar Boulevard.	
RESIDENTIAL				
<i>Goals</i>				
LU-G-7	Land Use	Promote a variety of housing and neighborhood types that respond to a range of income, household sizes, and accessibility levels.	<p>The City has been processing new ADUs in accordance with State laws and continues to encourage ADUs and Junior ADUs, which provide an affordable housing option for lower income households. In 2025, 51 building permits for ADUs were issued.</p> <p>The City is in the early testing phase of its Pre-Approved Accessory Dwelling Unit (ADU) Program, known as DBADU, which supports the City's General Plan housing goals by streamlining ADU development and expanding housing opportunities. The program is implemented pursuant to State ADU law, including Government Code Sections 65852.2 and 65852.22, which require ministerial approval of ADUs that comply with objective standards and encourage jurisdictions to reduce regulatory barriers to ADU construction. The DBADU program allows qualified design professionals to submit ADU plans for City review and pre-approval, with the intent of creating a catalog of code-compliant designs that homeowners may use to reduce permitting time and uncertainty. In December 2025, in order to support implementation, City staff has developed a dedicated program website and application materials, and the City is currently piloting the program with a selected firm to test workflows and review procedures before opening participation to additional professionals and releasing pre-approved plans for broader public use.</p>	Community Development
<i>Policies</i>				
LU-P-8	Land Use	Ensure that new residential development be compatible with the prevailing character of the surrounding neighborhood in terms of building scale, density, massing, and design. Where the General Plan designates higher densities, provide adequate transitions to existing development.	All new residential development requires review and approval by the Planning Commission through a Development Review application process to assess a project's compatibility, architectural design, size, scale and massing with the neighborhood. The Planning Commission reviews the design 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. In compliance with recent legislation, the City has begun the process of formulating objective design standards for residential development, beginning with the drafting of the Town Center Specific Plan regulatory document, and have embarked on the preparation of Citywide objective design standards.	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
LU-P-9	Land Use	Incorporate architectural and landscape design features in new development that create more pedestrian-friendly neighborhoods, such as orientation to the street; set-back, or detached garages; tree-lined streets; and landscaped parkways between streets and sidewalks.	Through the development review process, all new development is reviewed to promote high functional and aesthetic architectural and landscape standards to complement and add to the economic, physical, and social character of Diamond Bar.	Community Development
LU-P-10	Land Use	Provide opportunities for and incentivize the development of housing types that are affordable to all segments of the Diamond Bar community, including senior housing and independent assisted living facilities, residential care facilities, and rental and for-sale housing units affordable to low and moderate-income households.	On January 16, 2025, pursuant to SB 35, the City approved the development of a 44-unit multi-family residential project located at 2235 Morning Canyon Road. The project would provide 36 market-rate units, four very low-income units, and four moderate income units. Plans were submitted for plan check in the Summer of 2025.	Community Development
COMMERCIAL, OFFICE, AND INDUSTRIAL				
<i>Goals</i>				
LU-G-11	Land Use	Support existing commercial centers by encouraging ongoing investment and, where appropriate, reuse and redevelopment.	In 2025, the City approved three Conditional Use Permits for a Pilates studio, a Type 21 alcohol license at a gas station, and a banquet. All three businesses have occupied an existing tenant space, thereby encouraging ongoing investment of the existing commercial centers. In addition, 196 new business licenses were issued in 2025.	Community Development
<i>Policies</i>				
LU-P-13	Land Use	Promote the revitalization of existing neighborhood commercial centers by encouraging property owners to maintain and improve the appearance of individual buildings and commercial centers through building façade improvements, landscaping, and pedestrian improvements.	In Spring 2025, the City officially launched a Business Recognition Program, a new component to the Keep it Local: Shop Diamond Bar First campaign. As part of this program, Diamond Bar businesses get a free ribbon-cutting ceremony when they open their doors for the first time, celebrate a major milestone, or complete a major improvement or renovation project. Beyond these ceremonies, the program also provides businesses with free exposure and marketing through social media content, short highlight videos, and a month-long incentive that encourages people to shop or dine with them for 10% back in rewards through the Open Rewards: Shop Local app. Created in 2024, the Keep it Local: Shop Diamond Bar First campaign aims to highlight and celebrate the many and varied small businesses located in town and encourage more people to make shopping locally a year-round priority. In 2025, the businesses that took part in the recognition program were Popeyes, Certified Federal Credit Union, Tacitas Coffee, Hikari Sushi, and Klatch Coffee.	City Manager's Office and Community Relations Division
LU-P-14	Land Use	Improve vehicular accessibility, traffic flow, and parking availability as well as pedestrian and bicycle access and amenities within office, commercial, and industrial areas.	During project review, staff ensures that all office, commercial, and industrial areas provide improved vehicular accessibility, traffic flow, and parking availability as well as review for opportunities to incorporate pedestrian and bicycle access and amenities.	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			<p>Adaptive Traffic Control System The City's Adaptive Traffic Control System (ATCS) was deployed in 2020 and continues to adapt based on actual traffic demands. The system accommodates construction projects of various durations and other traffic-impacting activities to promote circulation along the City's arterial roadways.</p> <p>Traffic Signal Battery Back-Up Systems All of the City's maintained traffic signals feature a battery backup system (BBS) that helps extend operations amid power disruptions. The BBS hardware was proven to be useful amid the multiple outages and Public Safety Power Shutoff (PSPS) events throughout 2025, as traffic circulation was minimally compromised because of the backup power source available to extend the operations of impacted traffic signals. In 2025, as part of the annual Capital Improvement Program, the City replaced the BBS units at several intersections to ensure that the hardware is ready for use with future outage events as planned.</p> <p>SR57/60 Confluence Project The construction of the SR57/60 Confluence Project continued in 2025. The construction of the SR57 northbound overpass bridge extension improvements above Golden Springs Drive were completed. Also, the construction of the new northbound SR57 ramps at Grand Avenue were completed. Throughout all phases of this project, the City is collaborating with the San Gabriel Valley Council of Governments (SGVCOG) and contractors to manage traffic flow affected by the various stages of construction. The project is scheduled for completion in 2028.</p> <p><i>See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.</i></p>	Public Works
MIXED USE				
<i>Goals – General</i>				
LU-G-12	Land Use	Encourage compact mixed-use developments and projects that are walkable, designed to encourage community interaction, and fulfill a diversity of local commercial, employment, housing, and recreational needs.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
LU-G-13	Land Use	Maximize multi-modal accessibility to and connectivity within mixed-use areas.	<i>See Land Use Chapter Goal LU-P-7.</i>	Community Development
LU-G-14	Land Use	Foster development of nodes or clusters of mixed-use centers to promote city and neighborhood identity, improve accessibility to stores, parks, natural open spaces, and services, and promote walkable, pedestrian-scaled retail and dining destinations.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
Goals – Town Center Mixed Use				
LU-G-22	Land Use	Promote and support the commercial area on both sides of Diamond Bar Boulevard from Golden Springs Drive to SR-60 as a vibrant, pedestrian-oriented Town Center that serves as Diamond Bar’s primary specialty retail and dining destination and is accessible to all Diamond Bar residents.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
LU-G-23	Land Use	Ensure an inviting and comfortable public realm to encourage pedestrian activity in the Town Center area.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
LU-G-24	Land Use	Allow residential and office uses as secondary to commercial (retail, dining, and entertainment) uses.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
Policies – General				
LU-P-17	Land Use	Promote site designs that create active street frontages and introduce pedestrian-scaled street networks and street designs.	<i>See Land Use Chapter Goal LU-G-3.</i>	Community Development
LU-P-18	Land Use	Development should be sensitive to the building form, density, massing, and scale of surrounding residential neighborhoods.	<i>See Land Use Chapter Goal LU-G-3.</i>	Community Development
Policies – Town Center Mixed Use				
LU-P-35	Land Use	Ensure that any reuse, redevelopment, or refurbishment of the Town Center area maintains a dominance of retail, dining, and entertainment uses. Allow residential uses within the designation’s permitted maximum range, as well as offices, either on upper floors or otherwise in locations that do not detract from the area’s predominant role as a community shopping, dining, and entertainment destination.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
LU-P-36	Land Use	Prioritize and support renovation, infill, and reuse of the existing commercial center. Require, where appropriate, redesign and modernization of architectural treatment and the introduction of finer-grained pedestrian network, as well as utilization of parking lots to create central gathering spaces and make the Town Center more pedestrian-friendly.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
LU-P-37	Land Use	Utilize buildings and streetscapes to define the public realm and encourage pedestrian activity and comfort. To further promote these objectives, incorporate attractive landscaping elements and usable outdoor green spaces, and discourage new drive through uses.	See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.	Community Development
LU-P-38	Land Use	Promote site designs that create an active street frontage and screen off-street parking from the Diamond Bar Boulevard and Golden Springs Drive frontages.	See Land Use Chapter Goal LU-G-4.	Community Development
LU-P-39	Land Use	Streetscape and intersection improvements along the major corridors of South Diamond Bar Boulevard and Golden Springs Drive should enhance connectivity, comfort, and safety for all modes of travel, and increase accessibility to and from surrounding areas.	See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.	Community Development
LU-P-40	Land Use	Study, as necessary, the implementation of safe pedestrian connectivity between the north and south sections of the Town Center Mixed-Use project site and at Lorbeer Middle School. <i>Potential strategies for achieving safe pedestrian connectivity may include traffic calming measures along the roadways, crosswalk visibility improvements, ensuring adequate time for walk signals, refuge islands, bulb-outs, bridges, and others.</i>	See Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project, which includes pedestrian safety enhancements at the intersection of Diamond Bar Boulevard and Golden Springs Drive.	Public Works
LU-P-41	Land Use	Maximize accessibility for transit, automobiles, cyclists, and pedestrians to the Town Center from surrounding neighborhoods, the Metrolink station, and other Diamond Bar destinations.	See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.	Community Development
LU-P-42	Land Use	Avoid expanses of surface parking and encourage the consolidation and location of parking to the rear or side of buildings where appropriate.	See Land Use Chapter Goal LU-G-4.	Community Development
LU-P-43	Land Use	When updating the Development Code's parking standards or preparing specific plans, evaluate parking ratios for the Town Center to balance the financial feasibility of development projects with the provision of adequate parking for visitors. Coordinate with developers and transit agencies to the extent possible to provide alternative modes of transportation to allow for reduced parking requirements.	See Land Use Chapter Goal LU-G-4.	Community Development
<i>Policies – Community Core Overlay</i>				
LU-P-51	Land Use	Provide streetscape and intersection improvements along Golden Springs Drive to enhance comfort and safety for all modes of travel and increase accessibility to and from surrounding areas.	Intersection Safety Improvements on Golden Springs Drive at Golden Prados Drive	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			<p>In August 2025, the City Council approved the installation of “No Right Turn on Red” and “Yield to Pedestrian” signage at the intersection of Golden Springs Drive and Golden Prados Drive. These improvements encourage safer driving habits and enhance pedestrian safety.</p> <p><i>See Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project.</i></p>	
PUBLIC FACILITIES, OPEN SPACE, AND HILLSIDES				
<i>Policies</i>				
LU-P-56	Land Use	<p>Ensure that development on privately owned, residentially designated land in hillside areas is compatible with surrounding natural areas promoting the following design principles:</p> <ul style="list-style-type: none"> a) Minimize—as articulated by the landform grading criteria of the Development Code’s Hillside Management regulations—excavation, grading, and earthwork to retain natural vegetation and topography; b) Preserve existing vistas of significant hillside features such as ridgelines, particularly from public places; c) Do not create unsafe conditions; d) Incorporate site and architectural designs that are sensitive to natural contours and land forms and hydrological features; e) Preserve natural watersheds, including existing vegetation within undeveloped hillside areas to the maximum extent feasible, including mature trees and native plant materials; f) Incorporate fuel modification as part of the Fire Department’s approved fuel modification program; g) Utilize planting palettes consisting of drought tolerant, fire resistant, non-invasive plants that are native to or compatible with those in the surrounding area; and h) Group plants within swale areas to more closely reflect natural conditions within landform graded slopes. 	<p>All new residential development requires review and approval by the Planning Commission through a Development Review application process to ensure compliance with the design principles listed.</p> <p>MS4 Permit and NPDES Program Compliance To comply with the City’s MS4 Permit and Municipal NPDES Program, the City conducted investigations for illicit discharges and inspected eligible businesses for stormwater-related violations.</p>	<p>Community Development</p> <p>Public Works</p>
ECONOMIC DEVELOPMENT				
<i>Goals</i>				
ED-G-1	Economic Development	Prioritize infill development opportunities and the reuse of existing vacant commercial space to grow the city’s base of residents and	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		employment to ensure long-term fiscal sustainability and promote conservation of natural open space.		
ED-G-2	Economic Development	Provide for the development of jobs and commercial uses within Diamond Bar to reduce residents' commutes, and to encourage residents to shop and dine locally.	The TCSP envisions the Town Center to become Diamond Bar's downtown, a mixed-use village setting where the local workforce can live and work, and provide the greater community with more local options to shop and dine.	Community Development
ED-G-3	Economic Development	Support the retention, rehabilitation, and/or expansion of existing businesses, and the attraction of new businesses.	<i>See Land Use Goal LU-G-11.</i>	Community Development
<i>Policies – Commercial Centers</i>				
ED-P-3	Economic Development	Create commercial centers or districts that have a sense of place and provide attractive places to shop, dine, and gather. Within these areas, support the development of uses and distinct characters that complement other commercial areas within Diamond Bar and adjacent jurisdictions.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
<i>Policies – Community-Serving Uses</i>				
ED-P-7	Economic Development	Allow for home occupations where compatible with the privacy and residential character of the neighborhood.	Home based businesses are allowed, and are required to comply with the operating standards in Diamond Bar City Code Section 22.42.070, where the business shall be incidental and secondary to the residential use of the property. Modifications that alter the character of the residence or change its occupancy classification are prohibited, and activities that create nuisances, such as glare, light, noise, solid waste, or other characteristics in excess of that customarily associated with similar residential uses are prohibited. 95 home-based business licenses were issued in 2025.	Community Development

2. Community Character & Placemaking

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
COMMUNITY CHARACTER & PLACEMAKING				
This Chapter guides the physical form and character of the City by providing strategies to strengthen the City's identity through both new development and public improvements. Placemaking elements include features such as monuments and decorative treatments that define City entry points, public art installations, decorative streetscape elements at key intersections or districts, and landscaping that creates a memorable and unified character. The Goals and Policies contained in this Chapter provide direction to incorporate such elements into both new development projects and public improvements. The majority of the Goals and Policies are related to the new opportunities within the four mixed-use focus areas and encourage walkable and pedestrian-oriented neighborhoods.				
OVERALL CHARACTER & DESIGN				
<i>Goals</i>				

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CC-G-2	Community Character & Placemaking	Encourage development within mixed-use areas that is inviting to pedestrians, promotes community interaction and activity, and contributes to an engaging street environment.	See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.	Community Development
CC-G-4	Community Character & Placemaking	Preserve the scale and character of existing residential neighborhoods and ensure sensitive transitions between densities and uses.	See Land Use Chapter Goal LU-G-3, Policies LU-P-1 and LU-P-8.	Community Development
CC-G-5	Community Character & Placemaking	Provide an expanded pedestrian and bicycle infrastructure network to improve connectivity throughout the city where topography and technology permit.	Diamond Bar Boulevard Complete Streets Corridor In November 2025, the City Council awarded a \$8.8M construction contract award for the Diamond Bar Boulevard Complete Streets Project. The City secured adequate grant funding for the costs of the construction phase. A pre-construction meeting with the contractor was held in December 2025, and work is planned to start in February 2026. The project is planned for completion in February 2027.	Public Works
CC-G-6	Community Character & Placemaking	Encourage high-quality, human-scaled design and development that respects the surrounding built environment while offering a diversity of building types.	See Land Use Chapter Goal LU-G-3.	Community Development
<i>Policies – City Identity</i>				
CC-P-2	Community Character & Placemaking	Incorporate prominent corner architectural features, such as prominent entries or corner towers, on new development at key intersections or gateways.	See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.	Public Works
CC-P-5	Community Character & Placemaking	Establish a landscaping palette made up of native, drought-tolerant plants and stormwater management systems with a view to enhancing beautification and sustainable landscaping practices.	See Land Use & Economic Development Chapter Policy LU-P-5 and Community Character & Placemaking Chapter Goal CC-G-5 and Policy CC-P-1. The streetscape design in the TCSP project area will be centered around reducing the number of years to carbon neutral/zero carbon in order to reduce the effects of climate change by planting evergreen trees and installation of cool pavements such as hydro pavers. As part of the FY2025-26 Capital Improvement Program, the City Council approved the development of landscaping and irrigation standards for Landscape Assessment District Nos. 39-2022 and 41-2021. The awarded consultant will evaluate the existing conditions and recommend standardized improvements for district-maintained areas. The improvements include the removal of nonfunctional turf areas, and prioritize the use of drought-tolerant plants and water efficient irrigation systems.	Community Development Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CC-P-6	Community Character & Placemaking	Prioritize sustainability in site design. When incorporating on-site stormwater management through the use of bioswales, rain gardens, permeable pavement, and/or other available low-impact development technologies, require such features to be aesthetically integrated into the site design.	The City requires developers to responsibly manage and mitigate the stormwater quality impacts from their projects, in compliance with the City's MS4 Permit and NPDES Program. Every project's proposed Low Impact Development (LID) best management practices are reviewed and approved by the City.	Public Works
<i>Policies – Streetscapes & Building to Street Interface</i>				
CC-P-9	Community Character & Placemaking	Encourage pedestrian orientation in mixed-use development using a variety of site planning and architectural strategies, such as locating and orienting buildings to street frontages, plazas, or pedestrian paseos; providing visual transparency through fenestration; entries and arcades close to the street edge and sidewalk; and/or incorporating porches, patios, or outdoor spaces that overlook or interact with front yards or sidewalks.	The TSCP is intended to create vibrant public realm with a high intensity mix of uses to include retail, office, hotel, civic, and residential uses, and a bustling active environment during both day and evening hours. Numerous new public spaces, both hardscape squares and landscaped greener park spaces, will be located throughout the Plan area to provide a variety of environments that will serve residents and downtown visitors alike. <i>See Land Use Chapter Goal LU-G-4 and LU-P-7 and Community Character & Placemaking Chapter Goal CC-G-5 and Policy CC-P-1</i>	Community Development
CC-P-11	Community Character & Placemaking	In residential and mixed-use areas, use traffic calming measures such as pavers, bollards, sidewalk bulb-outs, and speed humps to slow travel speeds.	Neighborhood Traffic Management Program In August 2025, the City Council approved the installation of 3 new stop signs along Hawkwood Road, at the intersections of Chirping Sparrow Road, Ambushers Street, and Barbi Lane. The implemented stop signs help establish right-of-way and support safe traffic flow throughout the neighborhood.	Public Works
CC-P-12	Community Character & Placemaking	Develop and enforce private slope maintenance standards for properties with rear descending slopes that face public streets, with special emphasis on those along Grand Avenue, Diamond Bar Boulevard, Golden Springs Drive, Pathfinder Road, and the freeways.	Private Slopes Affected by the February 2024 Winter Storms Through 2025, the City worked with private property owners to restore the private slopes affected by the February 2024 Winter Storms. A Grading Permit was issued in July 2025 for the property owner to rehabilitate the private slope along Diamond Bar Boulevard. The City continues to work with other affected property owners on restoring the private slopes along Golden Springs Drive.	Public Works
<i>Policies – Parks & Open Spaces</i>				
CC-P-13	Community Character & Placemaking	Encourage landscaped common public spaces to be incorporated into new mixed-use development.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
CC-P-16	Community Character & Placemaking	Ensure that common spaces be integrated elements of development, coordinating landscaping and amenities with the projects' architecture and character.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
<i>Policies – Site Planning & Parking</i>				

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CC-P-17	Community Character & Placemaking	Encourage the aggregation of individual small lots into larger development parcels within mixed-use areas that will support an appropriately-scaled, cohesive and economically viable development.	<p><i>See Land Use Chapter Goal LU-G-4.</i></p> <p>The TCSP is an important component of the City’s overall strategy to revitalize older areas and expand housing production. Incentives for lot consolidation are being considered as the TCSP is being crafted to encourage the improvement of underutilized properties.</p>	Community Development
CC-P-18	Community Character & Placemaking	As large vacant or underutilized sites are developed or redeveloped, maximize multimodal accessibility with fine-grained street networks and walkable block sizes. Generally limit new block sizes to a maximum of about 400 feet in length. Mid-block plazas or alleys may be considered if the intent is to ensure fine-grained patterns where pedestrian access can be accommodated in intervals no more than 400 feet apart.	<p><i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i></p>	Community Development
CC-P-21	Community Character & Placemaking	<p>Site plans should be designed to create pedestrian-oriented neighborhoods that follow these guidelines:</p> <ul style="list-style-type: none"> a) Buildings should be oriented to the street; b) Garages and parking areas should be screened and/or located at the side or rear of properties wherever possible; and c) Landscaping, sidewalk conditions, and other streetscape elements should be improved during rehabilitation and new construction. 	<p><i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i></p> <p>The planning goals for the TCSP include the following:</p> <ol style="list-style-type: none"> 1. To implement the community vision, goals and policies of the General Plan, which established the Town Center Mixed-Use land use designation to “foster the development of a vibrant, pedestrian-oriented Town Center in Diamond Bar that serves as a place for Diamond Bar’s residents to shop, dine, and gather. 2. To make the town center a complete neighborhood with a sense of place, that takes advantage of its location, to provide residents and visitors a unique experience. 3. Ensure that the physical design and programming of the town center supports health, wellbeing, and environmental sustainability, the latter so as to make progress toward meeting the greenhouse gas reduction targets of the Diamond Bar Climate Action Plan by supporting compact, infill, mixed-use development. 4. The town center allows for car-lite/car-optional living allowing those who choose not to use their car on a daily basis or who choose not to own a car at all to be easily accommodated thus furthering progress to the City’s climate action goals. 5. The town center provides great public spaces, and small parks with regenerative landscapes to support the goal of environmental sustainability. 	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CC-P-22	Community Character & Placemaking	Orient buildings adjacent to public spaces such that entries, windows, and seating areas face the public space.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CC-P-23	Community Character & Placemaking	Where appropriate and feasible, locate and orient active uses (such as commercial uses and parks) along the street edges of new mixed-use development, at street corners, or along main roadways internal to larger developments.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CC-P-25	Community Character & Placemaking	Encourage the design of shared parking for commercial and office uses where possible.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CC-P-26	Community Character & Placemaking	Establish reduced minimum commercial parking requirements for all development within new mixed-use land use designations. Reduced parking requirements should be supported by proximity to transit, shared parking, and technologies that, once mainstreamed, would reduce the need for conventional parking layouts.	See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.	Community Development
<i>Policies – Building Massing and Design</i>				
CC-P-30	Community Character & Placemaking	Ensure that infill residential development is designed to be sensitive to the scale, character, and identity of adjacent existing development.	<p>All new residential development requires review and approval by the Planning Commission through a Development Review application process to assess a project's compatibility, architectural design, size, scale and massing with the neighborhood. The Planning Commission reviews the design to ensure compliance with the City's General Plan policies and design guidelines, and ensure sensitive transitions between densities and uses.</p> <p>On August 5, 2025, the City received an application for the demolition of an existing office building and associated improvements to allow for the development of a for-sale residential community consisting of 49 attached and detached condominium units. The project site is being reviewed to ensure sensitive transitions to adjacent uses, particularly the nearby residential neighborhoods.</p>	Community Development
CC-P-32	Community Character & Placemaking	Emphasize human-scaled design within large-scale commercial and mixed-use centers. Employ measures such as articulated massing, awnings, and landscape elements to break down the scale of development.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CC-P-33	Community Character & Placemaking	Encourage new mixed-use and commercial development to incorporate visual quality and interest in architectural design on all visible sides of buildings through the following approaches: a) Utilizing varied massing and roof types, floor plans, detailed planting design, or color and materials;	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		<ul style="list-style-type: none"> b) Maintaining overall harmony while providing smaller-scale variety; and c) Articulating building facades with distinctive architectural features like awnings, windows, doors, and other such elements. 		
CC-P-34	Community Character & Placemaking	Update the City of Diamond Bar Citywide Design Guidelines as needed to reflect the design guidance articulated in the General Plan.	<i>See Land Use Chapter Goal LU-G-3.</i>	Community Development
TOWN CENTER MIXED USE FOCUS AREA				
<i>Goals</i>				
CC-G-11	Community Character & Placemaking	Support an intense mix of active uses on both sides of Diamond Bar Boulevard within the Town Center focus area.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-21.</i>	Community Development
CC-G-12	Community Character & Placemaking	Establish an inviting and comfortable public realm that encourages pedestrian activity in the Town Center focus area.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-G-13	Community Character & Placemaking	Establish a new pedestrian-oriented “Main Street” within the Town Center focus area lined with retail uses.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
<i>Policies</i>				
CC-P-41	Community Character & Placemaking	Through development review, ensure that the Town Center remains predominantly a community shopping, dining, and entertainment destination, and that residential uses and offices are located so as not to detract from this image.	<i>See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i>	Community Development
CC-P-42	Community Character & Placemaking	Prioritize retail and other uses that promote pedestrian activity on the ground floor of buildings.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-43	Community Character & Placemaking	Establish gateways to the Town Center area at the intersections of Diamond Bar Boulevard and Golden Springs Drive and at Diamond Bar Boulevard and Palomino Drive. Gateway elements should be consistent with the gateway design palette.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-44	Community Character & Placemaking	As the Town Center redevelops, enhance pedestrian connectivity throughout the district through the incorporation of a new “Main Street” within the western portion of the focus area that is off of or set back from Diamond Bar Boulevard.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-45	Community Character & Placemaking	The design of new development should be pedestrian-oriented, with the majority of building frontages located at the new street edge and with entrances located along the roadway or along pedestrian pathways or public spaces.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CC-P-46	Community Character & Placemaking	Ensure that new buildings employ horizontal and vertical building articulation and diversity in color, materials, scale, texture, and building volumes.	See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.	Community Development
CC-P-47	Community Character & Placemaking	Develop specific building height and other development standards through implementation mechanisms such as the City's Zoning Ordinance or a master or specific planning process.	See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.	Community Development
CC-P-48	Community Character & Placemaking	Encourage dining establishments to incorporate outdoor dining or sidewalk cafés.	See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.	Community Development
CC-P-49	Community Character & Placemaking	Encourage reductions in surface parking and allow for the development of consolidated parking structures, provided that they are screened from view from Diamond Bar Boulevard and Golden Springs Drive.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CC-P-50	Community Character & Placemaking	Where possible, above-grade parking structures should be wrapped with pedestrian uses where they front onto active streets. If active uses are not feasible, frontages should be architecturally attractive. This may include unique designs and materials such as glass, articulated masonry, murals, or landscaping setbacks.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CC-P-51	Community Character & Placemaking	Enhance the pedestrian experience along Diamond Bar Boulevard within the Town Center area with widened sidewalks, shade trees, and pedestrian amenities such as street furniture, attractive paving, pedestrian-scaled lighting, and landscape buffers.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development

3. Circulation

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CIRCULATION				
This Chapter is aimed at improving the transportation network within the City, balancing the circulation needs with safety and access across a variety of modes of transportation, including automobile travel, public transit, non-motorized transportation and goods movement through a Complete Streets approach.				
TRANSPORTATION NETWORK AND STREET DESIGN				
<i>Goals</i>				
CR-G-1	Circulation	Improve the operating efficiency of the transportation system by reducing vehicle travel demand and providing opportunities for other modes of travel. Before approving roadway improvements that focus on increasing vehicle capacity, consider alternatives that reduce vehicle volumes and prioritize projects that would reduce single-occupancy vehicle use and greenhouse gas emissions.	<p>Transportation Study Guidelines</p> <p>The City's Transportation Study Guidelines are implemented in the review of the new development projects for, among other things, the mitigation and reduction of the level of Vehicle Mile Traveled (VMT) of the projects. Additionally, the City updated the Transportation</p>	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			Study Guidelines per the new requirements and clarifications from the State and the new (2020) model data from SCAG.	
CR-G-2	Circulation	Maintain a street classification system that considers the broad role of streets as corridors for movement but also reflects a Complete Streets concept that enables safe, comfortable, and attractive access for pedestrians, bicyclists, motorists, and transit users of all ages and abilities, in a form that is compatible with and complementary to adjacent land uses, including neighborhood schools.	See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.	Public Works
CR-G-3	Circulation	Strive to achieve a finer grained network of streets and pedestrian/bicycle connections as development occurs, especially in focus areas such as the Transit-Oriented, Neighborhood, Town Center, and Community Core mixed-use areas.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CR-G-4	Circulation	Design roadways serving pedestrian-oriented mixed-use areas to promote neighborhood interaction, pedestrian comfort and walkability, and commercial patronage.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CR-G-5	Circulation	Develop neighborhood streets and alleys that encourage walking, biking, and outdoor activity through engineering and urban design principles that reduce the potential for speeding and cut-through traffic, which may include traffic calming measures.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
<i>Policies</i>				
CR-P-1	Circulation	When redesigning streets, plan for the needs of different modes by incorporating elements such as shade for pedestrians, safe pedestrian-friendly crossings/ intersections, lighting at the pedestrian scale, bike lanes, signage visible to relevant modes, transit amenities, etc.	See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.	Public Works
CR-P-3	Circulation	Plan for and provide new connections within the Transit-Oriented, Neighborhood, Town Center, and Community Core mixed-use areas to create finer grained, pedestrian-scaled circulation networks that support the development of connected and accessible neighborhoods. Connections should facilitate the use of alternatives to single-occupancy vehicles, such as walking, bicycling, and transit by improving the safety and accessibility of those modes.	See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project. See Circulation Chapter Policy CR-P-1.	Public Works
CR-P-4	Circulation	Develop traffic calming strategies for Diamond Bar Boulevard between Temple Avenue and Golden Springs Drive in order to provide a safe and comfortable pedestrian-friendly environment	See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		along and through the Neighborhood Mixed Use and Town Center Mixed Use areas.		
CR-P-5	Circulation	Necessary transportation improvements should be in place, or otherwise guaranteed to be installed in a timely manner, before or concurrent with new development. In evaluating whether a transportation improvement is necessary, consider alternatives to the improvement consistent with CR-G-1, and the extent to which the improvement will offset the traffic impacts generated by proposed and expected development.	See Circulation Chapter Goal CR-G-1.	Public Works
VEHICLE CIRCULATION				
<i>Goals</i>				
CR-G-7	Circulation	Ensure smooth traffic flows by maintaining or improving traffic levels of service (LOS) that balance operational efficiency, technological and economic feasibility, and safety.	See Circulation Chapter Goal CR-G-1.	Public Works
CR-G-8	Circulation	Encourage reduction in vehicle miles traveled (VMT) as part of a strategy to reduce greenhouse gas (GHG) emissions.	See Circulation Chapter Goal CR-G-1.	Public Works
CR-G-10	Circulation	Discourage traffic from SR-57 and SR-60 from using Diamond Bar roadways as alternatives to the freeway.	See Land Use & Economic Development Chapter Policy LU-P-14 for update on the SR57/60 Confluence Project.	Public Works
<i>Policies – Level of Service (LOS) Standards</i>				
CR-P-12	Circulation	Balance meeting LOS standards with the need to reduce VMT through maintaining and supporting multi-modal connectivity such as transit, bicycling, walking, and by encouraging infill development with a pedestrian-friendly urban design character.	See Circulation Chapter Goal CR-G-1.	Public Works
CR-P-13	Circulation	Maintain a standard of LOS D during peak hour conditions on all streets in the City’s jurisdiction, with exceptions as noted below: a) Brea Canyon Rd south of Diamond Bar Blvd (LOS F) b) Brea Canyon Rd north of Diamond Bar Blvd (LOS E) c) Grand Ave west of Country View Dr (LOS E) d) Diamond Bar Blvd at SR-60 Eastbound Ramps (LOS F).	See Circulation Chapter Goal CR-G-1.	Public Works
CR-P-14	Circulation	Prioritize pedestrian movement and safety— through wider sidewalks, more frequent pedestrian crossings, sidewalk bulbouts, median pedestrian refuges etc.—rather than LOS in Community Character Priority Areas, which are areas designated for higher density mixed-use development in the General Plan. See Section 4.4 for more detailed policies on bicycle and pedestrian movement in mixed-use areas.	See Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project. See Land Use & Economic Development Chapter Policy LU-P-61 for the update on the Intersection Safety Improvements on Golden Springs Drive at Golden Prados Drive.	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CR-P-17	Circulation	Maintain roadway design standards to manage vehicle speeds and traffic volumes, updating them as needed.	See <i>Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project.</i>	Public Works
<i>Policies – Adaptive Traffic Control (ATCS) & Intelligent Traffic Systems (ITS)</i>				
CR-P-20	Circulation	Implement measures such as additional signal timing and synchronization, speed limit regulations, and ITS techniques to increase safety and reduce congestion. Maintain a pavement management system and maintenance program for all public roadways throughout the City.	<p>Triennial Pavement Management Program Update</p> <p>In February 2025, the City Council awarded a consulting services agreement for the Pavement Management Program (PMP) update. Each City street is assessed by the consultant and assigned a Pavement Condition Index (PCI) score. The assigned PCI score determines the level of treatment required for pavement maintenance. The City utilizes the completed PMP to plan future residential and arterial pavement rehabilitation projects. The PMP report was finalized in August 2025, and the average Citywide PCI score (for arterial and residential streets) was 78.</p> <p>See <i>Land Use & Economic Development Chapter Policy LU-P-14.</i></p>	Public Works
CR-P-21	Circulation	On an ongoing basis, examine opportunities to avoid delay, spillover, or cut-through traffic onto Diamond Bar's roadways through techniques such as adaptive traffic control systems along major corridors and traffic calming measures along cut-through routes that would reduce speeds and discourage drivers from electing to drive on them. Consider financial and technological feasibility and community priorities to determine whether and how strategies should be implemented.	See <i>Land Use & Economic Development Chapter Policy LU-P-14 and Circulation Chapter Policy CR-P-20.</i>	Public Works
<i>Policies – Safety</i>				
CR-P-22	Circulation	Implement traffic calming measures to slow traffic on local and collector residential streets and prioritize these measures over congestion management where appropriate and feasible.	See <i>Community Character & Placemaking Chapter Policy CC-P-11.</i>	Public Works
CR-P-23	Circulation	Maintain the integrity of existing residential areas and discourage cut-through traffic by retaining cul-de-sacs and implementing other traffic calming measures that promote safe driving at speeds appropriate to the surrounding neighborhood, particularly at Prospectors Road, Chaparral Drive, Sunset Crossing Road, Lycoming Street, and Washington Street.	See <i>Community Character & Placemaking Chapter Policy CC-P-11.</i>	Public Works
<i>Policies – Inter-Jurisdictional Coordination</i>				
CR-P-26	Circulation	As opportunities arise, coordinate with other jurisdictions, including neighboring cities, Los Angeles County, San Bernardino County,	See <i>Circulation Chapter Policy CR-P-2.</i>	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		and Caltrans, on improvements to street segments common to the City of Diamond Bar and other jurisdictions.		
CR-P-27	Circulation	Encourage improvements to regional routes and arterial streets to account for environmental, aesthetic, and noise concerns, as well as to provide adequate buffers to adjacent land uses.	See Community Character & Placemaking Chapter Policy CC-P-1.	Public Works
CR-P-29	Circulation	Solicit State and Federal funds to improve area freeways and local streets.	See Community Character & Placemaking Chapter Goal CC-G-5.	Public Works
PEDESTRIAN AND BICYCLE CIRCULATION				
<i>Goals</i>				
CR-G-11	Circulation	Expand and strengthen existing pedestrian and cyclist network and facilities.	See Community Character & Placemaking Chapter Goal CC-G-5.	Public Works
CR-G-12	Circulation	Improve safety and accessibility for pedestrians and cyclists.	See Community Character & Placemaking Chapter Goal CC-G-5.	Public Works
<i>Policies – Bicycle & Pedestrian Movement in Mixed Use Areas</i>				
CR-P-39	Circulation	<p>Ensure a safe environment for pedestrians and cyclists while allowing for local traffic to access freeways in the Neighborhood Mixed Use area through the following strategies:</p> <ul style="list-style-type: none"> a) Widening sidewalks, providing planting strips between sidewalks and streets and providing pedestrian amenities such as shade trees and street furniture along Diamond Bar Boulevard; b) Implementing traffic calming measures such as reduced vehicle speeds, striping and signage along Diamond Bar Boulevard; c) Buffering bike lanes along Diamond Bar Boulevard; d) Enhancing pedestrian crossings at the intersection of Diamond Bar Boulevard and Sunset Crossing Road, at Diamond Bar Boulevard and Highland Valley Road, and at Diamond Bar Boulevard and the SR-60 on/off ramps; and e) Incorporating multi-use pathways internal to new development and connecting to existing development. 	See Community Character & Placemaking Chapter Goal CC-G-5. All of these elements and considerations are being incorporated into the design of the Diamond Bar Boulevard Complete Street Project and the future TCSP. After completion, this project will be referenced as the Complete Streets template for the remainder of the City.	Public Works
CR-P-40	Circulation	<p>Provide for a vibrant Town Center that encourages pedestrian activity and comfort within the Town Center Mixed Use area while accommodating through traffic along Diamond Bar Boulevard through the following strategies:</p> <ul style="list-style-type: none"> a) Establishing a new pedestrian-oriented main street or pedestrian pathway in the Town Center; b) Enhancing the pedestrian experience along Diamond Bar Boulevard within the Town Center area with widened 	<p>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</p> <p>See Circulation Chapter Goal CR-P-39.</p>	<p>Community Development</p> <p>Public Works</p>

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		<p>sidewalks, shade trees, and pedestrian amenities such as street furniture, attractive paving, pedestrian-scaled lighting, and landscape buffers;</p> <p>c) Buffering bike lanes along Diamond Bar Boulevard;</p> <p>d) Improving crosswalks at the intersection of Diamond Bar Boulevard and Palomino Drive, at Diamond Bar Boulevard and Golden Springs Drive, and where Diamond Bar Boulevard intersects with the driveway to the Town Center; and</p> <p>e) Strengthening cyclist and pedestrian connections between the Town Center area and nearby schools to provide safe and convenient routes to the Town Center for students by identifying barriers such as safety hazards and gaps in the bicycle and pedestrian networks and implementing improvements to address those barriers.</p>		
<i>Policies – Safety</i>				
CR-P-44	Circulation	<p>Enhance bicycle and pedestrian safety and comfort where feasible through means such as:</p> <p>a) Introducing bicycle- and pedestrian-level street lighting to improve safety at night;</p> <p>b) Furnishing intersections with crosswalks on all legs of the intersection;</p> <p>c) Improving pedestrian safety with intersection design features such as improved signal timing, sidewalk bulbouts, pedestrian refuge islands with “noses” that extend past the crosswalks, advance vehicle stop bars, high visibility crosswalk striping or decorative paving;</p> <p>d) Improving bicycle safety with intersection design features such as bicycle detection and signalization, painted bike boxes, and intersection crossing markings;</p> <p>e) Widening sidewalks, providing planting strips between sidewalks and streets and providing pedestrian amenities such as shade trees and street furniture; and</p> <p>f) Implementing traffic calming measures to reduce vehicle speeds and congestion.</p>	<p><i>See Community Character & Placemaking Chapter Goal CC-G-5. All of these elements and considerations are being incorporated into the design of the Diamond Bar Boulevard Complete Street Project and the future TCSP. After completion, this project will be referenced as the Complete Streets template for the remainder of the City.</i></p>	Public Works
CR-P-45	Circulation	<p>Routinely review pedestrian and cyclist collision data for type, location, severity, and cause, and develop strategies to prevent these collisions.</p>	<p>The City always reviews collision data to develop prevention strategies. This process occurs after the Los Angeles County Sheriff’s Department concludes its investigation of the collision and provides the accident report with findings.</p>	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
PUBLIC TRANSPORTATION				
<i>Goals</i>				
CR-G-13	Circulation	Support the availability, efficiency, and effectiveness of public transit service.	<i>See Circulation Chapter Policy CR-P-1</i>	Public Works
<i>Policies</i>				
CR-P-48	Circulation	As opportunities arise, work with Foothill Transit to maintain and improve bus stops and shelters, as well as identify areas where service can be improved or expanded to increase system use.	The City maintains and improves bus stops and shelters as necessary, and coordinates with Foothill Transit to identify areas where service can be improved or expanded to increase system use.	Public Works
PARKING				
<i>Goals</i>				
CR-G-14	Circulation	Provide adequate parking for all land use types, while balancing this against the need to promote walkable, mixed-use districts and neighborhoods in targeted areas, and promoting ride-sharing and alternative transportation modes.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
<i>Policies</i>				
CR-P-53	Circulation	Update parking standards in the Development Code to ensure that they are reflective of the community's needs, using current data on parking demand and taking into consideration demographics and access to alternative modes of transportation.	The City is currently implementing during project reviews.	Public Works
CR-P-54	Circulation	Incorporate criteria in the Development Code to allow reductions in parking requirements in exchange for VMT reduction measures.	The City is currently implementing during project reviews.	Public Works
<i>Policies – Truck Routes</i>				
CR-P-64	Circulation	Continue prohibiting trucks heavier than 5 tons from operating on designated residential streets, except for emergency, maintenance, residential moving trucks, and transit vehicles, to maintain pavement integrity.	The City currently implements this restriction.	Public Works
CR-P-65	Circulation	Periodically review collision data for type, location, severity, and cause. Develop countermeasures for sites with recurrent truck-involved collisions.	The City reviews collision data to develop prevention strategies. This process occurs after the Los Angeles County Sheriff's Department concludes its investigation of the collision and provides the accident report with findings.	Public Works

4. Resource Conservation

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
RESOURCE CONSERVATION				
A conservation element is required to provide guidance for the conservation, development, and utilization of natural resources, including water quality and hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and others as applicable to each jurisdiction. An open space element is intended to ensure that cities and counties recognize that open space land is a limited and valuable resource, and that they prepare and carry out open space plans to guide the comprehensive long-range preservation and conservation of open space land. The Resource Conservation Chapter provides policies to guide the City's stewardship of its resources, ensuring the conservation and enhancement of open spaces, biological resources, water and air quality, and cultural resources.				
OPEN SPACE				
<i>Goals</i>				
RC-G-3	Resource Conservation	Preserve to the extent possible open space ridgelines, hilltops, and prominent slopes for aesthetic, biological and natural resource conservation, and safety purposes.	The Canyon Loop Trail project included many improvements to the existing trail and triggered habitat monitoring to comply with all state and federal requirements for the protection, replacement and restoration of native habitat affected by the project. The City contracted with Michael Baker International and Helix Environmental to implement the five-year Habitat Mitigation Monitoring Program to implement mitigation measures supporting the natural habitat found around the Canyon Loop Trail. Currently, three unique areas on the trail are being restored and enhanced to meet the existing conditions.	Parks & Recreation
<i>Policies</i>				
RC-P-7	Resource Conservation	Minimize visual and environmental impacts to ridgelines, hilltops, and slopes through regulations that minimize grading, ensure that development conforms to natural topography, and maximize safety, correlating development intensity with the steepness of terrain. Landform grading criteria and maximum allowable densities shall be based upon the slope density formula as set forth in the Development Code.	The Planning Division reviews each project to ensure compliance with the City's General Plan policies and City's Hillside Management Design Guidelines. The guidelines were created to ensure that development will complement the character and topography of hillside areas set forth in the Development Code.	Community Development
RC-P-8	Resource Conservation	To the extent feasible, support and cooperate with the efforts of other jurisdictions and conservation organizations to protect prominent ridges, slopes, and hilltops in and adjacent to the City and its Sphere of Influence. <i>Such features include, but are not limited to, areas identified by Los Angeles County as Significant Ecological Areas; Tonner Canyon; the hills within Tres Hermanos Ranch; and the hillsides along SR-57, between Diamond Bar and Brea.</i>	In coordination with the cities of Chino Hills and Industry, a one day guided tour of the Tres Hermanos property was provided free of charge for approximately 100 members of the public on September 27, 2025. The guided tours included exhibits and historical presentations led by local historians, current City Managers and staff.	Parks & Recreation

BIOLOGICAL RESOURCES				
<i>Goals</i>				
RC-G-6	Resource Conservation	Utilize native and drought-tolerant vegetation in landscaping, site stabilization and restoration where practical to prevent the spread of invasive plant species into natural open spaces.	During project review, the Planning Division ensures that the plant palette is diverse, Southern California native and drought-tolerant vegetation is utilized, and that the planting and irrigation plans comply with the City's Water Efficient Landscaping Ordinance.	Community Development
<i>Policies</i>				
RC-P-9	Resource Conservation	Require, as part of the environmental review process prior to approval of discretionary development projects involving parcels within, adjacent to, or surrounding a significant biological resource area, a biotic resources evaluation of the site by a qualified biologist. Focused plant surveys shall be conducted at the appropriate time of year, and local reference populations checked to ensure detectability of the target species. Wildlife shall also be evaluated by a qualified biologist through appropriate survey or trapping techniques necessary to determine presence. Such evaluation shall analyze the existing and potential natural resources of a given site as well as the potential for significant adverse impacts on biological resources. The report shall identify measures to avoid, minimize, or mitigate any impacts to species that have been observed or have the potential of being present on the site. In approving any permit based on the evaluation, the City shall require implementation of mitigation measures supported by the evaluation, or work with the applicant to modify the project if mitigation is determined not to be adequate to reduce the impacts to a non-significant level.	In compliance with the Mitigation Monitoring and Reporting Program (MMRP) for the Canyon Loop Trail project, focused plant and nesting bird surveys were conducted prior to any habitat restoration work during the breeding seasons of the California Gnatcatcher and Cactus Wren.	Parks & Recreation
RC-P-10	Resource Conservation	Require, to the greatest extent feasible, new development to preserve mature native trees including oak and walnut, and trees of significant cultural or historical value such as sycamore and arroyo willow, etc., as set forth under the Diamond Bar Tree Preservation and Protection Ordinance. Review the ordinance periodically and update it as necessary to reflect current best practices.	The Planning Division reviews each project to evaluate if a protected tree can be preserved or retained on-site. If preservation is not feasible, trees are required to be replanted at a minimum 3:1 ratio pursuant to the City's Tree Preservation and Protection Ordinance.	Community Development
WATER RESOURCES				
<i>Goals</i>				
RC-G-7	Resource Conservation	Protect waterways—including creeks, riverines, artesian springs, seeps, and wetlands—and watersheds in Diamond Bar from pollution and degradation as a result of urban activities.	See <i>Land Use & Economic Development Chapter Policy LU-P-5</i> .	Public Works

<i>Policies – Water Conservation</i>				
RC-P-17	Resource Conservation	Continually evaluate and upgrade the efficiency of City irrigation systems, prioritizing the use of reclaimed water.	The City continues to evaluate and upgrade the efficiency of City irrigation systems and prioritize the use of reclaimed water, wherever possible and feasible.	Public Works
RC-P-19	Resource Conservation	Encourage the implementation of the latest water conservation technologies into new developments.	Building and Safety requires water conservation fixtures as required by the California Green Building Code (CALGreen) and the California Plumbing Code.	Community Development
<i>Policies – Water Quality</i>				
RC-P-23	Resource Conservation	Ensure that post-development peak stormwater runoff discharge rates do not exceed the estimated predevelopment rate and that dry weather runoff from new development not exceed the pre-development baseline flow rate to receiving water bodies.	The City implements this engineering standard on all development projects by reviewing the stormwater quality and quantity (hydraulic and hydrology study) impacts and requiring construction and maintenance of low impact development (LID) best management practices (BMPs).	Public Works
AIR QUALITY				
<i>Goals</i>				
RC-G-14	Resource Conservation	Aim for a diverse and efficiently-operated local and regional ground transportation system that reduces VMT and generates the minimum amount of pollutants feasible.	<i>See Circulation Chapter Goal CR-G-1 for VMT Guidelines and implementation efforts.</i>	Public Works
<i>Policies</i>				
RC-P-24	Resource Conservation	Encourage new development to minimize impacts on air quality through the following measures: a. Use of building materials and methods that minimize air pollution. b. Use of fuel-efficient heating equipment, and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, boiler units, and low or zero-emitting architectural coatings. c. Use of clean air technology beyond what is required by South Coast Air Quality Management District (SCAQMD), leveraging State and local funding sources.	<ul style="list-style-type: none"> • Building & Safety implements CALGreen. Whenever a building permit is issued for construction, CALGreen requires the building inspector to verify the reduction of dust and volatile organic compounds (VOCs). Dust control measures include watering of dirt on projects that are moving earthwork and VOCs are limited in quantity by requiring materials with certified lower VOCs be used. • Through the implementation of the California Energy Code and CALGreen, more efficient equipment and reduced VOC's are required respectively. The CA Energy Code requires highly efficient heating and cooling systems through requiring high seasonal energy efficiency ratings and energy efficient materials such as low-E (low emissivity) windows. The CA Energy Code also requires high efficacy lighting, energy efficient switching and sensors, certified cooktop hoods, rooftop solar installations in new construction, and mostly instantaneous water heaters for new construction. CALGreen requires low emitting architectural coatings through limiting the VOC's and requiring certified listed low-emitting products including paints and sealants. 	Community Development

			<ul style="list-style-type: none"> CALGreen requires clean air within buildings including through requiring higher minimum efficiency reporting value (MERV) filters and minimum outdoor air circulation. Higher filtration removes contaminants and outdoor air circulation reduces carbon dioxide levels within structures 	
RC-P-25	Resource Conservation	Conserve natural open spaces, biological resources, and vegetation, recognizing the role of these resources in the reduction and mitigation of air pollution impacts, and the promotion of CO2 sequestration.	Building & Safety follows various SCAQMD rules including requiring SCAQMD proof of notification before some projects are demolished, preventing wood burning fireplaces from being installed, prevention of excessive dust on construction sites, and requiring SCAQMD notification prior to the issuance of permits for char-broilers.	Community Development
RC-P-28	Resource Conservation	Cooperate with the ongoing efforts of the U.S. Environmental Protection Agency (EPA), SCAQMD, the Southern California Association of Governments (SCAG), and the State of California Air Resources Board in improving air quality in the regional air basin.	Building & Safety Department requires all construction projects to provide proper mechanical ventilation systems pursuant to the California Mechanical Code. The California Building Code limits the amount of hazardous materials on a site which could lead to further Toxic Air Contaminants. During construction, dust mitigation and erosion control are required and enforced by the building inspector on any construction project. The remainder of this work is conducted through the Public Works Department.	Community Development
RC-P-30	Resource Conservation	For new or modified land uses that have the potential to emit dust, odors, or TACs that would impact sensitive receptors, require the business owners to obtain all necessary SCAQMD clearances or permits prior to business license or building permit issuance. <i>Sensitive receptors include residences, schools, childcare centers, playgrounds, parks and other recreational facilities, nursing homes, hospitals, and other medical care facilities.</i>	The Public Works Department requires an erosion control plan to be provided prior to permit issuance, including sandbags around the property and intermittent watering of a grading site. Prior to any demolition, the Building & Safety Division requires that SCAQMD to be notified before permits are issued.	Community Development Public Works
RC-P-33	Resource Conservation	Require construction and grading plans to include State and AQMD-mandated measures to the maximum extent possible fugitive dust and pollutants generated by construction activities and those related to vehicle and equipment cleaning, fueling and maintenance as well as mono-nitrogen oxides (NOx) emissions from vehicle and equipment operations.	Public Works implements all dust control measures during grading with assistance from Building & Safety during construction.	Community Development Public Works
RC-P-39	Resource Conservation	Reduce paved road dust emissions through targeted street sweeping of roads subject to high traffic levels and silt loadings.	The City continuously monitors and adjusts the frequency of the street sweeping service depending on the season.	Public Works
RC-P-40	Resource Conservation	Continue to advocate at all levels of government for improvements to the confluence of the SR-57 and SR-60 freeways, including the construction of the missing interchanges between the two freeways, to reduce congestion and delays on the freeways, as well as affected surface streets and on/offramps.	<i>See Land Use & Economic Development Chapter Policy LU-P-14 for update on the SR57/60 Confluence Project.</i> The City continues to advocate for additional improvements to the SR-57 and SR-60 freeways, including the missing interchanges from the westbound SR-60 to northbound SR-57 and southbound SR-57 to eastbound SR-60.	Public Works

CULTURAL AND HISTORIC RESOURCES				
Policies – Tribal Cultural Resources				
RC-P-46	Resource Conservation	Conduct project-specific Native American consultation early in the development review process to ensure adequate data recovery and mitigation for adverse impacts to significant Native American sites. Ensure that City staff and local developers are aware of their responsibilities to facilitate Native American consultation under Senate Bill 18 and Assembly Bill 52.	For projects subject to AB 52, which includes the Walnut Valley Unified School District digital billboard project, the City implements resource conservation policies that require consultation with California Native American tribes regarding potential impacts to Tribal Cultural Resources. The project applicants have formally entered into and commenced consultation with the Kizh Nation, and consultation has resulted in agreed-upon mitigation measures to protect tribal cultural resources, including the presence of a qualified tribal monitor during all ground-disturbing activities. Following project approval, the applicants and the Kizh Nation will enter into a monitoring agreement, and a copy of the fully executed agreement will be provided to the City prior to issuance of any construction permits, which is anticipated to begin construction in early 2026.	Community Development

5. Public Facilities and Services

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
PUBLIC FACILITIES & SERVICES				
This Chapter sets forth the policy framework for the City to manage infrastructure and services, identify areas for improvement, and ensure that public utilities, services, and programs can meet the needs of the community into the future.				
PARKS & RECREATION				
<i>Goals</i>				
PF-G-3	Public Facilities & Services	Ensure that new development bears the costs of new parks and recreation facilities that are needed to meet any increase in demand resulting from the new development, or from which the new development would benefit.	As a condition of tentative map approval, the applicant is required to dedicate land and/or pay a fee in compliance with DBCC Section 21.32.040 for the purpose of developing new or rehabilitating existing park or recreation facilities to serve the subdivision.	Community Development
<i>Policies – General</i>				
PF-P-6	Public Facilities & Services	Monitor and seek to actively engage in Cal Poly Pomona's plans for the redevelopment of the former Lanterman site, and seek joint use opportunities for parks and recreation facilities developed on the site.	City staff continue to utilize the revised Joint Use Agreement with Walnut Valley Unified School District for indoor athletic space for community programming.	Parks & Recreation
<i>Policies – Parks & Recreation Facilities</i>				
PF-P-8	Public Facilities & Services	Develop and maintain a parkland dedication requirement/in-lieu fee consistent with the General Plan standard of five acres per 1,000 residents in Diamond Bar.	See <i>Public Facilities and Services Chapter Goal PF-G-3</i> .	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
PF-P-9	Public Facilities & Services	Prioritize public parkland dedication as a condition of new residential development, allowing the use of in lieu fees only where parkland dedication is not feasible, to ensure a public park system available to the entire community.	See <i>Public Facilities and Services Chapter Goal PF-G-3</i> .	Community Development
PF-P-16	Public Facilities & Services	Continue to provide programming and services for seniors, including active programs, classes, and activities and outings, adjusting programming based on needs and preferences, particularly as Diamond Bar's residents age.	On November 12, 2025, the City hosted a Senior Health Day which provided aging resources, health checks, and free information to approximately 250 local seniors at the Diamond Bar Center	Parks & Recreation
PF-P-17	Public Facilities & Services	Address the recreational needs of all children and adults, including persons with disabilities, seniors, and dependent adults, be addressed in recreational facility planning efforts.	On January 21, 2025, the 10.23-acre property located at 22601 Sunset Crossing Road was transferred to the City at no cost by a Transfer Agreement Facilities Use Agreement. This property combined with the adjacent City-owned 2.78-acre site will create a 13-acre park site that has the potential to be developed into a community park with amenities for residents of all ages, interests and activity levels.	Parks & Recreation
SCHOOLS AND COMMUNITY FACILITIES				
<i>Goals</i>				
PF-G-4	Public Facilities & Services	Continue to provide residents of all ages to high quality local educational facilities and learning opportunities in cooperation with the Walnut Valley and Pomona Unified School Districts (WVUSD and PUSD, respectively), the Los Angeles County library system, and community organizations.	The Walnut Valley Unified School District's digital billboard will be located on an existing, developed Walnut Valley Unified School District property, and avoids the displacement of existing land uses or the need for new infrastructure and supports the continued efficient use of an established institutional site. The project establishes a cooperative public-public partnership between the City and the School District by generating ongoing lease revenue for WVUSD to help support educational programs and facility improvements, while also providing a community benefit to the City through dedicated on-screen time for public service announcements. This allocation would allow the City to disseminate important community information and emergency notifications at no cost, strengthening interagency collaboration and enhancing public communication. The City Council approved the project on December 16, 2025.	Community Development
<i>Policies – Schools</i>				
PF-P-28	Public Facilities & Services	Continue sponsoring and promoting events and cultural activities that bring the community together in different locations throughout the city.	City staff continues to organize and update City-wide special events such as the Windmill Lighting, Veterans Day, Corporate Showcase, and Wedding & Event Expo in order to promote community enrichment and the business community.	Parks & Recreation
UTILITIES				

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
<i>Goals</i>				
PF-G-6	Public Facilities & Services	Ensure that public facilities and services, including water, wastewater, sewage, electricity, natural gas, and solid waste, are provided in a safe, efficient, and timely manner to meet the current and future needs of the city.	Will serve letters from outside agencies are required for building permit issuance to show that adequate facilities are or will be available to serve a proposed Accessory Dwelling Unit or subdivision. <i>See Land Use & Economic Development Chapter Policy LU-P-5 for the update on the Rule 20A Utility Undergrounding Project.</i>	Community Development
<i>Policies – Water & Wastewater</i>				
PF-P-37	Public Facilities & Services	As opportunities arise, work with the Los Angeles County Public Works Department (LACPWD) and Los Angeles County Sanitation District (LACSD) to ensure that wastewater treatment conveyance systems and treatment facility capacity is available to serve planned development within Diamond Bar.	Will serve letters from the LACSD are required for building permit issuance to show that adequate sewer facilities are or will be available to serve a proposed Accessory Dwelling Unit or subdivision.	Community Development

6. Public Safety

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
PUBLIC SAFETY				
The purpose of this Chapter is to identify the natural and man-made public health and safety hazards that exist within the City, and to establish preventative and responsive policies and programs to mitigate their potential impacts, particularly in light of our unique environmental, seismic, and topographic conditions. This Chapter also addresses the excellent public safety services provided by the L.A. County Sheriff's and Fire Departments, and endorses the continuation of the contract model of government for the continuation of these services. Lastly, the Public Safety Chapter addresses noise and serves to limit the exposure of the community to excessive noise levels. The Goals and Policies emphasize partnerships with local, regional and State agencies to ensure the City's readiness for public safety threats through action plans and educational efforts.				
SEISMIC AND GEOLOGIC HAZARDS				
<i>Goals</i>				
PS-G-1	Public Safety	Partner with the Los Angeles County Fire and Sheriff's Departments in community education efforts aimed at preventing potential loss of life, physical injury, property damage, public health hazards, and nuisances from seismic ground shaking and other geologic hazards such as landslides and mudslides.	In 2025, the City partnered with public safety partners, including Los Angeles county Sheriff's Department, Los Angeles county Fire Department, and Inland Valley humane Society to present five public town-hall style meetings. Topics included an overview of the City's public safety programs and budget, crime prevention, wildfire prevention, emergency preparedness, and animal care and control. Each meeting also included opportunities to meet public safety officials, ask questions, and receive valuable informational resources.	Community Relations Division
<i>Policies</i>				

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
PS-P-2	Public Safety	<p>Require areas identified as having significant liquefaction potential (including secondary seismic hazards such as differential compaction, lateral spreading, settlement, rock fall, and landslide) to undergo site-specific geotechnical investigation prior to development and to mitigate the potential hazard to a level of insignificance or, if mitigation is not possible, to preserve these areas as open space or agriculture.</p> <p><i>Figure 7-3 (Page 7-8 of the Public Safety Element) shows areas where historical occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacements.</i></p>	<p>The City implements this engineering standard on all grading projects by requiring a site-specific geotechnical investigation to identify any hazards and to develop proper hazard mitigation as appropriate.</p>	Public Works
PS-P-4	Public Safety	<p>Carry out a review of City-owned critical facilities that may be vulnerable to major earthquakes and landslides and develop programs to upgrade them.</p>	<p>The City regularly inspects and evaluates its facilities and infrastructure.</p> <p>In 2025, the City consulted with a civil engineering firm to design roadway stabilization plans for a damaged section of Diamond Bar Boulevard, between Cold Spring Lane and Crooked Creek Drive. The plans will be finalized in 2026, and the conditions will be continuously monitored until construction funding is secured.</p>	Public Works
FLOOD HAZARDS AND PROTECTION				
<i>Goals</i>				
PS-G-2	Public Safety	<p>Implement measures aimed at preventing the potential for loss of life, physical injury, property damage, public health hazards, and nuisances from the effects of a 100- year storm and associated flooding.</p>	<p>The City prepared a comprehensive update to the City's Hazard Mitigation Plan (Plan) with the assistance of a Federal Emergency Management Agency (FEMA) grant, which was adopted by the City Council and approved by FEMA July 19, 2022. The Plan Update includes an all-hazards summary of potential risks to the City from earthquakes, fires, floods, severe storms, and other natural disasters. In 2025, City staff submitted a grant request to FEMA/CalOES to fund the development of the next five-year update, with an expected completion date of 2027-2028. The Plan, in concert with the City's Emergency Operations Plan (EOP), can eventually be used to support resilient planning, mitigation, reconstruction strategies, and response efforts to climate conditions and incidents impacting the community. The Plan review process included a public comment period, including initial submission and review by FEMA. Very High Severity Fire Zones have been mapped throughout the City hillside areas requiring new construction to be fire-resistant at exterior surfaces exposed to wildland areas.</p>	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			Also applies to Public Safety Chapter goals PS-G-3 and PS-G-8 and policies PS-P-7, PS-P-38, PS-P-39, and PS-P-44	

<i>Policies</i>				
PS-P-7	Public Safety	Work with the Federal Emergency Management Agency (FEMA) as needed to ensure that the City's floodplain information is up to date with the latest available hydrologic and hydraulic engineering data.	<i>See Public Safety Chapter goal PS-G-2</i>	Public Works
PS-P-8	Public Safety	Continue to implement flood control programs, such as the City's Grading and Floodplain Ordinances, that reduce flood hazards to comply with State flood risk management requirements.	The City routinely implements flood control programs that reduce hazards to comply with State requirements.	Public Works
PS-P-9	Public Safety	Consider the impacts to health and safety from potential flooding on future development in flood-prone areas, including those identified as being within the 100- or 500-year floodplains. Require installation of protective structures or other design measures to protect proposed building and development sites from the effects of flooding in these areas. <i>Figure 7-4 (Page 7-12 of the Public Safety Element) shows flood zones in and around the Planning Area based on FEMA's 2016 flood hazard data.</i>	The City considers the impacts of potential flooding on future development in flood-prone areas and requires mitigation measures, as appropriate.	Public Works
PS-P-12	Public Safety	As part of the Capital Improvement Program, consider and incorporate flood control improvements identified in the drainage master plan that specifies funding and timing of prioritized improvements. Coordinate the City's Capital Improvement Program with planned County improvements.	<i>See Land Use & Economic Development Chapter Policy LU-P-5 for information about the flood control and drainage improvement projects constructed in 2025.</i>	Public Works
PS-P-13	Public Safety	As resources become available, reduce the flooding impact of a storm event by enhancing the city's green infrastructure system to complement the gray infrastructure system where feasible.	<i>See Community Character & Placemaking Chapter Goal CC-G-5 for information about the green street component included in the scope of the Diamond Bar Boulevard Complete Streets Project.</i>	Public Works
FIRE HAZARDS				
<i>Goals</i>				
PS-G-3	Public Safety	Partner with the Los Angeles County Fire Department and affiliated agencies to implement hazard mitigation plans and community education efforts aimed at preventing the potential for loss of life, physical injury, property damage, public health hazards, and nuisances from wildland and urban fires.	<i>See Public Safety Chapter goal PS-G-2</i>	City Manager's Office
<i>Policies – General</i>				
PS-P-14	Public Safety	Educate the public about fire hazards and fire prevention. Work with the County of Los Angeles Fire Department and CAL FIRE to disseminate information on fire weather watches and fire risks and encourage all Diamond Bar residents to engage in risk reduction and fire preparedness activities.	The City continues to expand upon public education and outreach efforts to educate residents with a comprehensive approach to fire and weather-related hazards, through a variety of platforms such as City's website, monthly DBConnection newsletter, public presentations, emergency alert system, and informational videos. The information, in collaboration with City and Public Safety partners with Los Angeles County Sheriff and Fire Departments, is aimed at	City Manager's Office

		<p><i>The Los Angeles County Fire Department maintains information on family fire preparedness plans and risk reduction measures such as vegetation management.</i></p>	<p>improving public safety preparedness efforts, increase resident awareness, and ensure compliance with State and County Public Health Orders. The Los Angeles County Fire Department also has an active fire brush clearance program that incorporates inspections from local fire stations in areas of know fire danger to ensure that residents are aware of mitigation measures they can implement on their property.</p> <p>The City, in collaboration with Los Angeles County Office of Emergency Management (OEM), County of Los Angeles Fire Department, and Los Angeles County Sheriff's Department, finalized and implemented the Genasys Project in 2024 – where the City of Diamond Bar and cities throughout the County have pre-designated fire evacuation zones that can be used to communicate to residents in the event of a fire emergency requiring evacuation. The system is complete and the zone information has been used for testing and preparedness efforts during summer 2025 SCE Public Safety Power Shutoff (PSPS) activations.</p> <p><i>Also applies to Public Safety Chapter goal PS-G-9 and policies PS-P-18 and PS-P-42</i></p> <p><i>See Land Use & Economic Development Chapter Policy LU-P-5 for the update on the Rule 20A Utility Undergrounding Project.</i></p>	
PS-P-15	Public Safety	<p>Ensure adherence to applicable Fire and Building Codes, including standards for minimum road widths, access and clearance for emergency vehicles, and the identification of all roads, streets, and major public buildings in a manner that is clearly visible to fire protection and other emergency vehicles.</p>	<p>Prior to building permit issuance, all residential projects located in the High Fire Hazard Severity Zone are required to submit landscape plans designed to comply with the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans are submitted to the Los Angeles Fire Department for review and approval.</p>	Community Development
PS-P-16	Public Safety	<p>For privately-owned property within areas designated for development that are subject to high wildfire risk, condition approval of development upon the implementation of measures to reduce risks associated with that development, including, but not limited to, fuel modification plans and Fire Code requirements in effect at the time of project approval.</p>	<p>Prior to building permit issuance, all residential projects located in the High Fire Hazard Severity Zone are required to submit landscape plans designed to comply with the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans are submitted to the Los Angeles Fire Department for review and approval.</p>	Community Development
PS-P-18	Public Safety	<p>Work cooperatively with the County of Los Angeles Fire Department, CAL FIRE, and fire protection agencies of neighboring jurisdictions to address regional wildfire threats.</p>	<p><i>See Public Safety Chapter policy PS-P-14</i></p>	City Manager's Office

Policies – Fire Hazard Severity Zones & State Responsibility Areas				
PS-P-19	Public Safety	Maintain and update the City’s High Fire Hazard Severity Zones map consistent with changes in designation by CAL FIRE to ensure that the County of Los Angeles Fire Department is protecting the community from wildland-urban fires as future development takes place.	<i>See Public Safety Chapter Policy PS-P-14.</i>	City Manager’s Office
PS-P-20	Public Safety	Prior to permit approval, ensure that all new development located in a Very High Fire Hazard Severity Zone or a State Responsibility Area (SRA) is served by adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression.	<i>See Public Safety Chapter Policy PS-P-14.</i>	Community Development
PS-P-21	Public Safety	Collaborate with the County of Los Angeles Fire Department to ensure that properties in and adjacent to High or Very High Fire Hazard Severity Zones as indicated in Figure 7-6 are adequately protected from wildland fire hazards in a manner that minimizes the destruction of natural vegetation and ecosystems through inspection and enforcement. Update Figure 7-6 as new information becomes available from CAL FIRE.	<i>See Public Safety Chapter Policy PS-P-14.</i>	Community Development
PS-P-22	Public Safety	Support the County of Los Angeles Fire Department’s Provision of weed abatement and brush thinning and removal services in High and Very High Fire Hazard Severity Areas in order to curb potential fire hazards.	<i>See Public Safety Chapter Policy PS-P-14.</i>	Community Development
PS-P-23	Public Safety	Where development is proposed within High or Very High Fire Hazard Severity Zones, ensure that the County of Los Angeles Fire Department has the opportunity to review the proposal in terms of its vulnerability to fire hazards and its potential as a source of fire, including fuel modification plan review for new development or additions that are equal or greater than 50 percent of the existing square footage.	Prior to building permit issuance, all residential projects located in the High Fire Hazard Severity Zone are required to submit landscape plans designed to comply with the requirements of the Los Angeles County Fire Department’s Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans are submitted to the Los Angeles Fire Department for review and approval.	Community Development
HAZARDOUS MATERIALS AND OPERATIONS				
<i>Policies</i>				
PS-P-25	Public Safety	On sites with known contamination of soil and groundwater, work with State and local agencies to continue to identify and compel cleanup of such sites to ensure that construction workers, future occupants, the public, and the environment are adequately protected from hazards associated with contamination. <i>The City may reference the State Water Resources Control Board’s Geotracker database and the California Department of Toxic Substances Control’s EnviroStor database to identify potentially hazardous sites. Figure 7-8 (Page 7-26 of</i>	City staff is continuing to monitor the progress of groundwater remediation of the vacant lot at 23671 Golden Springs Drive. The owner is currently working with the California Regional Water Quality Control Board to test and cleanup releases from underground gas storage tanks where the former Chevron gas station previously occupied the site.	Community Development

		<i>the Public Safety Element) shows sites identified through these databases in 2019.</i>		
SHERIFF, FIRE, AND EMERGENCY SERVICES				
<i>Goals</i>				
PS-G-5	Public Safety	Maintain safety services that are responsive to citizens' needs to ensure a safe and secure environment for people and property in the community.	The City continues to fund and administer the Flock Safety Automated License Plate Reader (ALPR) system as an investigative tool to close out cases and prevent criminal activity. The City has also invested \$50,000 into additional burglary prevention/suppression patrols, which in partnership with the Los Angeles Sheriff's Department is designed to focus on burglary suppression activity to reduce property crimes in residential and commercial areas in the City. <i>See Public Safety Chapter Goal PS-G-1</i>	City Manager's Office
PS-G-6	Public Safety	Support community-based policing partnerships to enhance public awareness of crime prevention and strengthen the relationship between the Los Angeles County Sheriff's Department and neighborhoods throughout the city.	The City continued to distribute information through its "Let's Talk Public Safety" program, primarily through law enforcement safety blogs and videos. New to 2025, the City collaborated with the County of Los Angeles Sheriff's Department, Los Angeles County Fire Department, and Inland Valley Humane Society to host a series of "Meet Your Public Safety Services Providers" events. The four informational meetings provided residents an opportunity to hear from the City's local public safety providers, including programs and services such as Neighborhood Watch, Business Watch, fire prevention and emergency preparedness, animal licensing efforts and living with wildlife. Additionally, The "Coffee with a Cop" meetings are held once a month at locations through the City, where residents and businesses can talk with a member of the Sheriff's Department about crime and other law enforcement techniques. <i>Also applies to Public Safety Chapter Policy PS-P-30</i>	City Manager's Office
PS-G-7	Public Safety	Provide effective emergency preparedness and response programs.	<i>See Public Safety Chapter Policy PS-P-37</i>	City Manager's Office
<i>Policies</i>				
PS-P-29	Public Safety	Coordinate with the Los Angeles County Sheriff's Department for review of applications for new development and for the intensification of existing development, ensuring that review is consistent with Crime Prevention Through Environmental Design (CPTED) principles.	<i>See Public Safety Chapter Goal PS-G-6</i>	City Manager's Office

PS-P-30	Public Safety	Continue to promote the establishment of neighborhood watch and business watch programs to encourage community participation in the patrol of neighborhoods.	<i>See Public Safety Chapter Goal PS-G-6</i>	City Manager's Office
PS-P-37	Public Safety	Maintain area-wide mutual aid agreements and communication links with adjacent governmental authorities and other participating jurisdictions.	The City continues to expand upon its emergency preparedness and response capabilities through training, testing, and exercises. The dedicated EOC provides the City with added flexibility to coordinate and respond to emergencies, provide redundant communications to public safety agencies, and enable added communications to residents. City Hall also has a backup power generator to ensure critical systems are operational in the event of a prolonged emergency outage, with redundant communications capabilities including the Sheriff's Department and County Office of Emergency Management (OEM). The City participated in the annual Great California Shakeout in October 2025, and will continue efforts with additional training and exercises in collaboration with LA County OEM, local school districts, and adjoining municipalities. <i>Also applies to Public Safety Chapter Goal PS-G-7 and Policies PS-P-40, PS-P-41, and PS-P-43</i>	City Manager's Office
EMERGENCY AND DISASTER MANAGEMENT				
<i>Goals</i>				
PS-G-8	Public Safety	Use the Local Hazard Mitigation Plan and Emergency Operations Plan to address mitigation and response for local hazards, including seismic hazards, flood hazards, fire hazards, hazardous materials incidents, and hazardous sites, and to plan for the protection of critical facilities (i.e., schools, hospitals), disaster and emergency response preparedness and recovery, evacuation routes, peak load water supply requirements, and minimum road width and clearance around structures.	<i>See Public Safety Chapter Goal PS-G-2</i>	City Manager's Office
PS-G-9	Public Safety	Conduct emergency and disaster management planning in a collaborative manner with State and local agencies and neighboring jurisdictions, while striving for self-sufficiency in City-level emergency response.	<i>See Public Safety Chapter Policy PS-P-14</i>	City Manager's Office
<i>Policies</i>				
PS-P-38	Public Safety	Maintain, review, and update Diamond Bar's Local Hazard Mitigation Plan as needed to take into account new hazard conditions in the Planning Area and new emergency management techniques.	<i>See Public Safety Chapter Goal PS-G-2</i>	City Manager's Office
PS-P-39	Public Safety	Adopt, implement and update as necessary the Local Hazard Mitigation Plan to develop strategies to address changing risks from	<i>See Public Safety Chapter Goal PS-G-2</i>	City Manager's Office

		flood, drought, fire, landslides, seismic activity, hazardous materials, and other potential hazards, including strategies related to monitoring, emergency preparedness, development policies, conservation, vulnerable populations, and community resilience.		
PS-P-40	Public Safety	Continue to coordinate the City's emergency preparedness and response plans and operations with the State Office of Emergency Management, Los Angeles County, schools, and other neighboring jurisdictions.	<i>See Public Safety Chapter Policy PS-P-37</i>	City Manager's Office
PS-P-41	Public Safety	Maintain and expand as necessary community emergency preparedness resources including personnel, equipment, material, specialized medical and other training, and auxiliary communications.	<i>See Public Safety Chapter Policy PS-P-37</i>	City Manager's Office
PS-P-42	Public Safety	Continue to disseminate public information and alerts regarding the nature and extent of possible natural and manmade hazards, resources identifying measures residents and businesses can take to prepare for and minimize damage resulting from these hazards, citywide response plans, and evacuation routes.	The City issues regular emergency preparedness updates and information on its website, public access television channels, social media accounts, print newsletters, and e-subscription services/Civic Ready notification service. Emergency preparedness topics are also covered in the eight-meeting City Government Explained series, four-meeting Let's Talk Public Safety series, and in Council presentations throughout the year.	Community Relations Division
PS-P-43	Public Safety	Require all City staff to be adequately trained to respond to emergency situations, and conduct regular emergency preparedness drills with local organizations including the Los Angeles County fire and Sheriff's departments.	<i>See Public Safety Chapter Policy PS-P-14</i>	City Manager's Office
PS-P-44	Public Safety	Leverage pre- and post-disaster assistance programs to support resilient planning, mitigation, and reconstruction strategies that consider future climate conditions, such as the California Governor's Office of Emergency Services' Hazard Mitigation Grant Program and California Disaster Assistance Act.	<i>See Public Safety Chapter Policy PS-P-37</i>	City Manager's Office
NOISE				
<i>Policies</i>				
PS-P-49	Public Safety	Ensure that detailed site-specific noise analysis, including the identification of noise mitigation measures, be prepared for all development proposals located where project noise exposure would be other than normally or conditionally acceptable as specified in Table 7-1. With mitigation, development should meet the allowable exterior and interior noise exposure standards established in the Noise Control Ordinance.	During grading and construction activities, development projects are required to properly muffle all construction equipment to reduce noise levels.	Public Works and Community Development
PS-P-52	Public Safety	Ensure that noise attenuation facilities are installed as feasible in all noise-sensitive areas impacted by County, State, or federal	<i>See Land Use & Economic Development Chapter Policy LU-P-14.</i>	Public Works

		highways through coordination with Caltrans and the Federal Highway Administration.	The SR57/60 Confluence Project will install sound walls wherever applicable and necessary within the limits of the project.	
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7. Community Health & Sustainability

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
COMMUNITY HEALTH & SUSTAINABILITY				
The Goals and Policies in this Chapter identify strategies to facilitate healthy and active lifestyles, social connections and celebrating diversity, access to healthy food, and climate change resilience. Many of these strategies could be incorporated into existing or future City programs and Development Code standards.				
ACTIVE LIFESTYLE				
<i>Goals</i>				
CHS-G-3	Community Health & Sustainability	Promote the use of public parks, recreational and other spaces for healthy exercise and physical activity.	Dozens of enrichment classes and athletic opportunities are provided throughout the year at local parks by the City, independent contracts, or non-profit organizations.	Parks & Recreation
<i>Policies</i>				
CHS-P-1	Community Health & Sustainability	Strive to ensure that all areas of the community have an equal distribution of public parks and public recreational facilities to maximize access.	On January 21, 2025, the 10.23-acre property located at 22601 Sunset Crossing Road was transferred to the City at no cost by a Transfer Agreement Facilities Use Agreement. This property combined with the adjacent City-owned 2.78-acre site will create a 13-acre park site that has the potential to be developed into a community park with amenities for residents of all ages, interests and activity levels.	Parks & Recreation
SOCIAL CONNECTION				
<i>Goals</i>				
CHS-G-5	Community Health & Sustainability	Enhance cultural and generational diversity and social connections through opportunities for volunteerism and civic engagement, public gathering places, public art, family-friendly activities, and events that connect residents to one another, helping them to stay socially active in the community.	The City provides annual City-wide special events and senior programming that support teens looking to volunteer and seniors interested in intergenerational opportunities.	Parks & Recreation
CHS-G-6	Community Health & Sustainability	Provide safe and welcoming opportunities for meeting and gathering that encourage face-to-face interactions between people.	The Diamond Bar Center and Heritage Park serve as “home” for six unique senior clubs who meet regularly throughout the week for both organized activity and leisurely gatherings.	Parks & Recreation
<i>Policies</i>				
CHS-P-7	Community Health & Sustainability	Continue to support and promote citywide events that integrate families, schools, and the greater community.	Many City-wide special events include partnerships with both local high schools and a middle school who are responsible for an active role in the event.	Parks & Recreation

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CHS-P-9	Community Health & Sustainability	Encourage and provide volunteer opportunities for residents to engage and support a wide variety of events and activities.	The Parks & Recreation Department offers volunteer opportunities for teens at events, seniors at the Diamond Bar Center, and adults through the youth sports programs.	Parks & Recreation
CHS-P-13	Community Health & Sustainability	Support the provisions of spaces, programs and facilities across the community to provide opportunities for artistic and cultural engagement and expression for all members of the Diamond Bar community.	The City provides annual live Concerts in the Park at no charge. These performances including a variety of genres and entertainment for all ages.	Parks & Recreation
CHS-P-14	Community Health & Sustainability	Encourage the development of “destinations”—such as the clusters of commercial uses that draw residents from the entire community into the Neighborhood Mixed Use, the Transit-Oriented Mixed Use, and the Town Center focus areas.	<i>See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i>	Community Development
CHS-P-15	Community Health & Sustainability	Encourage the establishment of gathering areas in new neighborhoods.	<i>See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i>	Community Development
HEALTHCARE & HUMAN SERVICES				
HEALTHY FOOD				
<i>Policies</i>				
CHS-P-21	Community Health & Sustainability	Promote healthy food and beverages at City-sponsored events, programs, and recreation activities. Ensure that safe, clean drinking water is available for the public at all City-owned buildings where public programs occur.	Clean drinking water is available at all City facilities and a variety of food trucks typically provide an array of food and beverage options at City-sponsored special events. Staff is also provided with clean drinking water at events. Water bottle filling stations are available at the Diamond Bar Center and also included at parks when replacing the previous drinking fountain.	Parks & Recreation
CHS-P-24	Community Health & Sustainability	Explore opportunities as they arise to incorporate community gardens into City parks and open space areas, and encourage the Diamond Bar Community Garden and other organizations to facilitate the development, administration, and operation of additional community gardens in the City.	Compost and mulch is available year-round at Sycamore Canyon Park to support community members in maintaining their home gardens. This resource is part of the City’s commitment to promoting sustainable gardening practices. To further educate residents, the City offers workshops at community events focused on composting techniques and organic gardening methods. Additionally, the monthly EnviroLink newsletter provides valuable information and resources on these topics, helping residents learn how to effectively use compost and mulch while reducing organic waste. These efforts aim to empower the community with the knowledge and tools needed for sustainable gardening.	City Manager’s Office

PUBLIC HEALTH AND ENVIRONMENTAL JUSTICE

Policies

CHS-P-30	Community Health & Sustainability	Support a better informed and civically engaged community by making information available both in print and electronic format, and, to the extent possible, provide this information in the languages predominantly spoken in the community.	The City's efforts to keep community members informed and engaged include using various communication channels to give residents the choice of how they receive information and participate in the decision-making process. These channels include a monthly printed newsletter mailed to all Diamond Bar addresses, a weekly electronic newsletter, Weekly Highlights, sent via email or text to subscribers, a mobile app, two-way engagement on Facebook, and regular postings on Instagram and YouTube. In 2025, the City expanded its improvement in communication by making the City's government access channel, Diamond Bar TV, (DBTV) available for free streaming on Roku and the Cablecast app. Previously only available on Spectrum Cable Channel 3 or Frontier FiOS television Channel 47, DBTV is one of the many ways the City shares information about City programs, projects and services with the community. Programming on DBTV include City Council meeting replays, local business spotlights, public safety videos, and the DB Minute video shorts series that covers various City services and programs.	Community Relations Division
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CLIMATE CHANGE AND GREENHOUSE GASES

Goals

CHS-G-13	Community Health & Sustainability	Promote energy efficiency and conservation in the community.	The City has partnered with the San Gabriel Valley Council of Governments (SGVCOG) to increase public awareness of energy conservation programs and best practices from Southern California Edison and the Gas Company. Information is distributed through the City's EnviroLink newsletter, as well as direct communication from partner agencies and utility providers.	City Manager's Office
CHS-G-14	Community Health & Sustainability	Encourage waste reduction and diversion practices to meet State targets and reduce GHG emissions.	<p>The City complies with all State laws governing waste management and recycling. The City continues to maintain its economic incentive programs, in partnership with its waste haulers, as described in prior years, to reduce waste and increase diversion under the new waste hauler contracts that began in September 2025.</p> <p>During the transition to the new contracts, the City and its waste haulers implemented an education and outreach campaign to re-educate residents on proper sorting practices to increase diversion and reduce contamination. Outreach efforts included print and electronic materials, in-person and virtual workshops, and ongoing contamination monitoring.</p>	City Manager's Office

			The City also continues to provide waste reduction tips through its monthly electronic environmental newsletter. In addition to its ongoing student education programs with Discovery Cube that focus on recycling and waste reduction, the City partnered with Algalita Marine Research to offer an additional educational experience for youth, focused on plastic pollution and prevention strategies.	
Policies – Energy Efficiency & Conservation				
CHS-P-39	Community Health & Sustainability	Support Southern California Edison (SCE) and Southern California Gas Company's (SoCalGas) efforts to increase public awareness of energy conservation technology and best practices.	The City has partnered with the San Gabriel Valley Council of Governments (SGVCOG) to increase public awareness of energy conservation technologies and best practices from Southern California Edison and the Gas Company. Information is distributed through the City's Envirolink newsletter, as well as direct communication from partner agencies and utility providers.	City Manager's Office
CHS-P-44	Community Health & Sustainability	Promote energy conservation and retrofitting of existing buildings through the implementation of the Green Building Codes.	The Building & Safety Division implements CALGreen by requiring all construction projects to meet State requirements. This is done through requiring all waste hauling by the City's franchise hauler or to a recycling facility, requiring low emitting vehicle parking for new commercial projects, limiting VOCs, inspecting erosion control, and requiring low water usage in plumbing.	Community Development
Policies – Waste Reduction & Recycling				
CHS-P-46	Community Health & Sustainability	In order to achieve compliance with the source reduction goals set forth under Assembly Bill (AB) 939 amendments thereto, incorporate solid waste diversion goal performance standards into the contracts with the City's franchise waste haulers, and enforce the City's Construction and Demolition Waste Ordinance.	The City Manager's Department has been actively working on new solid waste franchise agreements, launched in 2025. To meet the source reduction goals of Assembly Bill (AB) 939 and its amendments, the City is incorporating solid waste diversion performance standards into the contracts by standardizing monthly and annual reporting with franchise waste haulers. This initiative supports the City's commitment to compliance and sustainability. The City is also strengthening its Construction and Demolition Waste Ordinance by updating applications and improving intake and processing procedures, further emphasizing responsible waste management practices.	City Manager's Office
CHS-P-47	Community Health & Sustainability	Reduce the disposal of household hazardous wastes in landfills through continued cooperation with waste pick-up service providers, the County Sanitation Districts, and the Los Angeles County Department of Public Works in the provision of curbside pick-up and annual household waste round up events.	The City is actively working to reduce household hazardous waste (HHW) disposal in landfills by collaborating with waste service providers, the County Sanitation Districts, and the Los Angeles County Department of Public Works. These efforts include organizing, supporting, and promoting annual HHW round-up events. The City enhances these initiatives with the Door-to-Door curbside collection program through waste hauler and provides information about local drop-off locations for common HHW as alternatives to curbside pickup or the annual County collection event in Diamond Bar. The City promotes nearby County HHW events	City Manager's Office

			hosted in other cities. The City held two e-waste collection events, one in April and another in August, and plans to expand to three e-waste events next year to further reduce environmental impacts. The City continues to monitor and support the collection of batteries and light bulbs at the local Ace Hardware.	
CHS-P-48	Community Health & Sustainability	Continue to promote the safe disposal of household hazardous waste through public education and incentives.	<p>The City is dedicated to promoting the safe disposal of household hazardous waste (HHW) through education and incentives. We focus on raising awareness about proper disposal methods, including the local Ace Hardware takeback program, and encouraging responsible waste management.</p> <p>The City supports several collection programs and events, including the At Your Door curbside collection program, the annual County HHW collection event in Diamond Bar (held in March), and nearby County-hosted events in other cities. A local HHW recycling and disposal guide has been created and is distributed at events, community centers, and collection partners like Ace Hardware, AutoZone, and Sherwin-Williams. The guide is also included in the 2025 City Calendar mailed to all residents.</p>	City Manager's Office
CHS-P-49	Community Health & Sustainability	Continue to educate residential, commercial, and industrial generators about source reduction and recycling programs and encourage their participation in these programs through promotional campaigns and incentives.	<p>The City is committed to promoting source reduction and recycling through targeted education for residential, commercial, and industrial sectors. Educational efforts include outreach campaigns delivered through waste hauler billing inserts, City newsletters, social media, the City's website, community events, and workshops. Waste haulers also provide in-person and virtual workshops focused on proper sorting practices and contamination minimization.</p> <p>To encourage participation, the City offers free incentives such as food waste kitchen pails, compost bins, and used oil collection kits. In addition, the City has extended its contract with its waste and recycling education provider, Discovery Cube, and launched a new environmental education partnership with Algalita Marine Research, focusing on plastic waste, pollution, and prevention strategies.</p>	City Manager's Office
CHS-P-50	Community Health & Sustainability	Encourage generators of edible food to have contracts or agreements with food rescue organizations to minimize edible food from being disposed of or destroyed.	In our ongoing efforts to minimize edible food waste, the City contracted consultants are actively encouraging generators of edible food to establish contracts or agreements with food rescue organizations. This initiative aims to divert edible food from being needlessly disposed of or destroyed. The City is facilitating the establishment of partnerships between generators and food rescue organizations, fostering a collaborative approach to addressing food waste challenges.	City Manager's Office

CHS-P-51	Community Health & Sustainability	Encourage residents and businesses to compost leaves, grass clippings, food waste, and other organic materials by promoting existing food waste pickup services, residential waste hauler rate composting discounts, and residential backyard composting.	<p>The City actively encouraged and re-educated residents and businesses on composting, proper sorting, and contamination reduction through a Citywide education campaign in preparation for the waste hauler transition scheduled for September 2025. Information on hauler economic incentive programs, sorting guides, and additional disposal options was mailed to every resident and business in the City, providing comprehensive details on available waste-related programs.</p> <p>To further expand outreach, waste haulers hosted a series of in-person and virtual workshops to reinforce proper sorting practices and program awareness. The City also continues to incorporate composting and food waste reduction information into its monthly electronic environmental newsletters and community events.</p>	City Manager's Office
CHS-P-52	Community Health & Sustainability	Collaborate with the City's contract waste haulers to educate and encourage residents and businesses about waste reduction strategies.	<p>The City works closely with its franchised waste haulers to educate and motivate residents and businesses to adopt effective waste reduction strategies. As part of the hauler transition, businesses are now required to source-separate recyclables from trash. To support this effort, WM mailed sorting guides and additional program information to each business. During the rollout of the program, businesses received additional education focused on proper recycling practices and contamination reduction and one-on-one support in implementing these practices.</p> <p>Through continued collaboration, the City ensures that residents and businesses receive consistent waste reduction information through newsletters from both the haulers and the City, as well as through site visits, phone calls, and emails. The City remains committed to strengthening these partnerships and fostering a culture of responsible waste management throughout the community.</p>	City Manager's Office
CHS-P-53	Community Health & Sustainability	Support and cooperate with County and State regulatory agency efforts to require commercial and industrial generators to develop and implement a source reduction and recycling plan tailored to their individual waste streams.	The City supports and cooperates with County and State regulatory agencies to implement measures that require commercial and industrial generators to develop and execute source reduction and recycling plans tailored to their unique waste streams. Our collaborative efforts aim to ensure compliance with regulations, where applicable, while promoting sustainable waste management practices among businesses.	City Manager's Office
<i>Policies – Climate Change Resiliency</i>				
CHS-P-57	Community Health & Sustainability	Encourage water conservation, drought-tolerant landscaping and the use of greywater and reclaimed and recycled water, where appropriate, with a view to reducing water use.	During project review, the Planning Division ensures that the plant palette is diverse, Southern California native and drought-tolerant vegetation is utilized, and that the planting and irrigation plans comply with the City's Water Efficient Landscaping Ordinance. Also,	Community Development

			reclaimed water is required for nonresidential irrigation systems where available. <i>See Resource Conservation Chapter Goal RC-G-6.</i>	
CHS-P-59	Community Health & Sustainability	As resources become available, increase the efficiency of water usage in public places, such as irrigation in public parks, and utilize drought-tolerant landscaping in City parks and streetscapes.	<i>See Community Conservation Chapter Policy CC-P-5.</i>	Public Works

8. Housing – 2021-2029 (6th Cycle) Housing Element Program Evaluation

PROGRAM #	OBJECTIVES	STATUS
<p>HOUSING The Housing Element, which has been certified by the California Department of Housing and Community Development (HCD) on October 5, 2022, identifies and makes provisions for existing and future housing needs. While most of these enabling policies require the participation of the private sector, the City also actively participates in implementation by budgeting a portion of its annual Community Development Block Grant (CDBG) allocation and state Permanent Local Housing Allocation (PLHA) funds to administer the City’s Home Improvement Program (HIP). The HIP provides zero-interest deferred loans of up to \$30,000 to eligible low-income households to perform essential home repairs and improvements. Low-income households are also eligible to participate in the Los Angeles County Community Development Commission’s CDBG-funded Home Ownership Program (HOP) for first-time homebuyer assistance.</p> <p>The City will file the Housing Element Annual Progress (APR) with HCD and Office of Planning and Research (OPR) by April 1, 2026, which outlines progress on the implementation of the adopted 2021-2029 (6th Cycle) Housing Element. The table below summarizes the 2021-2029 Housing Element housing programs offered through the Community Development Department along with program objectives, accomplishments, and implementation status.</p>		
1. Residential Neighborhood Improvement Program	Continue to implement the code enforcement program, and direct eligible households to available rehabilitation assistance to correct code violations. Provide focused code enforcement and rehabilitation assistance for 5 to 6 households during the planning period in neighborhoods evidencing concentrations of deteriorating units.	The City continues to operate the code enforcement program. This program is successful and is being continued. Code enforcement cases have increased in number and complexity due to factors including aging housing stock and the declining financial resources of longtime residents. The code enforcement officers and building inspectors are typically the first public officials to learn which homeowners lack the financial resources to correct property maintenance violations, and in the process, become aware of other deferred maintenance issues. The officers carry copies of the City’s Home Improvement Program (HIP) brochures and inform homeowners potentially in need of assistance that the City offers no-interest, deferred loans for essential home repairs.
2. Home Improvement Program	Improve neighborhoods evidencing deferred maintenance through property maintenance and rehab. Provide minor repair and rehabilitation to 4 units annually.	The City allocates at least \$100,000 of its annual CDBG award to the Home Improvement Program. The HIP provides zero-interest loans of up to \$30,000 to low- and very-low-income homeowners, which do not need to be repaid unless the home is sold or refinanced. There is a waiting list of pre-screened applicants, and HIP loans are processed in the order received. The HIP Program Policies are highlighted below: <ul style="list-style-type: none"> • The maximum loan amount for single-family detached homes increased from \$20,000 to \$30,000.

PROGRAM #	OBJECTIVES	STATUS
		<ul style="list-style-type: none"> • Owner-occupants of condominiums that meet the household income requirements are now eligible for HIP loans for up to \$20,000, provided that PLHA funds are available. The maximum loan amount is lower than the cap for single-family detached homes because costlier improvements, such as roof maintenance and exterior repairs, are the responsibility of the condominium HOAs, not the individual homeowners. • PLHA funds may be used to issue loans to households (both single-family detached and condominium) earning up to 150% of the Area Median Income (AMI) for L.A. County. CDBG funds continue to be restricted to owner-occupied households of single-family detached housing earning no more than 80% of AMI. • A minimum loan amount of \$10,000 is now required. Previously, no minimum was specified. Establishing a minimum loan amount encourages homeowners to address more improvements at once, and provides economies of scale with respect to the administrative costs associated with processing loans. <p>The HIP is successful in improving housing conditions and is being continued at available funding levels.</p>
3. Section 8 Rental Assistance Program	Continue to direct eligible households to the County Section 8 program.	This program is beneficial in reducing problems such as overpayment and overcrowding. City continues to coordinate with the County on the Section 8 program. Handouts are available at the public counter and contact information is regularly provided to requestors. The program is being continued.
4. Preservation of Assisted Housing	Preserve 100 percent of the 149 low- and moderate-income units in The Seasons Apartments.	Diamond Bar contains only one assisted housing project, the 149-unit Seasons Apartments (formerly Heritage Park) for senior citizens. This project was constructed in 1988 and was originally financed under the Los Angeles County Multi-Family Mortgage Revenue Bond program. The project was refinanced in November 1999 under the California Community Development Authority's Multi-Family Housing Re-funding Bond, and was transferred to the Corporate Fund for Housing, a non-profit organization. According to the terms of the new bond agreement, income restrictions for residents and corresponding rent limits were set. For the duration of the bond, which expires December 2, 2034, all units will be affordable: 30 units (20%) will be very-low-income, 82 units (55%) will be low-income, and 37 units will be moderate-income (defined as 100% AMI). All units will be preserved.
5. Mobile Home Park Preservation	Continue to support preservation of the City's two mobile home parks as important affordable housing resources.	Zoning for mobile home parks is successful in preserving this affordable housing option and is being continued. No proposals to close the parks were submitted. The City will continue to support preservation of its two mobile home parks as important affordable housing resources.

PROGRAM #	OBJECTIVES	STATUS
6. First-time Homebuyer Assistance Programs	Advertise County's Home Ownership Program (HOP) and Mortgage Credit Certificate (MCC) and provide information to interested homebuyers. In addition, the City will work with realtors to make them aware of these programs.	The City advertised these programs on the City website and will provide information to interested homebuyers annually via City newsletters and through social media. In addition, the City will work with realtors to make them aware of these programs.
7. Senior and Workforce Housing Development	Identify and evaluate sites suitable for new senior and workforce housing. The City will post information on the City website during the first year of the planning period regarding the City's interest in assisting in the development of senior and workforce housing, provide information on available regulatory and financial incentives, and assist developers in applying for funds. The City will also contact local colleges and universities annually to identify potential partnership opportunities for affordable housing.	This program is intended to encourage affordable housing development and is being continued. The City is a member of the San Gabriel Valley Regional Housing Trust (SGVRHT), which is a joint powers authority. SGVRHT's focus is primarily on providing funding assistance in the planning and construction of new homeless and affordable housing. The Trust provides funding and loans to help bridge funding gaps for affordable housing projects. Land Use Policies 10 and 28, which were adopted in the 2019 General Plan Update, also encourage the production of senior and workforce housing.
8. Land Use Element and Zoning	Maintain adequate sites for housing development at all income levels in conformance with the RHNA and ensure compliance with No Net Loss requirements. Process Development Code amendments to provide adequate sites to accommodate the RHNA. Update all regulations and fees on the City website annually throughout the planning period. Notify water and sewer providers immediately upon adoption of the Housing Element.	<p>The City has maintained adequate sites for housing development at all income levels and ensure compliance with No Net Loss requirements. In May 2022, the City entered into a Consultant Services Agreement with Torti Gallas + Partners to prepare the Town Center Specific Plan (TCSP) in the Town Center Mixed-Use focus area, which is one of the sites to accommodate the RHNA. Continual progress has been made on the Specific Plan during the planning period. The 45-day public review period for the Supplemental SIR was August 25 through October 10, 2025. On February 10, 2026, the Planning Commission recommended approval to the City Council, and is tentatively scheduled for the March 3, 2026 City Council hearing.</p> <p>On February 4, 2025, the City rezoned the General Plan's three Mixed-Use designations (Town Center Mixed-Use, Neighborhood Mixed-Use and Transit-Oriented Mixed-Use focus areas) to allow residential development at a minimum density of 20 dwelling units per acre and a maximum density of at least 30 dwelling units per acre.</p> <p>On November 15, 2022, the City notified the water and sewer providers immediately upon adoption of the Housing Element.</p>
9. Mixed Use Development	Prepare handout and marketing materials encouraging mixed-use development where appropriate and make it available to interested developers throughout the planning period.	In December 2019, the City adopted the Comprehensive General Plan Update that created community visions and blueprint for growth and development in the City through 2040. One of the key features of the new General Plan was the establishment of three new Focus Areas where substantial land use changes are planned as part of a strategy to provide walkable mixed-use activity centers. Goals and policies to promote mixed use developments are as follows: Land Use Goals 12, 14, 15, 16, 18, 19, 22, 24, 26, Land Use Policies 15, 16, 21, 23, 27, 28, 29, 35, 45; Community Character and Placemaking Goals 7, 8, 14, 17; and Circulation Goal 4.

PROGRAM #	OBJECTIVES	STATUS
		<p>In May 2022, the City entered into a Consultant Services Agreement with Torti Gallas + Partners to prepare the Town Center Specific Plan in the Town Center Mixed-Use focus area. The TCSP will provide the regulatory and urban design framework to establish a downtown, or “Town Center” in Diamond Bar as a walkable place with entertainment, retail, restaurants, community gathering spaces, and urban housing opportunities. This program is an important component of the City’s overall strategy to revitalize older areas and expand housing production. The 45-day public review period for the Supplemental SIR was August 25 through October 10, 2025. On February 10, 2026, the Planning Commission recommended approval to the City Council, and is tentatively scheduled for the March 3, 2026 City Council hearing.</p> <p><i>See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i></p>
<p>10. Accessory Dwelling Units</p>	<p>Continue to encourage construction of ADUs through an informational handout available at City Hall and on the City website throughout the planning period.</p>	<p>In 2017, the City approved an amendment to the municipal code pertaining to accessory dwelling units to satisfy all of the requirements of Government Code §§65852.150-65852.2. Per AB 68 (Ting), AB 587 (Friedman), AB 671 (Friedman), AB 881 (Bloom), SB 13 (Wieckowski) that went into effect January 1, 2020. In 2021 the City adopted a subsequent amendment to ADU regulations in accordance with the new State laws. On July 16, 2024, the City adopted another Development Code Amendment for consistency with the most recent passages of AB 2221 (Quirk-Silva) and SB 897 (Wieckowski). The updated ADU Ordinances have been effective in supporting the production of ADUs and provides affordable rents to low- and moderate-income households. An ADU handout has been created which is being distributed at the public counter. The City continues to encourage accessory dwelling units and this program is being continued.</p> <p>51 building permits for ADUs totaling 38,407 square feet were issued.</p> <p>The City is in the early testing phase of its Pre-Approved Accessory Dwelling Unit (ADU) Program, known as DBADU, which supports the City’s General Plan housing goals by streamlining ADU development and expanding housing opportunities. The program is implemented pursuant to State ADU law, including Government Code Sections 65852.2 and 65852.22, which require ministerial approval of ADUs that comply with objective standards and encourage jurisdictions to reduce regulatory barriers to ADU construction. The DBADU program allows qualified design professionals to submit ADU plans for City review and pre-approval, with the intent of creating a catalog of code-compliant designs that homeowners may use to reduce permitting time and uncertainty. To support implementation, City staff has developed a dedicated program</p>

PROGRAM #	OBJECTIVES	STATUS
		website and application materials, and the City is currently piloting the program with a selected firm to test workflows and review procedures before opening participation to additional professionals and releasing pre-approved plans for broader public use. The DBADU is set to be open to the public in early 2026.
11. Housing for Persons with Special Needs	Continue to facilitate emergency shelters and transitional/ supportive housing and continue participating with LAHSA and SGVCOG on efforts to address homelessness throughout the planning period. Process an amendment to the Development Code to allow supportive housing, low barrier navigation centers and large residential care facilities consistent with State law.	On July 16, 2024, the City adopted a Development Code Amendment to allow supportive housing and low barrier navigation centers consistent with State law and to replace or modify the CUP requirement to provide greater objectivity and development certainty for residential care facilities serving seven or more persons in all residential zones.
12. Affordable Housing Incentives/ Density Bonus	Amend the Development Code in 2021 consistent with current Density Bonus Law and continue to encourage the production of affordable housing through the use of density bonus and other incentives.	<p>This program is being continued in compliance with recent changes to State density bonus law. City staff discusses opportunities for affordable housing and density bonuses with developers for housing projects. As mentioned above, an inclusionary housing requirement is also being considered for the TCSP, in addition to other incentives to increase density. The density bonus program is among several tools the City utilizes to facilitate affordable housing. On July 16, 2024, the City adopted a Development Code Amendment to be in conformance with current Density Bonus Law.</p> <p>The City is also a member of the San Gabriel Valley Regional Housing Trust (SGVRHT), which is a joint powers authority. SGVRHT's focus is primarily on providing fundings assistance in the planning and construction of new homeless and affordable housing. The Trust provides funding and loans to help bridge funding gaps for affordable housing projects.</p>
13. Efficient Project Processing	Continue to offer streamlined development processing, and periodically review departmental processing procedures to ensure efficient project processing.	<p>The City continues to offer efficient permit processing. As a small city, staff is able to work closely with applicants through the review and approval process, thereby helping to expedite the entitlement process to issuance of building and zoning permits. In addition, the City has several procedures in place to minimize project review times, which include concurrent processing, pre-application reviews, and recently adopted General Plan EIR, which allows for individual projects that fall within the scope of the EIR to utilize this as environmental clearance under CEQA.</p> <p>Practices to streamline the issuances for residential projects such as room additions and ADUs have been implemented to eliminate the need to submit a separate application for Planning prior to applying for building permits. The pandemic accelerated implementation of online permit services, and by June 2020, applicants were able to submit applications, plans and payments entirely online. In 2023, the City embarked on the implementation of a new permitting software (Enterprise Land Management system), which will eventually streamline City processes and project processing and expected to go live by</p>

PROGRAM #	OBJECTIVES	STATUS
		July 2026. This program will be further enhanced through revisions to the Development Code.
14. Affirmatively Furthering Fair Housing	Explore and pursue alternative land use strategies and make necessary amendments to zoning and other land use documents to facilitate a variety of housing choices, including but not limited to higher density opportunities on religious, institutional and quasi-institutional lands, missing middle zoning in addition to SB9 such as SB10, adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures and upzoning with the goal of 50 housing opportunities in the planning period.	<p>On December 21, 2021, the City adopted an urgency ordinance to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. The permanent ordinance is anticipated for Planning Commission hearing in the Fall of 2026.</p> <p>The City continues to distribute fair housing information at the public counter through brochures, and refers fair housing related complaints to the Housing Rights Center.</p>
15. Reasonable Accommodation for Persons with Disabilities	Continue to implement reasonable accommodation procedures for persons with disabilities in compliance with SB 520.	<p>The City supports the provision of housing for disabled persons through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing. In 2010, the City adopted an ordinance to facilitate reasonable accommodations. This program is an important component of the City's overall efforts to address the special housing needs of persons with disabilities and is being continued and revised to include additional amendments to City regulations to incorporate recent changes to State law.</p> <p>The City is currently processing a Development Code Amendment to ensure that reasonable housing accommodation procedures do not inadvertently act as a constraint on persons with disabilities. The Code Amendment is anticipated for Planning Commission hearing in the Fall of 2026.</p>

Climate Action Plan

CAP POLICIES AND ACTIONS	IMPLEMENTATION	GENERAL PLAN GOALS & POLICIES
<p>CLIMATE ACTION PLAN (“CAP”) A Climate Action Plan is a comprehensive inventory of specific activities a public agency should undertake to reduce greenhouse gas (“GHG”) emissions that originate within its jurisdiction. The City of Diamond Bar adopted a Climate Action Plan concurrently with the General Plan Update to document how it will be able to reduce its GHG emissions in compliance with State mandates and goals to the year 2040, which is the horizon year for the General Plan Update. The table below lists the General Plan Update goals and policies that have been implemented to reduce GHG emissions, quantifies emissions reductions, and explains how these policies and actions will be implemented and organized according to the following categories: 1. Pedestrian Improvements and Increased Connectivity; 2. Bikeway System Improvements; 3. Traffic Calming; 4. Electric Vehicle Infrastructure; 5. Parking Facilities and Policies; and 6. Transportation Improvements.</p>		
<p>1. Pedestrian Improvements and Increased Connectivity</p>	<p>The General Plan Update includes policies that create more walkable, livable neighborhoods by expanding the multi-modal transportation system and creating a safe, pedestrian-oriented environment. Providing an improved pedestrian network and increasing connectivity encourages people to walk more and results in people driving less, causing a reduction in vehicle miles traveled (VMT).</p>	<p>LU-P-9: See status above. LU-P-14: See status above. CC-G-5: See status above. CC-P-4: See status above. CC-P-7: See status above. CC-P-9: See status above. CC-P-21: See status above.</p>
<p>2. Bikeway System Improvements</p>	<p>The General Plan Update provides strategies for maximizing multi-modal accessibility to and connectivity within mixed use areas, including the Metrolink Station and new Town Center. With the total bicycle improvements listed in the General Plan Update, there would be approximately 2.4 miles of bike lanes per square mile. Diamond Bar currently has approximately 2,840 people per square miles. This corresponds to a 0.06 percent reduction in VMT emissions.</p>	<p>LU-P-14: See status above. CC-G-5: See status above. CC-P-7: See status above. CR-G-2: See status above. CR-P-30: See status above. CR-P-43: See status above</p>
<p>3. Traffic Calming</p>	<p>A 0.25 percent reduction in VMT was assumed to occur from the traffic calming improvements to make streets safer and more comfortable for pedestrian travel. Traffic calming devices include roundabouts, corner bulb-outs, speed cushions, surface textures, raised pavement, road narrowing, and other devices that encourage people to drive more slowly or to walk or bike instead of using a vehicle, especially for short trips in and around residential neighborhoods.</p>	<p>CR-P-4: See status above. CR-P-21: See status above. CR-P-22: See status above. CR-P-23: See status above.</p>
<p>4. Electric Vehicle Infrastructure</p>	<p>A 0.05 percent reduction in VMT was assumed to occur from installation of electric vehicle infrastructure, which will encourage Diamond Bar residents, businesses, and the City vehicle fleet to switch to clean fuel and electric vehicles in order to reduce energy use and cost and transportation related GHG emissions.</p>	<p>RC-P-28: See status above.</p>
<p>5. Parking Facilities and Policies</p>	<p>Parking policies reflect both the necessity of providing for adequate and appropriately located vehicle and bicycle parking in existing and new development, and priorities related to safety, urban design, and transportation management. Reduced parking standards and other policies reducing parking availability have an estimated 5 to 12.5 percent VMT reduction. Conservatively assuming the effect of General Plan parking reduction strategies would result in the lower end of VMT reduction, the cumulative reduction from implementations would result in a 5 percent VMT reduction.</p>	<p>N/A</p>
<p>6. Transportation Improvements</p>	<p>Transit service can provide an alternative to automobile travel and is a critical mode of transportation for those who cannot drive or do not have access to a vehicle. The General Plan policies support Metrolink ridership by improving bus, bicycle, and pedestrian connections to the station and by introducing Transit-Oriented Mixed-Use development around the station. Conservatively assuming the combined effect of these strategies, summing the low end of the VMT reduction ranges gives a 0.62 percent reduction in VMT emissions.</p>	<p>CR-G-13: See status above. CR-P-48: See status above.</p>



PLANNING COMMISSION AGENDA REPORT

CASE/FILE NUMBER:	Development Code Amendment No. PL2024-51
PROJECT LOCATION:	Citywide
APPLICATION REQUEST:	To amend Title 22 of the Diamond Bar City Code (DBCC), adding Chapter 22.19 to establish multifamily and mixed-use residential Objective Design Standards (ODS) to implement State housing mandates.
APPLICANT:	Community Development Department

SUMMARY:

The proposed Development Code Amendment would amend Title 22 of the City's Development Code to establish Citywide objective design standards (ODS), for multifamily and mixed-use residential development projects to implement the City's certified Housing Element and be in compliance with State housing mandates.

RECOMMENDATION:

Adopt the attached resolution recommending the City Council approve Development Code Amendment No. PL2024-51, amending Title 22 of the Diamond Bar City Code (DBCC), adding Chapter 22.19 to establish multifamily and mixed-use residential ODS.

BACKGROUND:

Recent State housing legislation, including Senate Bill 35 and Senate Bill 330, established mandates for cities and counties to streamline the review process for multifamily housing, including mixed-use developments. Consequently, local agencies are now required to limit their review of qualifying housing projects to objective standards. ODS will apply to construction projects located anywhere in the City involving the development or substantial improvement to multifamily residential projects including duplexes, townhouses or multifamily dwellings or mixed-use projects featuring a combination of multifamily residential and other uses. ODS will not apply to single-family housing in single-family zones, or to nonresidential projects.

The legislation defines "objective standards" as standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion.

In addition, Program H-8 of Diamond Bar's certified 6th Cycle (2021-2029) Housing Element commits the City to update the Development Code (Title 22 of the Diamond Bar City Code) to include objective standards as part of its broader obligation to minimize constraints on housing supply and affordability.

Presently, Diamond Bar reviews housing projects using both objective and non-objective standards established through the Development Code and the Citywide Design Guidelines. To bring Diamond Bar into compliance

with State law, as well as implement its Housing Element programs, the City must proceed with the formulation of solely objective standards to govern the design of the aforementioned residential and mixed-use project types. The standards will then be utilized by staff and the Planning Commission as the basis to approve or deny such projects. The absence of ODS would compel the City to limit its review of these project types to only the most basic development standards currently in place, such as setbacks, height and parking requirements; architectural style and form-based criteria such as bulk, mass, scale and neighborhood compatibility would be beyond the City's authority to regulate design, and can no longer be the basis for denying a project until a comprehensive ODS ordinance is adopted.

In 2024, the City retained Torti Gallas + Partners (TG+P) to develop ODS under an amendment to the Consultant Services Agreement for the Town Center Specific Plan. Staff held a kickoff meeting and toured the City with TG+P on July 24, 2024. The project team collected data, reviewed background documents such as existing design standards and guidelines, as well as ODS from other cities as the basis for expressing desired qualitative outcomes through the application of objective standards.

Prior to preparing the draft standards, the City conducted a joint study session with the City Council and Planning Commission on October 8, 2024. The purpose of the study session was to introduce the ODS project, explain the process, and invite feedback and direction to guide the preparation of the draft ODS. Key discussion points were considered and incorporated into the draft ODS, such as restricting Contemporary architecture adjacent to existing single-family residential neighborhoods. Following the meeting, the project team proceeded with preparation of the ODS, which included core tasks defining various types of multifamily and mixed-use buildings and identifying their associated design elements. The tasks included:

- Research of existing architectural styles in the City.
- Identified stakeholder groups and conducted meetings to gather feedback.
- Defined various building types, frontage types, and style options.
- Creation of a user-friendly document showcasing these design options.

ANALYSIS:

The proposed Development Code Amendment would amend Title 22 of the City's Development Code to establish objective design standards. If adopted, the ordinance would add DBCC Chapter 22.19 and incorporate by reference a new document entitled *Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development*, provided as Exhibit 1 to the draft ordinance (Attachment 1). The document is organized into seven chapters:

1. Introduction
2. Building Type Standards
3. Building Articulation Standards
4. Frontage Types
5. Site and Open Space Standards
6. Architectural Styles
7. Glossary

Below is a summary of these chapters:

Chapter 1 – Introduction

This chapter provides an introduction to the ODS which includes the following: purpose and intent, goals, design principles, applicability, how to use the document, and relationship with the General Plan and Development Code. The Development Code will continue to govern basic development standards, while the ODS will further refine specific standards related to architectural styles and building design.

Chapter 2 – Building Type Standards

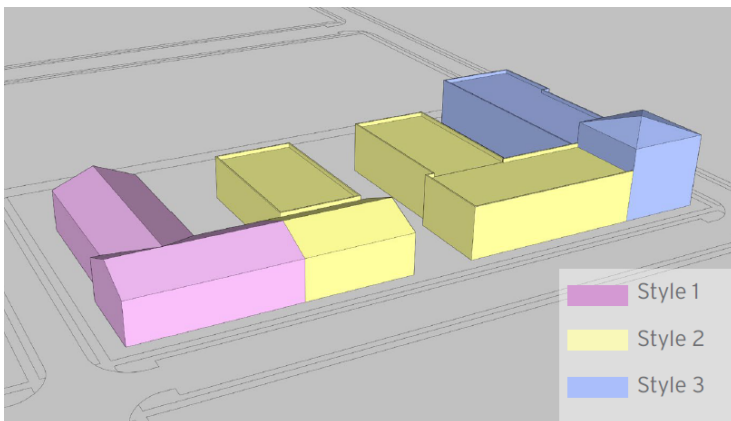
To support a variety of household types, the ODS provides a broad range of building type options for multifamily and mixed-use residential development including: townhouses, flex/lofts, walkups, courtyard buildings, urban block structures, and wrap buildings. Once a specific building type is selected, the development must comply with the associated standards, including maximum façade width, pedestrian access, parking, common open space, landscaping, frontage types, and overall massing.



Flex/Loft Building Diagram Example

Chapter 3 – Building Articulation Standards

In order to preserve the City's character, new development shall be designed to avoid a monolithic appearance. This Chapter establishes standards that require larger projects be articulated as coordinated groupings of smaller structures that, together with a well-designed streetscape, support the City's vision for high-quality development. Some techniques to achieve this include horizontal and vertical articulation, architectural projections and recessions, façade differentiation, architectural style differentiation and base–middle–top articulation. Articulation refers to the deliberate arrangement and detailing of a building's elements to express its structure and spatial functions meaningfully. It involves creating visual connections between different parts of a design—for example, using columns, ledges, or level changes to define spaces or employing varied textures, colors, and materials on a façade to enhance visual interest.



Architectural Style Differentiation Diagram Example

Chapter 4 – Frontage Types

A building's frontage serves as the interface between the public realm and private development. Thoughtful design of this interface is essential to creating an active and engaging urban environment. Multifamily and mixed-use buildings should feature ground-floor frontages that are human-scaled, visually interesting, and provide direct access to ground-floor uses. This chapter presents a range of prototypical frontage types, along

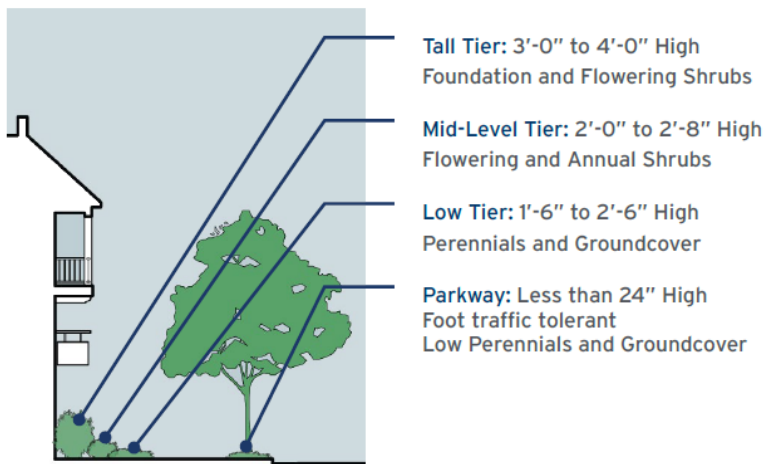
with associated standards for dimensional requirements, openings, and ground-plane features such as furnishing zones, paving and landscaping.



Raised Commercial Terrace Illustrative Photo

Chapter 5 – Site and Open Space Standards

This chapter establishes standards addressing the functional aspects of buildings and the detailed design of outdoor spaces. Notable provisions include requirements for outdoor seating areas and furnishings to be constructed of specified materials, landscaping to incorporate tiered designs, and retaining walls to be decorative when visible from the street. The goal of this chapter is to ensure that outdoor space design supports and enhances the creation of a human-scaled, urban environment.



Tiered Planting Illustrative Example

Chapter 6 – Architectural Styles

Multifamily and mixed-use residential development shall conform to one architectural style and one corresponding building type for each proposed building. This chapter identifies five architectural styles that may be utilized for adherence to the ODS: Main Street Commercial, Spanish Revival, Craftsman, Art Deco, and California Contemporary. These styles were selected because variations of them are among the most prominent throughout the San Gabriel Valley. Each style is described to help users understand its historical context and to guide the preparation of contemporary designs that reflect these traditional styles.



Spanish Revival Illustrative Photo Example

Chapter 7 – Glossary

This chapter provides definitions of terms and phrases used throughout the ODS that are technical or that may not reflect common usage, and is intended to supplement the Development Code definitions (DBCC Chapter 22.80). If a definition in the OSD conflicts with a definition in the Development Code, the OSD definitions shall control for the purposes of new developments. If a word or phrase used in the ODS is not defined in the ODS or in the Development Code, the Director shall make a determination, giving deference to common usage and the context in which the term or phrase is used.

City Attorney Review

The City Attorney's Office identified necessary edits to the draft ODS to ensure all standards are truly objective, which have been incorporated into the final version.

NOTICE OF PUBLIC HEARING:

Notice for this hearing was published in the *San Gabriel Valley Tribune* newspaper on February 4, 2026, in a 1/8-page display. Pursuant to Planning and Zoning Law Government Code Section 65091(a)(4), if the number of property owners to whom a public hearing notice would be mailed is greater than 1,000, a local agency may provide notice by placing a display advertisement of at least 1/8 page in one newspaper of general circulation. A copy of the public notice was also 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:

On December 17, 2019, the Diamond Bar City Council certified Final EIR (No. SCH 2018051066) for the Diamond Bar 2040 General Plan and Climate Action Plan. In 2022, the City adopted the 2021-2029 Housing Element Update and concurrently amended the General Plan 2040 Land Use and Economic Development Element. The potential impacts of the 2021-2029 Housing Element Update and concurrent Land Use and Economic Development Element amendment were determined to be within the scope of the Certified EIR. The City concluded that neither a subsequent nor a supplemental EIR was required. Accordingly, the City adopted Addendum No. 1 to the Certified EIR on August 11, 2022.

The draft ODS anticipates residential and mixed-use development consistent with the assumptions in the 2040 General Plan and analyzed in the General Plan EIR. CEQA Guidelines Section 15164(a) states: "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to CEQA Guidelines Section 15164, the City has prepared Addendum No. 2 to the General Plan EIR (Attachment 2), which demonstrates that adoption of the ODS would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts analyzed in the Certified EIR for the City General Plan 2040. In addition, the information throughout the addendum affirms that there is no new information of substantial importance that was previously unknown and is now available. Therefore, a subsequent EIR would not be required pursuant to Section 15162 of the State CEQA Guidelines. The City has thus determined an addendum to the previously Certified EIR to be the appropriate environmental compliance document for the proposed project.

PREPARED BY:

Mayuko Nakajima, Senior Planner, Community Development

ATTACHMENTS:

1. Draft Planning Commission Resolution No. 2026-XX (Recommending Approval of Development Code Amendment)
2. Addendum No. 2 to the Diamond Bar Comprehensive General Plan Update and Climate Action Plan Environmental Impact Report

**PLANNING COMMISSION
RESOLUTION NO. 2026-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PROPOSED AMENDMENTS TO TITLE 22 OF THE DIAMOND BAR MUNICIPAL CODE ("DEVELOPMENT CODE"), ADDING CHAPTER 22.19 TO ESTABLISH MULTIFAMILY AND MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS ("ODS") IN ACCORDANCE WITH STATE HOUSING MANDATES - PLANNING CASE NO. PL2024-51.

A. RECITALS

1. Title 22 (Development Code) of the Diamond Bar City Code (DBCC) establishes allowable uses of property and related development standards within all zoning districts in the City;
2. Several provisions of State law, including, but not limited to, Senate Bill 35 and Senate Bill 330, established mandates for cities and counties to streamline the review process for multifamily housing, including mixed-use residential developments and require local agencies are required to limit their review of qualifying housing projects to objective standards;
3. Implementation of Program H-8 of Diamond Bar's certified 6th Cycle (2021-2029) Housing Element commits the City to update the Development Code to include objective standards as part of its broader obligation to minimize constraints on housing supply and affordability;
4. The City desires to establish ODS applicable to multifamily housing and mixed-use residential development projects in the City in order to implement the Housing Element and to appropriately regulate development in a manner consistent with State law and which facilitates a fair and efficient review process that results in high quality development and buildings that are appropriate for their context and environment;
5. This Project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15164, the City has prepared Addendum No. 2 to the General Plan EIR (No. SCH 2018051066), which demonstrates that adoption of the ODS would not result in new or substantially more severe impacts beyond those that were evaluated in the EIR for the City General Plan 2040; therefore, no subsequent environmental document is required;
6. Pursuant to Government Code Sections 65090, a notice of at least 1/8 page display was published in the *San Gabriel Valley Tribune* newspaper on February 4, 2026, and a copy of the public notice was posted at the City's designated community posting sites;
7. On February 24, 2026, the Planning Commission held a duly noticed public hearing regarding the proposed Development Code Amendment reflected in the draft ordinance attached hereto as Exhibit "A" and incorporated by reference into this Resolution, and duly considered all public testimony, evidence, and staff analysis; and
8. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. This Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based on the findings and conclusions set forth above, the Planning Commission hereby recommends that the City Council approve Development Code Amendment No. PL2024-51 by adopting amendments to Title 22 of the Diamond Bar Municipal Code described in the draft ordinance attached hereto as Exhibit "A" and incorporated herein by reference.

The Planning Commission Secretary shall:

- (a) Certify to the adoption of this Resolution; and
- (b) Forthwith transmit a certified copy of this Resolution to the City Council of the City of Diamond Bar.

APPROVED AND ADOPTED THIS 24TH DAY OF FEBRUARY, 2026, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
_____, 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 24th day of February, 2026, by the following vote:

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

ATTEST: _____
 Greg Gubman, Secretary

Exhibit A

ORDINANCE NO. XX (2026)

AN ORDINANCE OF THE CITY OF DIAMOND BAR AMENDING TITLE 22 OF THE DIAMOND BAR MUNICIPAL CODE ("DEVELOPMENT CODE"), ADDING CHAPTER 22.19 TO ESTABLISH MULTIFAMILY AND MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS ("ODS") IN ACCORDANCE WITH STATE HOUSING LAW - PLANNING CASE NO. PL2024-51.

WHEREAS, Title 22 (Development Code) of the Diamond Bar City Code (DBCC) establishes allowable uses of property and related development standards within all zoning districts in the City; and

WHEREAS, several provisions of State law, including, but not limited to, Senate Bill 35 and Senate Bill 330, established mandates for cities and counties to streamline the review process for multifamily housing, including mixed-use residential developments, and require local agencies to limit their review of qualifying housing projects to objective standards; and

WHEREAS, implementation of Program H-8 of Diamond Bar's certified 6th Cycle (2021-2029) Housing Element commits the City to update the Development Code to include objective standards as part of its broader obligation to minimize constraints on housing supply and affordability; and

WHEREAS, the City desires to establish ODS applicable to multifamily housing and mixed-use residential development projects in the City in order to implement the Housing Element and to appropriately regulate development in a manner consistent with State law and which facilitates a fair and efficient review process that results in high quality development and buildings that are appropriate for their context and environment; and

WHEREAS, on February 24, 2026, the Planning Commission held a duly noticed public hearing regarding proposed amendments to Title 22 ("Development Code") of the Diamond Bar City Code, Planning Case No. PL2024-51, and adopted Resolution No. 2026-__ recommending City Council approval of said Development Code Amendment; and

WHEREAS, pursuant to Government Code Section 65090, a notice of at least 1/8 page display was published in the *San Gabriel Valley Tribune* newspaper on ____, 2026, and a copy of the public notice was posted at the City's designated community posting sites; and

WHEREAS, on ____, 2026, the City Council held a duly noticed public hearing regarding the proposed Development Code Amendment; and

WHEREAS, the City Council finds that this Ordinance is subject to the California Environmental Quality Act ("CEQA"). Pursuant to CEQA Guidelines Section 15164, the City has prepared Addendum No. 2 to the General Plan EIR (No. SCH 2018051066),

which demonstrates that adoption of the ODS would not result in new or substantially more severe impacts beyond those that were evaluated in the EIR for the City General Plan 2040; therefore, no subsequent environmental document is required; and

WHEREAS, the documents and materials constituting the administrative record of the proceedings upon which the City's decision is based are located at the City of Diamond Bar, Community Development Department, Planning Division, 21810 Copley Drive, Diamond Bar, CA 91765; and

WHEREAS, the City Council hereby adopts the facts and reasons stated in Planning Commission Resolution No. 2026-__ recommending City Council approval of the said Development Code Amendments, a copy of which is on file with the City Clerk and which is incorporated herein by reference with the same force and effect as if set forth in full.

NOW, THEREFORE, the City Council of the City of Diamond Bar does hereby find, determine and ordains as follows:

SECTION 1: Chapter 22.19 (Objective Design Standards for Multifamily and Mixed-Use Development) of Title 22 of the Diamond Bar City Code is hereby added as follows:

Sec. 22.19.010. – Purpose.

The purpose of this chapter is to establish citywide objective design standards (ODS) to ensure consistent, transparent, and measurable review of multifamily and mixed-use residential development projects in accordance with State law. The ODS is intended to streamline project approvals by providing clear verifiable criteria for design that do not require subjective interpretation.

Sec. 22.19.020. – Applicability.

The objective design standards will apply to construction projects located anywhere in the City involving the development or substantial improvement of any of the following:

1. Multifamily residential projects, including duplexes, townhouses, or multifamily dwellings.
2. Mixed-use projects featuring a combination of multifamily residential or other uses.

All such development shall be subject to the *Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development*, which is on file with the City Clerk, and which is incorporated by reference into this Section 22.19.020 as if fully set forth herein.

SECTION 2: Subsection (m) of Section 22.80.020 (Definitions of specialized terms and phrases) of Title 22, Chapter 22.80 of the Diamond Bar City Code

is amended to add a new definition for “mixed-use” as follows:

(m) Definitions, “M.” The following definitions are in alphabetical order:

...

Mixed-use. The combination of nonresidential and residential uses located on the same property as part of a unified development. Mixed-use development may consist of commercial and residential uses integrated either vertically (vertical mixed-use) in the same structure or group of structures, or horizontally on the same development site (horizontal mixed-use) where parking, open spaces, and other development features are shared. In a residential/commercial mixed-use development, both uses are considered primary uses of the land.

...

SECTION 3: The City Council hereby adopts the *Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development*, incorporated by reference in DBCC Chapter 22.19 (Objective Design Standards for Multifamily and Mixed-Use Development) and attached to this Ordinance as Exhibit 1. The City Council further directs the City Clerk to maintain a copy of said manual on file in Office of the City Clerk, make it freely accessible to the public, and to cause a copy of the manual to be posted on the official City of Diamond Bar website.

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

SECTION 5: The City Clerk shall attest and certify to the passage and adoption of this Ordinance within 15 days after adoption, cause it to be published or posted in accordance with California law, and it shall be effective 30 days after adoption pursuant to Government Code Section 36937.

Ordinance No. ____ (2026)

APPROVED AND ADOPTED THIS __TH DAY OF ____, 2026, BY THE CITY COUNCIL OF THE CITY OF DIAMOND BAR.

Steve Tye, Mayor

I, Kristina Santana, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Diamond Bar held on the __th day of ____, 2026, and was finally passed at a regular meeting of the City Council of the City of Diamond Bar held on the __th day of ____, 2026, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

ATTEST:

Kristina Santana, City Clerk

EXHIBIT 1

DRAFT

**DIAMOND BAR
OBJECTIVE
DESIGN STANDARDS**

**FOR MULTIFAMILY &
MIXED-USE DEVELOPMENT**

DIAMOND BAR

California

FEBRUARY 05, 2026

ACKNOWLEDGEMENTS

CITY OF DIAMOND BAR

CITY COUNCIL

Steve Tye, Mayor
Ruth M. Low, Mayor Pro Tem
Andrew Chou, Council Member
Stan Liu, Council Member
Chia Yu Teng, Council Member

PLANNING COMMISSION

Brian Worthington, Vice Chairperson
Bill Rawlings, Commissioner
Ruben Torres, Commissioner
Surendra Mehta, Commissioner
Lee Mao, Commissioner
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Rogelio Huerta

Betina Sason

SAPPHOS ENVIRONMENTAL, INC

Environmental



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INTRODUCTION

1.1 Purpose and Intent

The Objective Design Standards (ODS) that follow are applicable to proposals for multifamily housing or mixed-use development in the City of Diamond Bar. They are not applicable to projects without multifamily housing. Their purpose is to set the minimum design standards required to assure that new development contributes to a “sense of place.”

All projects will be evaluated and based on their adherence to the ODS through a Development Review process that includes a mandatory checklist of applicable ODS.

The images in this document are for illustrative purposes, only provided to illustrate intent.

1.2 Goals

The Goals of these ODS are as follows:

Goal 1: Comply with state mandates to implement new Objective Design Standards for eligible multifamily housing and mixed-use development projects.

Goal 2: Ensure that appropriate Objective Design Standards are in place for housing development projects eligible for streamlined ministerial review pursuant to California Government Code Section 65913.4 and other State laws.

Goal 3: Ensure building placement and Frontage along existing or proposed streets reflects the intended character.

Goal 4: Establish architectural standards for larger buildings to mitigate overall mass and ensure visual interest from all public vantage points.

Goal 5: Create human-scaled development that contributes to pedestrian-oriented streets and boulevards in mixed-use zoning districts.

Goal 6: Provide design details and illustrations that are prescriptive and objective.



1.3 Design Principles

Principle 1: Maintain—and in some cases, elevate—architectural variety, integrity, and quality.

Principle 2: Ensure that streets and spaces with high volumes of pedestrian traffic are comfortable, protected from the sun, and visually and physically engaging at the ground level.

Principle 3: Create architectural variation along a Block Front through diversity of massing, articulation, and architectural detailing.

Principle 4: Animate building edges on the ground floor to create an inviting Public Realm and pedestrian friendly environment and to support multi-modal development and mobility.

Principle 5: Orient building Façades to frame the streets and other Public Spaces and to take advantage of natural features such as sunset, sunrise, mountain views and the like.

Principle 6: Provide graceful transitions between larger-scale format of multifamily structures and adjacent smaller scale single-family housing.

Principle 7: Provide standards such that new buildings can sit comfortably adjacent to existing buildings of varied styles.

Principle 8: Provide off-street parking in surface lots or garages at the rear of buildings so that parking does not dominate the built environment.

1.4 Applicability

Title 22 of the Diamond Bar City Code (DBCC) (“Development Code”) establishes a Development Review process for new multifamily housing when a proposed project is determined to be consistent with the City’s General Plan, applicable Specific Plan or Zoning District regulations, and conforms with the City’s Objective Design Standards.

These Objective Design Standards will apply to construction projects located anywhere in the City involving the development or substantial improvement of any of the following:

1. Multifamily residential projects, including duplexes, townhouses, or multifamily dwellings.
2. Mixed-use projects featuring a combination of multifamily residential and other uses.

1.4.1 Substantial Improvement

Objective Design Standards apply to any substantial improvement to existing multifamily or mixed-use development where any extension, repair, reconstruction or other improvement of a property, the cost of which equals or exceeds fifty (50) percent of the fair market value or assessed value of a property either before the improvement started or, if the property has been damaged, before the damage occurred. Any and all building additions to buildings for which these standards are applicable shall match the style and details of the main structure.

1.4.2 Non-Applicability

Single-family homes and projects with no residential component are not subject to these standards.



Table 1-1: ODS Consistency Criteria

Design Principles	Consistent	Not Consistent
Human-Scaled Environment (Principle 4 and Goal 5; see sections 2.1-2.12)	<ul style="list-style-type: none"> • Orient building Façades to frame streets/Public Spaces to promote a pedestrian-friendly environment • Buildings are located at the front of the lot and face the street • Incorporate building entrances and windows along the Façade 	<ul style="list-style-type: none"> • Buildings are separated from the street by parking areas • Lack of windows/entrances along the Façade to provide a conducive walking environment
Appropriate Use of Building Types (Goal 4; see section 3.1-3.13)	<ul style="list-style-type: none"> • Building(s) adheres to the type-specific standards/guidelines of the following: maximum Façade Width, pedestrian access, parking, outdoor space, landscape, Frontage Types and building massing 	<ul style="list-style-type: none"> • Building(s) do not adhere to the type-specific standards and do not create a human-scaled and pedestrian-oriented environment
Architectural Style (Principle 1; see Chapter 7)	<ul style="list-style-type: none"> • Design features and detailing are consistent with the selected Architectural Style 	<ul style="list-style-type: none"> • Design features and detailing are not representative of the Architectural Style selected
Building Articulation and Massing (Principles 3 and 4; see sections 4.1, 4.2 and 4.4)	<ul style="list-style-type: none"> • Create visual interest and break up the overall massing of larger buildings • Well-articulated and detailed Façades 	<ul style="list-style-type: none"> • Façades are long, blank walls with little detailing • Little to no horizontal and vertical articulation
Appropriate Transitions with Adjacent Buildings (Principles 6 and 7; see Section 4.3)	<ul style="list-style-type: none"> • Appropriate transitions are provided between building(s) and adjacent single-family neighborhoods 	<ul style="list-style-type: none"> • Scale and massing of development does not respond to existing context or architectural character
Appropriate Frontage Types (Goal 3 and 4; 5.1-5.10)	<ul style="list-style-type: none"> • Building Frontages address the land use context and street environment appropriately 	<ul style="list-style-type: none"> • Building Frontages do not address land use and street context appropriately
Common and Private Open Space (Principles 2, 5 and 8; Section 6.5)	<ul style="list-style-type: none"> • Provides Common Open Space that is an amenity for residents • Private Open Space with a patio area or balconies for residents living above the ground floor 	<ul style="list-style-type: none"> • Common Open Space is not integrated into the overall design of the project • Balconies are not incorporated into residential units on upper floors



1.5 How to Use This Document

This document provides Objective Design Standards (ODS) to ensure consistent, transparent, and measurable review of development projects in accordance with California State law. These standards are intended to streamline project approvals by providing clear, verifiable criteria for design that do not require subjective interpretation. They assume compliance with the underlying zoning except as noted herein.

To effectively use this document:

1. Understand the Structure of the Document

The standards are organized by design components—such as layout, massing, Façade Width, entrance locations, open space, and landscaping—tailored to each menu of options. Each section includes:

- a. Purpose Statement: Explains the design intent.
- b. Objective Standards: Measurable and enforceable requirements.
- c. Illustrations (if applicable): Visual examples to clarify standards.
- d. Capitalized words or phrases are defined in the Glossary. See Chapter 7.

2. Use these Standards During Project Design

Project teams should reference these Standards early in the design process. Each applicable standard must be met as written, without need for discretionary interpretation.

3. Select Applicable Building and Frontage Types as well Building Articulation and Massing Standards and Architectural Styles. (See Table 1-2: Step by Step Selection of Applicable Standards)

Before using the detailed design standards, applicants must select from a menu of applicable Building Types, Building Articulation and Massing Standards, Frontage Types, and Architectural Styles for their project site. Choosing from the appropriate types ensures that the project is matched with the correct set of standards in the guide. In many cases, zoning regulations, site context, overlay districts or Specific Plans may limit or guide the allowable types. Applicants shall also comply with the Site and Open Space Standards.

The selection of standards is described in Table 1-2 as a series of steps. This step-by-step method is offered for clarity only as it is understood that architectural design is not a linear process.

4. Prepare Submittal Materials Accordingly

Clearly document how each applicable standard is met using diagrams, plans, elevations, and written justifications. This will speed up the review process and reduce requests for clarification.

5. City Review Process

City staff will review your project strictly against the objective standards. If all standards are met, the project will be referred to the applicable review authority with a recommendation for approval.



Table 1-2: Step by Step Selection of Applicable Standards

Step 1	Determine Applicable Building Type	Chapter 2	Refers to the general massing and configuration of the structure (e.g., Townhouse, courtyard apartment, Wrap building, Podium building). Each type has its own dimensional and design parameters.
Step 2	Determine Applicable Building Articulation Standards	Chapter 3	Refers to the requirements for building articulation and massing. These requirements ensure that buildings maintain appropriate scale, provide visual variety, and contribute positively to the character of streets and neighborhoods – without relying on subjective design opinions.
Step 3	Determine Applicable Frontage Type Standards	Chapter 4	Refers to how the building addresses the Public Realm or street (e.g., Shopfront, porch, Stoop, Forecourt). The selected Frontage dictates the rules for entries, transparency, Setbacks, and other elements at the street edge.
Step 4	Check compliance with Site and Open Space Standards	Chapter 5	Are applicable to all Building Types and regulate functional aspects of building form such as materials, lighting, service, parking and auxiliary spaces, landscape and outdoor space design. This section is intended to ensure that development is consistent with the goal of creating a human-scale mixed-use environment in which each individual building furthers the overall vision.
Step 5	Determine Applicable Architectural Style Standards	Chapter 6	Applicants must choose an Architectural Style from the set of styles allowed. Architectural Style provides a consistent visual language for detailing, proportions, and materials—and when defined objectively, it ensures predictable, high-quality outcomes without relying on subjective design review.



1.6 Relationship with General Plan and Development Code

This document is incorporated by reference into the Development Code. If any standards, terms or other provisions from these ODS are found to be in conflict with objective standards set forth in other provisions of the Development Code and not specifically called out as superseding those standards, the standards set forth in the Development Code shall govern.

A. General Plan

The General Plan contains objective standards related to development Density for all land uses in the City. The Objective Design Standards in this document are consistent with the General Plan and dictate the bulk, mass, and design of buildings in a more fine-grained way than the General Plan.

B. Zoning

The Development Code located in Title 22 of the City Code contain standards that define Floor Area Ratio (FAR) and land use will continue to dictate basic development standards, and these ODS will apply as part of the Development Code, providing refinement in terms of site and building design.

C. Other City Code Sections

The City also maintains and enforces standards related to stormwater drainage, Roadway and traffic requirements, hillside development, and standards for work within the public right-of-way to install sidewalks, street trees, and lighting. All construction is subject to Title 15 of the City Code which incorporates the California Building Code with local amendments.

These standards will continue to apply unless specifically superseded in this document.



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BUILDING TYPE STANDARDS

2

Diamond Bar Objective Design Standards for Multifamily & Mixed-Use Development

BUILDING TYPE STANDARDS

2.1 Introduction

To support a variety of household types and foster a rich, diverse built environment, these Objective Design Standards promote a broad range of Building Types. Options include Townhouses, flex/lofts, walkups, Courtyard Buildings, urban Block structures, and wrap buildings. Additional standards address mixed-use configurations compatible with these residential types.

Once a specific Building Type is selected, the development must conform to its associated standards, including maximum Façade Width, pedestrian access, parking, common open space, landscaping, Frontage Types, and overall massing.

These standards are designed to encourage architectural diversity and ensure all buildings contribute to an active Public Realm while providing private outdoor amenities—such as gardens, courtyards, and porches—where appropriate.

While there is flexibility in selecting Building Types within each Block or zoning district, only certain types may be appropriate depending on adjacent uses and other constraints. In the absence of a specific plan, applicants in mixed-use zones must submit a site plan that defines Block layouts and identifies at least two Building Types per Block. This requirement does not apply to developments within multifamily zones.



2.2 Explanation of Standards

This chapter provides standards for the following eleven Building Types.

For each Building Type, the standards described below are provided. See Table 2-1 for a summary of Building Types.

These standards are intended to avoid monotonous building designs in favor of more varied designs with reduced bulk at the upper stories. The Building Type standards cover the following:

A. Intent Statement

This statement defines and describes the development intent and typical characteristics for the respective Building Type.

B. Applicability

This statement explains whether the type is permitted solely in mixed-use zones, or in both mixed-use and multifamily zones.

C. Façade Width

Façade Width standards regulate the maximum width of a building. However, this dimension may be exceeded if one of the following strategies is employed:

Strategy 1

1. The building is designed to appear as two or more buildings, with distinct entries for each Apparent Building, and such that the space between each Apparent Building is at least 20 feet in width. These buildings may be connected above the ground floor via corridor “bridges” that are set back a minimum of 25 feet from the Façade Plane.

Strategy 2

2. Utilize any four of the following techniques:
 - a. Provide a material change for the entire Height of the massing element.
 - b. Provide a change in the overall type, size, spacing, or proportion of windows or Fenestration system or change in sill Heights and head conditions.

- c. Provide a change in Façade Composition including roof Heights, and roof types. For example, placing a symmetrical Façade next to a Façade with a repetitive bay system that is not symmetrical would comply with this standard.
- d. Provide a change in building Height by at least 10 feet or one-Story.
- e. Provide separate and additional primary entries from the street.
- f. Provide a change in Architectural Style.

D. Building Height & Massing

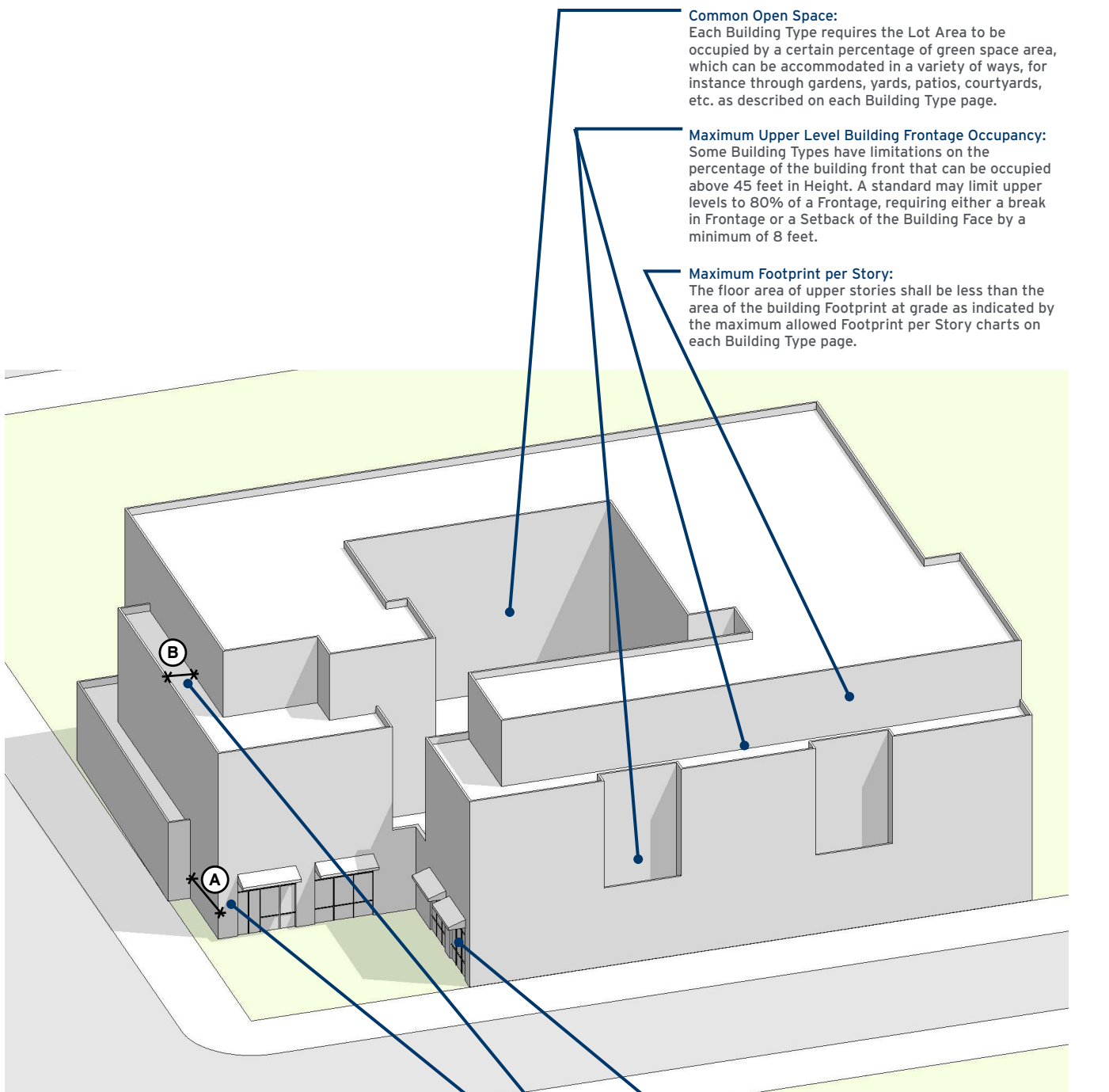
Height standards regulate the maximum building Height. Building Height shall be defined pursuant to the Development Code.

Some Building Types require horizontal or vertical Plane Breaks or both (see also Figure 2-1).

Horizontal Plane Breaks shall not alleviate the minimum Building Frontage Occupancy requirements. Building Façades facing Build-to Lines shall provide Plane Breaks in a manner such that the overall Building Frontage meets the minimum Building Frontage Occupancy requirements. Plane Breaks are only required at street-facing Façades.

Furthermore, a maximum allowed Footprint per Story is presented for certain Building Types. The maximum allowable Footprint per Story limits the percentage of occupiable space per building Story in relationship to the building’s ground-floor Footprint. For example, a four-Story building that limits the maximum allowable Footprint of the fourth Story to 60 percent may satisfy this requirement by providing stepbacks, decks, patios, building articulation, or similar massing strategies that ensure that the fourth Story occupies no more than 60 percent of the building. Balconies shall count toward the maximum allowable Footprint unless there is at least 18 feet of vertical airspace between each balcony deck and floor unit.





Common Open Space:
Each Building Type requires the Lot Area to be occupied by a certain percentage of green space area, which can be accommodated in a variety of ways, for instance through gardens, yards, patios, courtyards, etc. as described on each Building Type page.

Maximum Upper Level Building Frontage Occupancy:
Some Building Types have limitations on the percentage of the building front that can be occupied above 45 feet in Height. A standard may limit upper levels to 80% of a Frontage, requiring either a break in Frontage or a Setback of the Building Face by a minimum of 8 feet.

Maximum Footprint per Story:
The floor area of upper stories shall be less than the area of the building Footprint at grade as indicated by the maximum allowed Footprint per Story charts on each Building Type page.

Figure 2-1 - Key Building Type Elements

Frontage Type:
Each building has certain Façade conditions that are called Frontage Types. Each Frontage interacts differently with the street and therefore is appropriate for different areas and Building Types.

Plane Break:
The area of the building where the plane of the Façade varies in depth, represents a Plane Break.
 (A) is a Horizontal Plane Break.
 (B) is a vertical Plane Break.

E. Maximum Upper-Level Frontage Occupancy

Certain Building Types have limitations on the percentage of the Building Frontage that can be occupied above 45 feet in Height, where such heights are permissible. These standards are included in order to provide more variety and visual interest at the upper levels. The upper-level Frontage Occupancy is based on the ground-floor.

F. Frontage Types

This standard lists which Frontage Types are permitted for each Building Type.

G. Pedestrian Access & Entries

This standard regulates the location and orientation of building entries.

H. Parking

Building Type parking standards provide parking design regulations that are specific to each Building Type.

I. Common Open Space

1. Each Building Type requires a specific amount of outdoor space to be designated on site. Ground floor Setbacks less than 15 feet in depth shall not count towards fulfilling the outdoor space requirement.
2. Required outdoor space may either be private, only accessible to the occupants, or open to the general public. Outdoor space may be located at grade, atop a Podium or at the rooftop unless the location is restricted by the selected Building Type. Regardless of location, the design of outdoor space shall maximize solar access.
3. Required outdoor space can be shared between adjacent Building Types, as long as the cumulative minimum requirements for each type are satisfied.

J. Landscape

The landscape standards regulate the design of common open space including the amount of common open space that is required to be planted with vegetation.

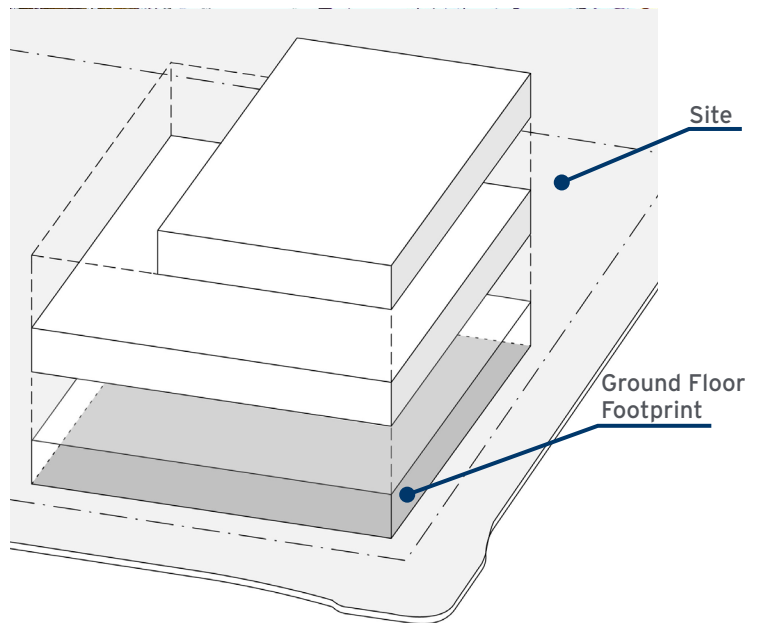


Figure 2-2 - Maximum Footprint per Story Diagram

The maximum Footprint per Story is computed based on the building's ground floor Footprint, not the overall site area.

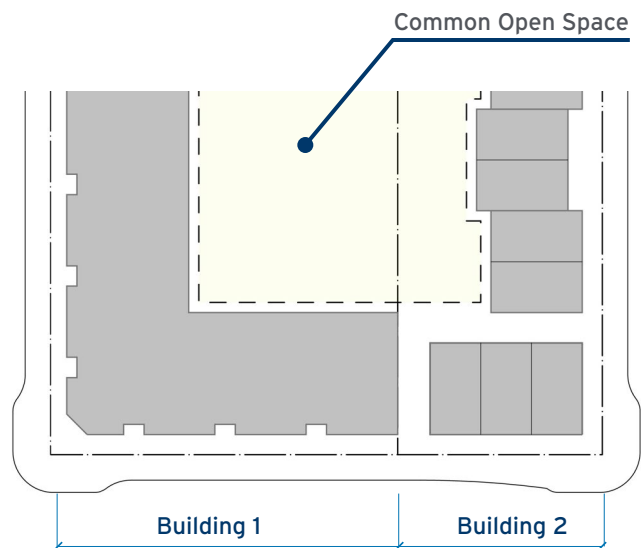


Figure 2-3 - Common Open Space Diagram

Adjacent buildings may combine the required outdoor spaces into one shared space provided the cumulative minimum requirements for each building is met.



2.3 Allowable Building Types

Allowable Building Types are as described in this section, 2.3 and summarized in Table 2-1.

Table 2-1: Building Type Matrix

Building Type	Typical Height	Frontage Width	Common Uses (Land use shall conform with Zoning Ordinance)
1	Duplex/Triplex/ Fourplex	1-3 Stories	50-90 feet Small Multifamily
2	Townhouse (Attached Row)	2-4 Stories	18-26 ft/unit (Maximum string length is 200 feet) Residential, fee simple ownership
3	Flex/Loft or Shopfront, Live- Work	2-4 Stories	18-26 ft/unit Small business + Residential
4	Auto Court or Six/ Eight Pack	2-4 Stories	Varies Rental or Condo Multifamily
5	Walk-Up Flats	2-3 Stories	75-150 feet Rental or Condo Multifamily
6	Carriage House	2-3 Stories	50-120 feet Used to line the rear of edge parking lots of apartment communities where those parking lots front streets or alleys
7	Small Mixed-Use Building	2-3 Stories	50-100 feet Along sites fronting commercial corridors where ground floor retail is desired
8	Courtyard Multifamily	3-5 Stories	50-75 feet Rental or Condo - Multi-family with Ancillary Mixed-Use
9	Wrap Building	4-6 Stories	150-250 feet Residential wrapped around structured parking, often with ground floor retail
10	Urban Block	3-5 Stories (Over Podium)	100-200+ feet Mixed-use, residential above retail
11	Mixed-Use Big Box	55-75 feet	Up to 300 feet Residential over a large format retail store





Figure 2-4 - Duplex, Triplex, Fourplex Diagram

2.3.1 Duplex, Triplex, Fourplex

A. Intent Statement

A structure that consists of two to four primary dwelling units.

B. Applicability

All multifamily and mixed-use zones.

C. Façade Width

Maximum Façade Width is 90 feet.

D. Building Height & Massing

1. Maximum Height is Three stories.
2. The second and third stories may occupy the full ground floor Footprint area.
3. Attic space may be occupied and not count as a Story. Occupiable attic space shall not exceed fifty percent (50%) of the ground floor Footprint area.
4. Building Faces abutting side streets or yards shall provide at least 1 Horizontal Plane Break of at least three feet, and one vertical Plane Break of at least two feet.

E. Maximum Upper-Level Frontage Occupancy

Not applicable.

F. Frontage Types

1. Permitted Frontage Types for street facing units: Front Porch and Stoop. (See Sections 4.5 and 4.7)
2. No specified Frontage types are required for non-street or paseo facing units.

G. Pedestrian Access & Entries

1. At least one (1) Primary Entrance to a dwelling unit shall be accessed directly from and face the street or paseo.
2. Where an alley is not present, parking and services shall be accessed by a Driveway, consistent with DBCC Section 22.30.080.
3. On a corner lot without access to an alley, parking and services shall be accessed from the side street, by a Driveway consistent with DBCC Section 22.30.080.
4. Buildings that do not front a street must front a courtyard or paseo and have at least one Primary Entrance to a dwelling unit accessed directly from the courtyard.
5. Multiple front doors shall not be placed within 10 feet of one another unless there is a porch at least six feet in depth in front of them.

H. Parking

1. Parking may be accommodated at grade on the lot, in a common surface lot, in a carport, in a garage on the lot, or in a common garage.
2. Tandem spaces are permitted.
3. Parking shall be at the rear of the lot or in the middle of the Block, separated and screened from view from the street.
4. Where parking is integral with the building, garage doors shall not face the primary street but may face a secondary street if the building is on a corner lot.



5. Guest parking spaces may be accommodated with on-street spaces along streets and alleyways adjacent to the building. All on-street parking shall be subject to all applicable regulations, including the Development Code and California Vehicle Code.
6. Where parking abuts a side street, it shall be screened from view pursuant to DBCC Section 22.30.070(8).

I. Common Open Space

1. At least 15 percent of the Lot Area shall be provided as common open space.
2. Common Open space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks.
3. Landscaped outdoor space shall be planted with native or adapted landscape.
4. Where courtyards are used to satisfy open space requirements, the courtyard shall be enclosed on at three sides by building walls or shall include at least one building or unit entrance on each side of the courtyard.
5. Common Open Spaces
 - a. Each residential unit shall be provided a direct, pedestrian path of travel to common open spaces.
 - b. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, and natural open space.

J. Landscape

All outdoor space shall be landscaped or Hardscaped.

K. Additional Standards



Figure 2-5 - Duplex, Triplex, Fourplex Illustrative Photo

1. Where a project includes no more than two buildings, the buildings may be identical in design
2. Where more than two buildings are on a site, no more than two may be designed as identical and must differ by meeting at least four of the criteria identified in Section 3.2.

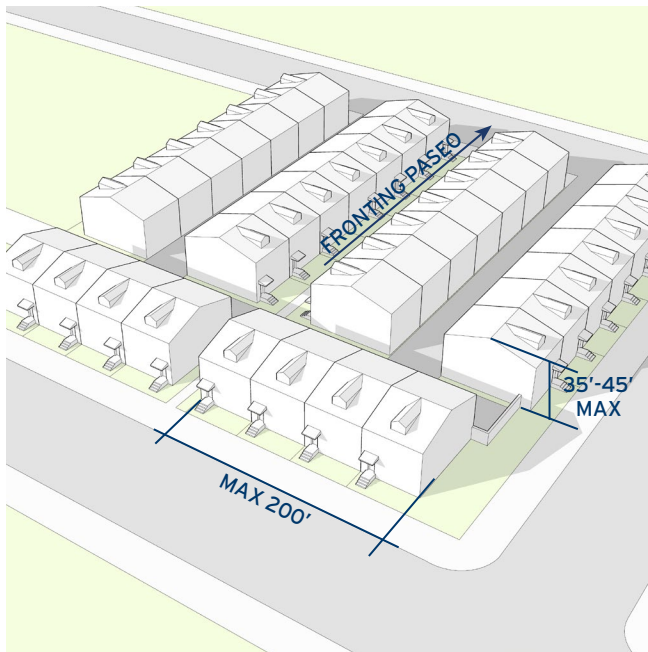


Figure 2-6 - Townhouse Diagram

2.3.2 Townhouse

A. Intent Statement

A structure that consists of at least three primary residences with common walls, side by side along the Building Frontage. The structure has parking behind the building, either integrated with the building or in surface spaces accessed from an alley. Alternatively, parking may be part of a structure shared with other Building Types. Townhouses may also wrap the base of a Podium. (See Figure 2-10).

B. Applicability

All multifamily and mixed-use zones.

C. Façade Width

1. Maximum of 26 feet for each Townhouse unit, except that the Façade Width of a Townhouse on Block corners may be up to 45 feet per Frontage.
2. The maximum length of a string of attached Townhouses is 200'.

D. Building Height & Massing

1. See DBCC Section 22.08.040 for Height limits in the multifamily zones. In mixed-use zones, the maximum Height shall be 45 feet. See DBCC Section 22.16.060 for Height measurement and Height limit exceptions. Notwithstanding the foregoing, where topography requires a Stoop to access the ground floor, the Height shall be measured from the top of the Stoop. (See Section 4.5)
2. Façade Strings shall have at least one Encroachment per 100 linear feet, such as a porch, balcony, or Plane Break. The combined length of Plane Breaks shall occupy at least 10 percent of the Façade length.
3. Building Faces abutting side streets or yards shall provide at least one Horizontal Plane Break of at least three feet, and one vertical Plane Break of at least two feet.
4. In a three-Story building, a two-Story Townhouse may be stacked over a separate ground-floor unit. (See Figure 2-7)

E. Maximum Upper-Level Frontage Occupancy

Not applicable.

F. Frontage Types

Permitted Frontage Types: Stoop, Dooryard (See Sections 4.5 and 4.6).

G. Pedestrian Access & Entries

The Primary Entrance shall be accessible directly from the street, through the Frontage or from the fronting paseo.

H. Parking

1. Garages shall accommodate no more than two cars and shall be integrated into the back of the Townhouse, behind a habitable room.
2. Parking may be accommodated on surface lots, behind the structure.
3. Podium parking is permitted, in which case a unit may also be accessed from the parking area or internal building corridor, and no individual garage parking is required.



4. Parking in garages or perpendicular spaces accessed from the front of the building are not permitted.

I. Common Open Space

1. Amount required. At least 10 percent of the Lot Area shall be provided as common open space.
2. Types. Permitted common open space types that count toward the required amount of open space are: elevated Terraces, patios, verandas, balconies, yards, decks, and roof gardens
3. Design. The common open space area must be open to the sky, except for any allowable Encroachments, as permitted in Section 3.8, and any Shade Structures within the space.

J. Landscape

All common open space shall be landscaped or Hardscaped.

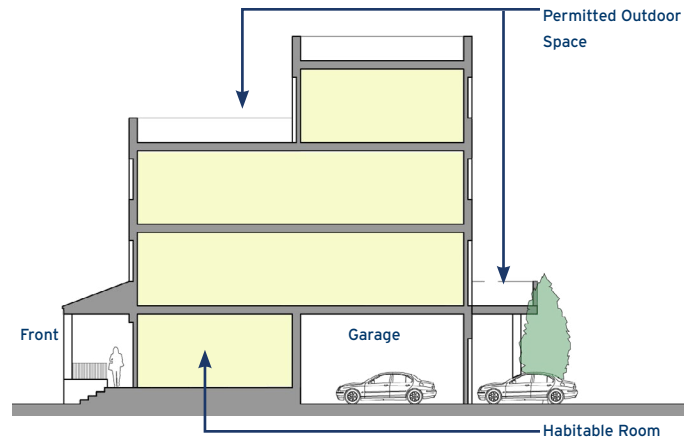


Figure 2-9 - Section of a Townhouse

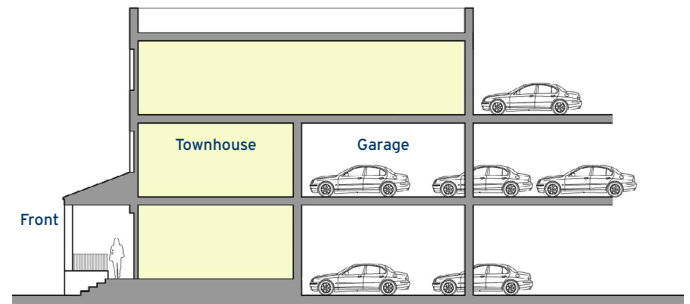


Figure 2-10 - Section of a Townhouse Wrapping the Podium of Garage

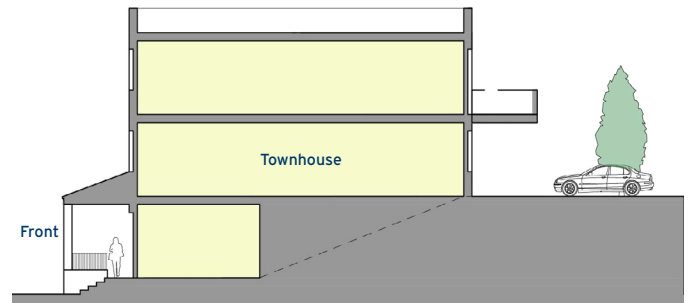


Figure 2-11 - Section of a Townhouse on a Sloping Site

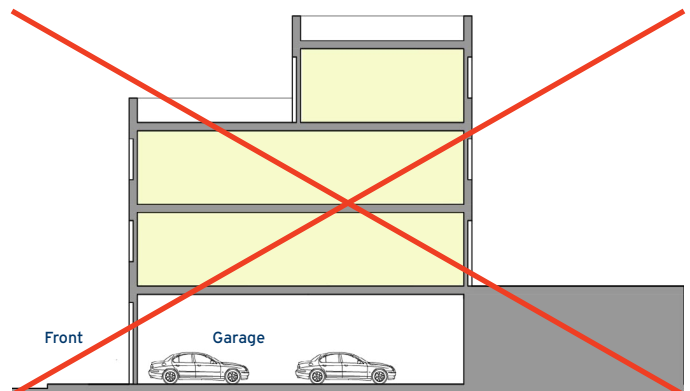


Figure 2-12 - Section of a Townhouse Not Permitted



Figure 2-7 -Illustration of a Townhouse Stacked over a Separate Flat



Figure 2-8 - Townhouse Illustrative Photo



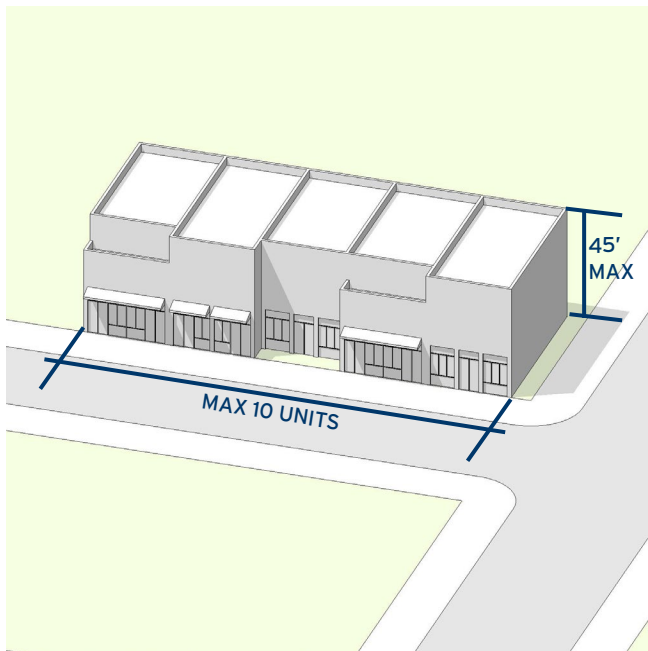


Figure 2-13 - Flex/Loft Building Diagram

2.3.3 Flex/Loft Building

A. Intent Statement

Flex/Loft Building is a structure in which each unit functions as an integrated residence and work space. These units are typically arranged side by side along the Principal Frontage and are designed or structurally modified to accommodate joint residential and work occupancy. Flex/Loft Buildings may also wrap the base of a Podium structure.

B. Applicability

Mixed-use zones only.

C. Façade Width

1. A maximum of 30 feet for each flex/loft unit. Except that the Façade Width of a Flex/Loft Building on Block corners may be up to 45 feet Frontage.

2. The maximum number of attached flex/loft units is a 10-Façade String.

D. Building Height & Massing

1. Maximum Height shall be 45 feet.
2. Façade Strings shall have at least one Encroachment per 100 linear feet, such as a porch, balcony, or Plane Break. The combined length of Plane Breaks shall occupy at least 15 percent of the Façade length.
3. Building Faces abutting side streets or yards shall provide at least one Horizontal Plane Break of at least three feet, and one vertical Plane Break of at least two feet.

E. Maximum Upper-Level Frontage Occupancy

Not applicable.

F. Frontage Types

Permitted Frontage Types: Shopfront, Commercial and Residential Terrace, Dooryard (See Sections 4.3, 4.4, 4.6, 4.9).

G. Pedestrian Access & Entries

The Primary Entrance shall be accessible directly from the street, through the Frontage, except that primary residential entries may be accessed through work space, through a fronting paseo between units, or from the rear.

H. Parking

1. Individual garage parking may be integrated into the back of the Flex/Loft Building but must be behind a habitable room.
2. Parking may be on a surface lot behind the structure.



I. Common Open Space

1. Amount required. At least 15 percent of the Lot Area shall be provided as common open space.
2. Types. Permitted common open space types that count toward the required amount of open space are: elevated Terraces, patios, verandas, balconies, yards, decks, and roof gardens.
3. Design. The common open space area must be open to the sky, except for any allowable Encroachments, as permitted in Section 3.8, and any Shade Structures within the space.

J. Landscape

All common open space shall be landscaped or Hardscaped.



Figure 2-14 - Flex/Loft Building Illustrative Photo

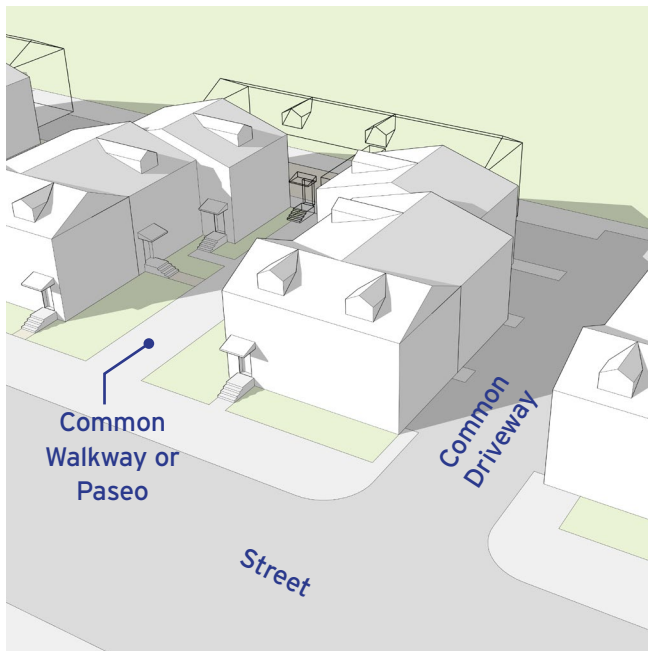


Figure 2-15 - Auto Court or Six/Eight Pack Diagram

2.3.4 Auto Court or Six/Eight Pack

A. Intent Statement

A building or an arrangement of buildings that contains between six and eight residential units that share a common Driveway. The primary pedestrian access shall be located from a Street, Open Space or Common Walkway. In mixed-use zones, the ground floor of each unit may include ground-floor retail or commercial uses. Auto Courts may be paired, creating common walkways or courtyards. However, this pairing is permitted no more than three times in a row. Services, utilities and trash container areas shall be located on the Common Driveway.

B. Applicability

All multifamily and mixed-use zones.

C. Façade Width

The width of the Façade may vary.

D. Building Height & Massing

1. Maximum Height: As permitted in the applicable zoning district, but no taller than four stories.
2. The upper stories may occupy the full ground floor Footprint area.
3. Maximum building dimension along primary street Frontages: 50 feet. Along side streets, Façades longer than 50 feet in length shall provide at least one Vertical Plane Break of at least two feet.

E. Maximum Upper-Level Frontage Occupancy

Not Applicable.

F. Frontage Types

Permitted Frontages: Stoop, Dooryard, Front Porch and along the street only Shopfront and Raised Commercial Terrace are also permitted. (See Sections 4.3, 4.4, 4.5, 4.6, 4.7)

G. Pedestrian Access & Entries

1. Primary access to ground-floor spaces shall be directly from the street or common walkway or open space.
2. The Common Walkway shall connect to a Street or Open Space, not to an Alley or Driveway, on at least one end.
3. Primary pedestrian access is not permitted from an Alley.

H. Parking

1. Parking and services shall be accessed through a Driveway or an alley.
2. Garages may be integral with or detached from the primary dwelling and they shall face the Common Driveway.



I. Common Open Space

Not required.

However, where Auto Courts are paired to create a common walkway the following Standards apply:

1. The front Setback along the Common Walkway shall be at least 10 ft from the center-line of the sidewalk resulting in a Building Face to Building Face width of at least 20 feet.
2. The Common Walkway shall measure at least five feet in width.
3. Unenclosed porches may encroach into the Setback by up to seven feet provided that they are no higher than four feet above grade.
4. Fences, walls or hedges are allowed along the Common Walkway at fronts of homes, provided they are Setback from the walkway by at least two feet and are no taller than three feet from the Grade of the Common Walkway.
5. Bay windows may encroach into the Setback by up to two feet.



Figure 2-16 - Autocourt or Six/Eight Pack Illustrative Photo

J. Landscape

1. The Common Walkway path shall be a minimum of five feet in width.
2. All common open space shall be landscaped or Hardscaped.
3. Fences, walls or hedges are allowed along the Common Walkway at fronts of homes, provided they are Setback from the walkway by at least two feet and are no taller than 42 inches from the Grade of the Common Walkway.



Figure 2-17- Autocourt or Six/Eight Pack Illustrative Photo

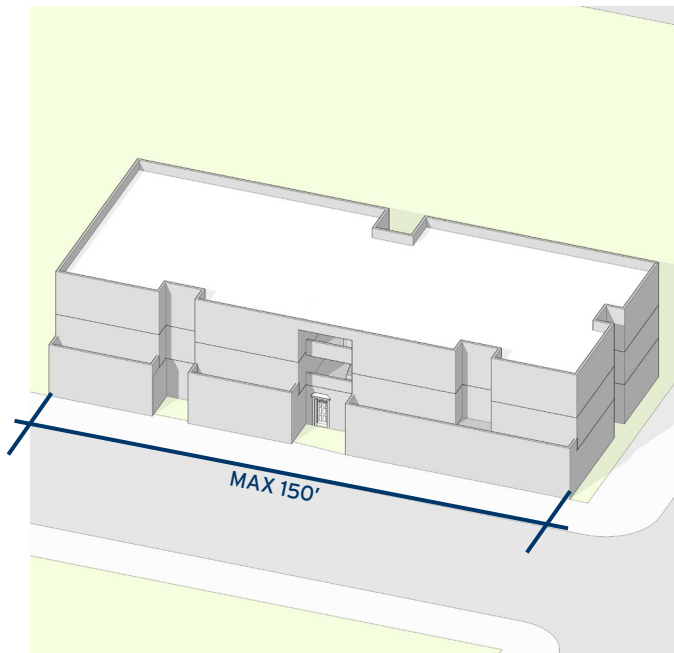


Figure 2-18 - Walk-Up Flats Diagram

2.3.5 Walk-Up Flats

A. Intent Statement

A structure that consists of four to 12 dwelling units accessed from one common staircase accommodating up to four units per floor. The building may contain residential or commercial uses on the ground floor with residential uses above. The Walk-up may be repeated along a primary Frontage or within a Block subject to the massing requirements of the Building Type.

B. Applicability

All multifamily and mixed-use zones.

C. Façade Width

Maximum Façade Width is 150 feet. However up to three Walk-Up Buildings may be adjoined provided that each building appears as a separate structure from the adjacent one. Methods for achieving this are included in Section 3.2.

D. Building Height & Massing

1. Maximum Height: Three stories.
2. Upper stories may occupy the full ground floor Footprint area.
3. Attic space may be occupied and not count as a Story. Occupiable attic space shall not exceed 50% of the ground floor Footprint area.
4. Building Faces abutting side streets or yards shall provide at least one Horizontal Plane Break of at least three feet, and one vertical Plane Break of at least two feet.
5. Where the building is repeated, each building shall front the primary street or the perimeter of a Block.
6. Repeated buildings shall be provided with different materials, colors and/or Architectural Styles.
7. No more than three walk-up units may be attached in a row per floor. Of these, no more than two adjacent units may have identical Façades.
8. A fourth walk-up unit may be added at the end of the row if it is designed to turn the corner. This pattern may be repeated on each floor.
9. Buildings may be grouped to form a courtyard.

E. Maximum Upper-Level Frontage Occupancy

Not applicable.

F. Frontage Types

Permitted Frontages: Stoop, Dooryard, Front Porch and along the street only Shopfront and Raised Commercial Terrace are also permitted. (See Sections 4.3, 4.4, 4.5, 4.6, 4.7)



G. Pedestrian Access & Entries

1. All units shall be accessed from a common stair lobby. However, ground floor units may also be accessed from the primary street.
2. Primary pedestrian access to the common stair lobby shall be provided from the street, a fronting mews or a common courtyard. A second access may be provided from the rear.
3. Primary pedestrian access is not permitted from an alley.

H. Parking

1. Parking shall be accommodated at grade and/or tuck-under at the rear of the building, in a common surface lot in the middle of the Block, or against an alley. Connectivity to adjacent parking lots where present shall be provided.
2. Surface lots that face an alley shall be screened from view from the side street by a garden wall, fence or hedge.
3. Services, utilities and trash container areas shall be located off the alley, where present.
4. Parking and services shall be accessed from an alley where present.
5. Where an alley is not present, parking and services shall be accessed by a Driveway, consistent with DBCC Section 22.30.080 (subject to approval by the Fire Department) or by adjacent parking areas.
6. On a corner lot without access to an alley, parking and services shall be accessed from the side street by a Driveway consistent with DBCC Section 22.30.080, unless a greater width is required by the Fire Department.

I. Common Open Space

1. Amount required. At least 15 percent of the Lot Area shall be provided as common open space.
2. Types. Permitted common open space types that count toward the satisfaction of the required amount of outdoor space are: elevated Terraces, patios, verandas, balconies, yards, decks, and roof gardens.



Figure 2-19 - Walk-Up Flats Illustrative Photo

3. Design. The common open space area must be open to the sky, except for any allowable Encroachments (see Section 3.8) and any Shade Structures within the space.

J. Landscape

1. All outdoor space shall be landscaped or Hardscaped.
2. At least 25 percent of the required on-site outdoor space shall be planted with ground cover, shrubs, trees, or a combination thereof.

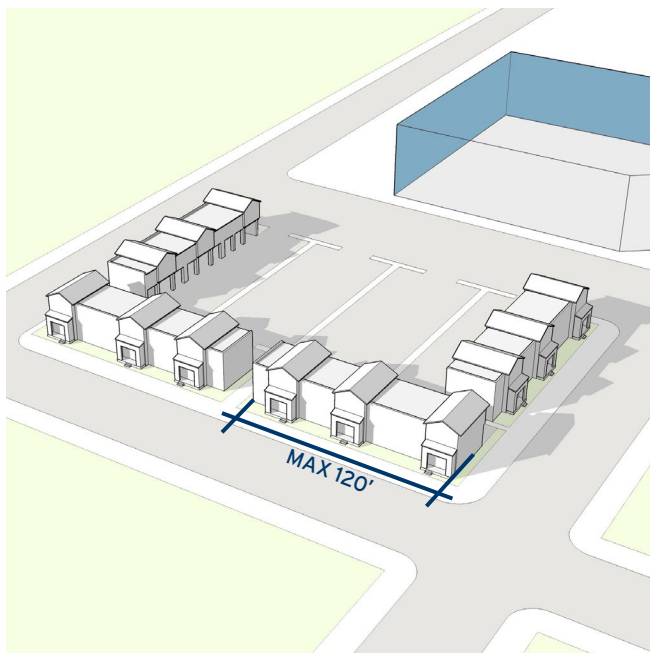


Figure 2-20 - Carriage House Diagram

2.3.6 Carriage House

A. Intent Statement

A structure composed of residential units above at least partially-enclosed ground-floor parking spaces. The parking is accessed from an alley or surface parking lot, while the residential units are accessed from the street or pedestrian path. The residential space need not be directly connected to the parking. Especially suitable as liner buildings, carriage houses can be used to screen surface parking lots from the primary street. Garden Style Apartments are most similar to this Building Type.

B. Applicability

All multifamily and mixed-use zones.

C. Façade Width

Maximum Façade Width is 120 feet.

D. Building Height & Massing

1. Maximum Height: Three stories.
2. The second and third stories may occupy the full ground floor Footprint area, so long as it is within the Floor Area Ratio (FAR) allowed for that zoning district.
3. Façade Strings shall have at least one Encroachment per 100 linear feet, such as a porch, balcony, or Plane Break. The combined length of Plane Breaks shall occupy at least ten percent of the Façade length.
4. Building Faces abutting side streets or yards shall provide at least one Horizontal Plane Break of at least three feet, and one vertical Plane Break of at least two feet.

E. Maximum Upper-Level Frontage Occupancy

Not applicable.

F. Frontage Types

1. Permitted Frontage Types: Front Porch, Stoop, and Raised Residential Terrace. (See Sections 4.5, 4.7, 4.9)
2. Front Setbacks per Zoning Standards.
3. A carriage house’s ground floor shall be designed so that the street-facing side appears to be habitable.

G. Pedestrian Access & Entries

1. The Primary Entrance to the building shall be accessed directly from and face the street or pedestrian path.
2. A secondary entrance may be provided from the rear parking spaces.
3. Parking and services shall be accessed through the alley or surface parking lot.



H. Parking

1. Parking spaces shall face the alley or surface parking lot and be screened from view from the side street by a garden wall, fence or hedge.
2. Tandem spaces are permitted.
3. Parking spaces do not have to correspond with the residential unit above.
4. Parking spaces do not need to be fully enclosed.
5. Services, utilities, and trash container areas shall be located on the alley or in the surface parking lot.

I. Common Open Space

Not required.

J. Landscape

To the extent it is provided, an outdoor space shall be landscaped or Hardscaped.



Figure 2-22 - Carriage House Illustrative Photo



Figure 2-21 - Concept Rendering of Carriage House

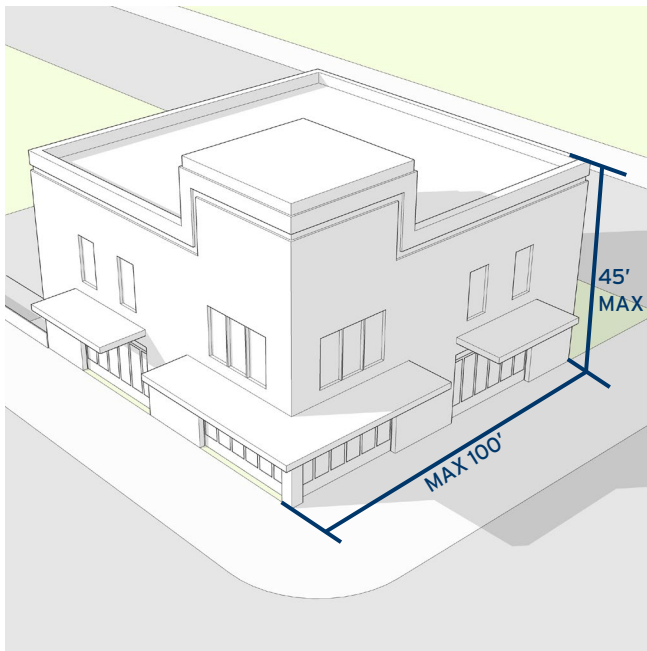


Figure 2-23 - Small Mixed-Use Building Diagram

2.3.7 Small Mixed-Use Building

A. Intent Statement

A low-scale building that includes ground-floor non-residential uses such as retail, service, or office, with one or more residential uses located on the upper floors. This Building Type is intended for sites fronting commercial corridors or neighborhood centers and is typically two to three stories in Height.

B. Applicability

Mixed-use zones only.

C. Façade Width

Maximum Façade Width is 100 feet.

D. Building Height & Massing

1. Maximum Height: 45 feet.
2. The upper stories may occupy the full ground floor Footprint area.

E. Maximum Upper-Level Frontage Occupancy

Not applicable.

F. Frontage Types

1. Permitted Frontages: Stoop, Shopfront and Raised Commercial Terrace. (See Sections 4.3, 4.4, 4.5)
2. Ground-floor Façades shall include retail, office, or work space uses that occupy at least 50 percent of the ground-floor depth and extend across a minimum of 60 percent of the primary Façade Width. At least 60 percent of the primary ground-floor Façade between two and ten feet above Sidewalk Grade shall consist of transparent windows that provide direct views into the occupied space.

G. Pedestrian Access & Entries

1. Primary access to ground-floor spaces shall be directly from the street.
2. Building and retail entrances fronting primary and side streets shall remain accessible and unlocked during regular business hours.
3. Primary Entrances to upper floors shall be accessed through:
 - Entrance in the rear.
 - A lobby that is accessed directly from the street.
 - Stoops entered from the street.

H. Parking

1. Parking shall be an alley-loaded lot and/or parallel on-street.



2. Where no alley is present, parking may be accessed via a Driveway and from the primary and/or secondary street. Such Driveways may include parking along one side, making the total parking area exposed to the street no greater than 45 feet. Parking spaces shall be screened from view from the fronting street, by a low wall, fence or hedge consistent with DBCC Section 22.16.080 (5). (See Figure 2-24)

I. Common Open Space

Not required.

J. Landscape

See DBCC Chapters 22.24, 22.26 and Section 22.20.070 for parking lot landscaping standards.

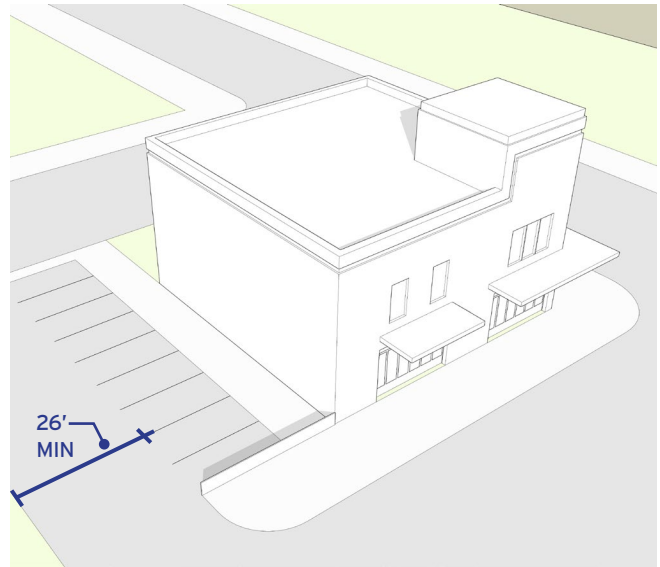


Figure 2-24 - Small Mixed-Use Building Diagram



Figure 2-25 - Small Mixed-Use Building Illustrative Photo

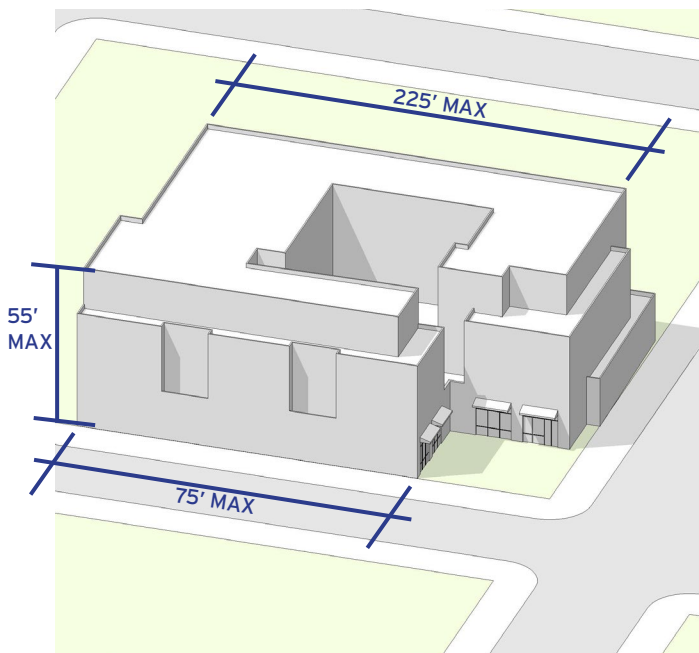


Figure 2-26 - Courtyard Multifamily Building Diagram

2.3.8 Courtyard Multifamily Building

A. Intent Statement

A grouping of Townhouses, walkups, or other multifamily buildings arranged on a site around a central courtyard or series of courtyards at grade or above a parking Podium. The building may contain residential, commercial, or a combination of these uses. Parking is provided below ground or accommodated in up to two above-grade Podium Levels.

B. Applicability

All multifamily and mixed-use zones.

C. Façade Width

The maximum length of any portion of the Façade that sits along a Build-to-Line shall not exceed 75 feet.

D. Building Height & Massing

1. Maximum building Height shall comply with the Height limits of the underlying zoning district, but shall not exceed 65 feet under any circumstance, including where greater Heights

are permitted for other Building Types within the same zone.

2. The maximum length of the entire courtyard ensemble shall not exceed 225 feet. This includes the building mass plus the side of the courtyard that is open to the Frontage.

Table 2-2: Height in Stories	Maximum Allowed Footprint per Story			
	1-2	3	4	5
2	100%	-	-	-
3	100%	80%	-	-
4	100%	100%	80%	-
5	100%	100%	80%	80%

E. Maximum Upper-Level Frontage Occupancy

Portions of Façades above 45 feet in Height and greater than 150 feet in length shall occupy no more than 80% of the Primary Façade Plane established on the ground floor.

F. Frontage Types

Permitted Frontage Types are: Forecourt, Shopfront, Raised Commercial Terrace, Urban Frontage, and Dooryard. (See Sections 4.3, 4.4, 4.6, 4.8, 4.10)

G. Pedestrian Access & Entries

1. The internal courtyard shall be accessible from the street, through the Frontage. If the internal courtyard is located above the Ground Plane, a public stair, with treads and risers at least eight feet in width, and incorporating Architectural Features consistent with the building's Architectural Style is required. Access may be gated.
2. The Primary Entrance to each ground-floor unit shall be directly from the street or courtyard. Entrances shall occur at a maximum interval of 60 feet.
3. Primary access to units above the ground floor shall be through a lobby accessed from the street or the courtyard.

H. Parking

1. Parking may be accommodated in surface lots with or without tuck under parking or in two levels of above-ground Podium or below ground parking or both.
2. A liner of habitable space shall conceal above-ground Podium parking garages from view.
3. Residential parking shall be separate from retail parking, except for any residential guest parking.

I. Common Open Space

1. Amount required. At least 15 percent of the Lot Area shall be provided as common open space.
2. Types. Permitted common open space types that count toward the satisfaction of the required amount of common open space are: patios, verandas, and courtyards.
3. Dimensions. The minimum courtyard dimension shall be 30 feet on each side for buildings. If the courtyard is surrounded by three or more sides or if the building is three or more stories, the minimum dimension on each side shall be 40 feet.
4. Encroachments. Encroachments into the common open space are permitted on all sides, provided that the minimum 30-foot dimension is maintained, exclusive of the Encroachments.
5. Design. The common open space area must be open to the sky, except for any allowable Encroachments (see Section 3.8) and any Shade Structures within the space.

J. Landscape

1. All outdoor space shall be landscaped or Hardscaped.
2. At least 25 percent of the required on-site common open space shall be planted with ground cover, shrubs, trees, or a combination thereof.



Figure 2-27 - Courtyard Building Illustrative Photo
Courtyard View of a Courtyard Building

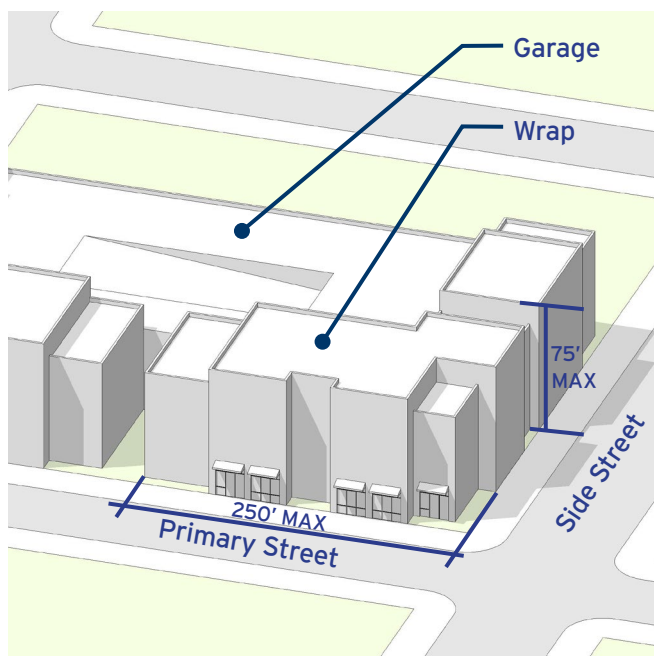


Figure 2-28 - Wrap Building Diagram

2.3.9 Wrap Building

A. Intent Statement

A building and garage ensemble where the building directly fronts the street and wraps around an above-ground garage. The building may contain residential, commercial, or a combination of these uses. The garage may either be attached to or detached from the building.

B. Applicability

Mixed-use zones only.

C. Façade Width

1. Maximum 250 feet.
2. Blank walls (defined as having no active use, glazing or doorway) shall be limited to 20% or 40 feet of the Building Façade, whichever is less along all required streets. This requirement is not applicable for Façades along service or fire lanes and alleys.

D. Building Height & Massing

1. The maximum Height shall comply with the Height limits of the underlying zoning district, but shall not be less than 35 feet, nor exceed 75 feet under any circumstances, including where greater Heights are permitted for other Building Types within the same zone.
2. The maximum garage Height shall be 55 feet excluding shading devices or photovoltaic panels.
3. The maximum allowed Footprint per Story shall be determined by the following table:

Table 2-3: Height in Stories	Maximum Allowed Footprint per Story			
	1-2	3	4	5
2	100%	-	-	-
3	100%	90%	-	-
4	100%	90%	75%	-
5	100%	100%	85%	75%

E. Maximum Upper-Level Frontage Occupancy

Portions of Façades above 55 feet in Height and greater than 150 feet in length shall occupy no more than 70% of the Primary Façade Plane established on the ground floor.

F. Frontage Types

Permitted Frontage Types are Forecourt, Shopfront, Raised Commercial Terrace, Raised Residential Terrace, Urban Frontage, Stoop, and Dooryard. (See Sections 4.3, 4.4, 4.5, 4.6, 4.8, 4.9, 4.10)

G. Pedestrian Access & Entries

1. Primary Entrances to upper floors shall be accessed through an interior courtyard or lobby, accessed directly from the street.
2. Primary access to the ground-floor residential space shall be directly from the street.
3. All retail spaces shall be accessed from a ground-floor, single-tenant entry along a street, courtyard, or Paseo.



4. Primary retail entrances shall remain accessible and unlocked during regular business hours.
5. In addition to the building’s required Primary Entrances, there may be ancillary entrances to the building from parking garages.

H. Parking

Not applicable.

I. Common Open Space

1. Amount required. At least 10 percent of the Lot Area shall be provided as common open space.
2. Types. Permitted common open space types that count toward the satisfaction of the required amount of common open space are: patios, verandas, courtyards, and roof gardens.
3. Dimensions. Each common open space shall have a minimum dimension of 20 feet on each side.
4. Encroachments. Encroachments into the outdoor space are permitted on all sides, provided that the minimum 20-foot dimension is maintained, exclusive of the Encroachments.
5. Design. The common open space area must be open to the sky, except for any allowable Encroachments and any Shade Structures within the space.

J. Landscape

1. All common open space shall be landscaped or Hardscaped.
2. At least 25 percent of the required on-site common open space shall be planted with ground cover, shrubs, trees, or a combination of thereof. Landscaping in pots or Planters may be included in computing the total Landscaped Area.



Figure 2-29 - Wrap Building Illustrative Photo
 Street view of a linear building. The Façade does not reveal the parking use behind.



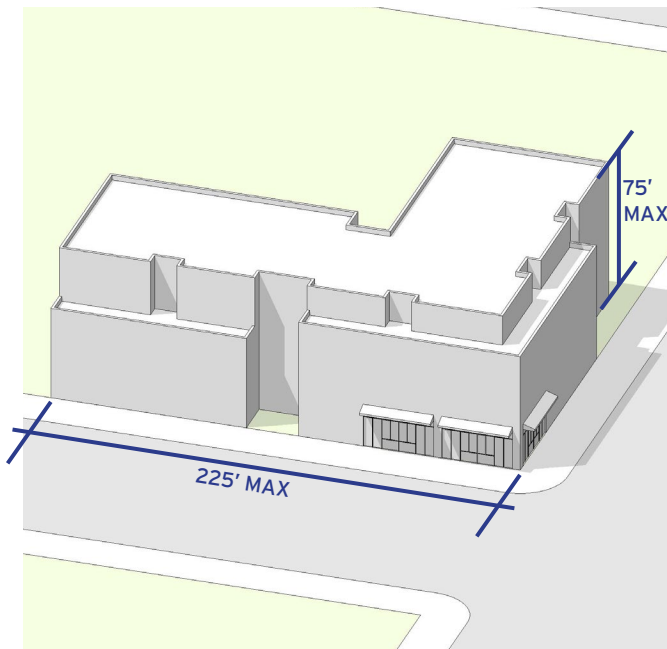


Figure 2-30 - Urban Block Diagram

2.3.10 Urban Block

A. Intent Statement

A building designed for occupancy by retail, service, office, and/or residential uses on the ground floor, with upper floors also configured for office and/or residential uses, however two-story retail is permitted. Parking is usually accommodated below ground.

B. Applicability

Mixed-use zones only.

C. Façade Width

1. Maximum is 225 feet.
2. Blank walls (defined as having no active use, glazing or doorway) shall be limited to 20% or 40 feet of the Building Façade, whichever is less, along all required streets. This requirement is not applicable for Façades along service or fire lanes and alleys.

D. Building Height & Massing

1. Maximum Height: 75 feet.
2. The maximum allowed Footprint per Story shall be determined by the following table:

Table 2-4: Height in Stories	Maximum Allowed Footprint per Story			
	1-2	3	4	>5
2-3	100%	-	-	-
4-5	100%	85%	75%	-
>5	100%	100%	85%	75%

E. Maximum Upper-Level Frontage Occupancy

Portions of Façades above 55 feet in Height and greater than 150 feet in length shall occupy no more than 70% of the Primary Façade Plane established on the ground floor.

F. Frontage Types

Permitted Frontage Types are Forecourt, Shopfront, Raised Commercial Terrace, Raised Residential Terrace, Urban Frontage, Stoop, and Dooryard. (See Sections 4.3, 4.4, 4.5, 4.6, 4.8, 4.9, 4.10)

G. Pedestrian Access & Entries

1. Primary Entrances to upper floors shall be accessed through: 1. an interior courtyard or 2. a lobby, which is accessed directly from the street.
2. Primary access to the ground-floor residential space shall be directly from the street.
3. All retail spaces shall be accessed from a ground floor single tenant entry along a street, courtyard or paseo, remain accessible and unlocked during regular business hours.



H. Parking

1. Parking may be accommodated in up to two levels of above-ground Podium, below ground, or both.
2. A liner of habitable space shall conceal above-ground Podium parking garages from view.

I. Common Open Space

1. Amount required. At least 15 percent of the Lot Area shall be provided as common open space.
2. Types. Permitted common open space types that count toward the satisfaction of the required amount of common open space are: patios, verandas, courtyards, and roof gardens.
3. Dimensions. Each common open space shall have a minimum dimension of 20 feet on each side.
4. Encroachments. Encroachments into the common open space are permitted on all sides, provided that the minimum 20-foot dimension is maintained, exclusive of the Encroachments.
5. Design. The common open space area must be open to the sky, except for any allowable Encroachments and any Shade Structures within the space.

J. Landscape

1. All common open space shall be landscaped or Hardscaped.
2. At least 25 percent of the required on-site common open space shall be planted with ground cover, shrubs, trees, or a combination of thereof. Landscaping in pots or Planters may be included in computing the total Landscaped Area.



Figure 2-31 - Urban Block Illustrative Photo



Figure 2-32 - Urban Block Illustrative Photo

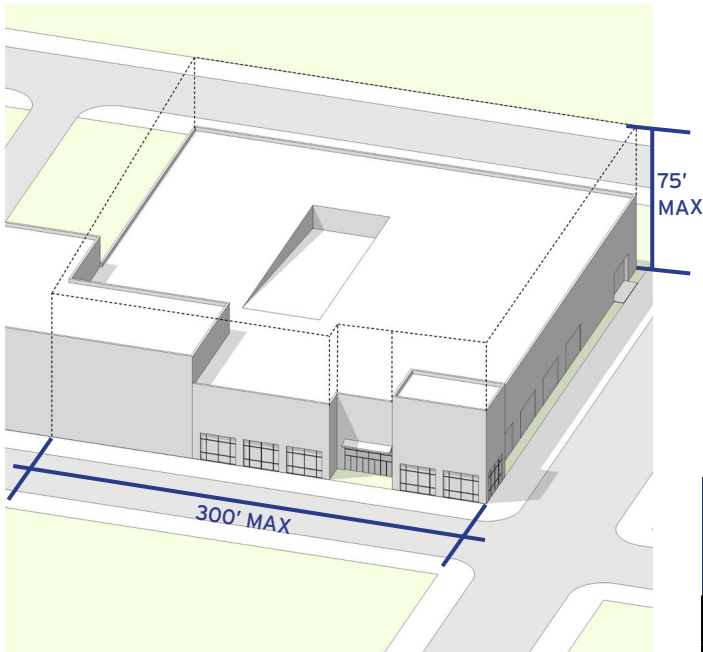


Figure 2-33 - Mixed-Use Big Box Diagram

2.3.11 Mixed-Use Big Box

A. Intent Statement

This Building Type provides additional flexibility for developments incorporating a supermarket or other large format retailer.

B. Applicability

Mixed-use zones only.

C. Façade Width

1. Maximum 300 feet.
2. Blank walls (defined as having no active use, glazing or doorway) shall be limited to 20% or 40 feet of the Building Façade, whichever is less along all required streets. This requirement is not applicable for Façades along service or fire lanes and alleys.

D. Building Height & Massing

1. Maximum building Height shall comply with the Height limits of the underlying zoning district, but shall not exceed 75 feet under any circumstance, including where greater Heights are permitted for other Building Types within the same zone.
2. Minimum Height is 55 feet.
3. The maximum retail floor plate is 65,000 sf.
4. The maximum allowed Footprint per Story shall be determined by the following table:

Table 2-5: Height in Stories	Maximum Allowed Footprint per Story			
	1-3	4	5	
2-3	100%	-	-	
4	100%	90%	-	
5	100%	90%	75%	

E. Maximum Upper-Level Frontage Occupancy

In zoning districts where such Heights are permitted, portions of Façades above 45 feet in Height and greater than 150 feet in length shall occupy no more than 80% of the Primary Façade Plane established on the ground floor.

F. Frontage Types

Permitted Frontage Types are Forecourt, Shopfront, Raised Commercial Terrace, Raised Residential Terrace, Urban Frontage, Stoop, and Dooryard. (See Sections 4.3, 4.4, 4.5, 4.6, 4.8, 4.9, 4.10)

G. Pedestrian Access & Entries

1. Primary Entrances to upper floors shall be accessed through a lobby, accessed directly from the street or from a courtyard.
2. Primary access to the ground-floor retail space shall be directly from the street and shall occur at a maximum interval of 60 feet. Retailers over 30,000 sf must have at least two entrances.



3. All retail spaces shall be accessed from a ground-floor, single-tenant entry along a street, courtyard, or alley.
4. Primary retail entrances shall remain accessible and unlocked during regular business hours.
5. In addition to the building’s required Primary Entrances, there may be ancillary entrances to the building from parking garages.

H. Parking

1. Above-ground garages shall be concealed from view along the street for the first 21 feet of Height through a liner of habitable space.
2. Above 21 feet, above-ground garages shall be screened from view along the street by habitable space or by landscaping, outdoor screens, or cladding.

I. Common Open Space

Not required.

J. Landscape

All outdoor space shall be landscaped or Hardscaped. See DBCC Chapters 22.24, 22.26 and Section 22.20.070 for parking lot landscaping standards.



Figure 2-34 - Mixed-Use Big Box Illustrative Photo



Figure 2-35 - Mixed-Use Big Box Illustrative Photo





BUILDING ARTICULATION STANDARDS

3

Diamond Bar Objective Design Standards for Multifamily & Mixed-Use Development

BUILDING ARTICULATION STANDARDS

3.1 Purpose

The desired pedestrian scale and character of Diamond Bar requires that new project development not appear as massive, monolithic structures, but instead as a series of smaller scale buildings. The standards of this section are intended to ensure that larger projects are designed to appear as carefully conceived groups of separate structures that, along with an attractive streetscape, contribute to the overall urban, pedestrian-friendly quality desired for Diamond Bar.



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3.2 Building Articulation Techniques

Table 3-1: Building Articulation Standards Matrix

Min. Number of Building Articulation Techniques	Façade Length			
	≤ 50	≥ 50-100	≥ 100-100	≥ 150
1	X			
2		X		
3			X	
4				X

The table above outlines the minimum number of building articulation techniques—listed below—that must be applied based on the building’s Façade length:

1. Horizontal Articulation
2. Vertical Articulation
3. Architectural Projections
4. Architectural Recessions
5. Façade Differentiation
6. Architectural Style Differentiation
7. Base, Middle, and Top Articulation



Figure 3-1 - Multiple Variations of Same Style



Figure 3-2 - Mixed-Use Building Articulated with Corner

1. Horizontal Articulation

Step a portion of the street-facing Façade forward or backward from the predominant Façade Plane a minimum of six feet for a minimum distance of 25 feet.

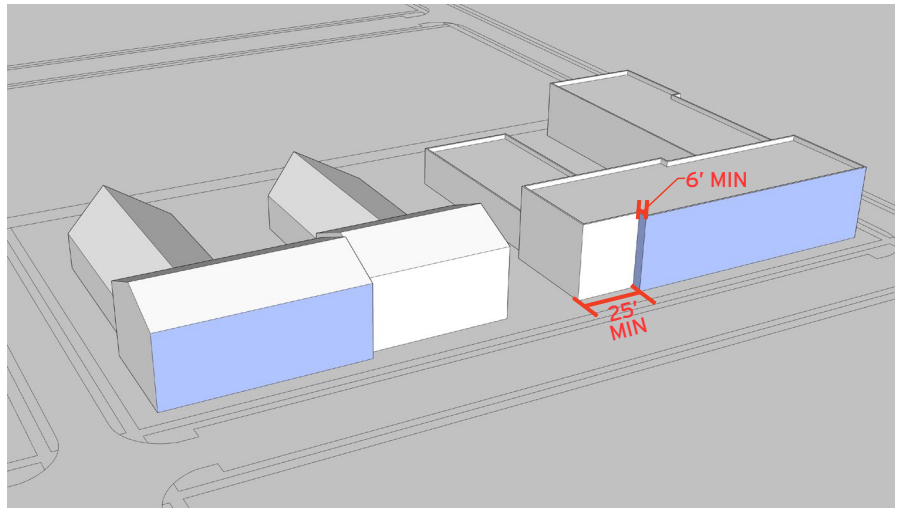


Figure 3-3 - Horizontal Articulation Diagram

2. Vertical Articulation

Step a portion of the street-facing Façade upward or downward from the Predominant Building Height a minimum of four feet for a minimum distance of 25 feet. This technique is useful for “stepping down” the scale of a new building adjacent to an existing smaller building.

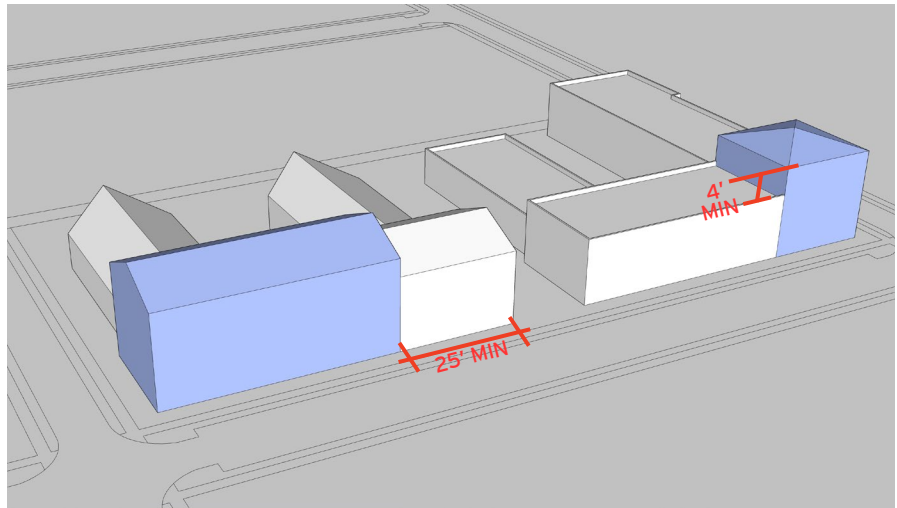


Figure 3-4 - Vertical Articulation Diagram

3. Architectural Projections

Append or project balconies, bay windows, cantilevered rooms, roof overhangs or Eaves and/or awnings. Provide at least one Projection of at least two feet in depth and three feet in width per every 50 feet of Façade length.

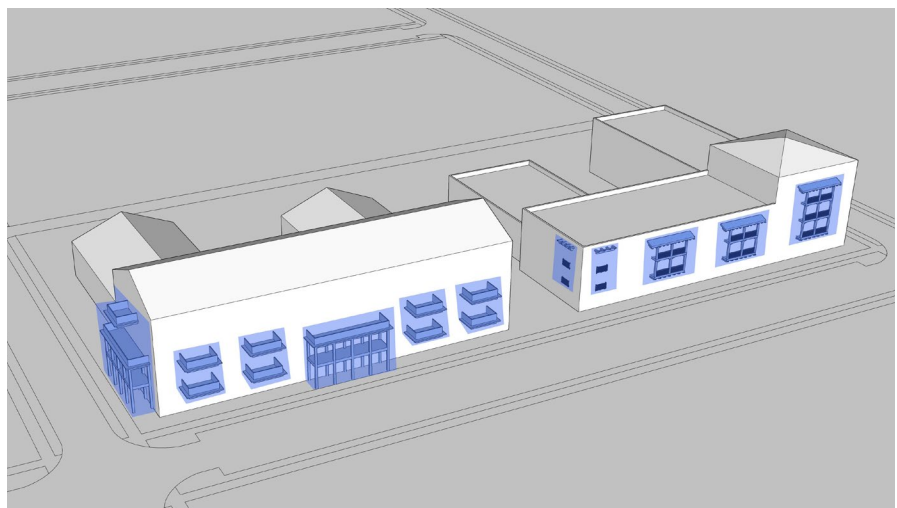


Figure 3-5 - Architectural Projections Diagram



4. Architectural Recessions

Recess Architectural Features or spaces - such as porches, covered passages, balconies, and windows - into the plane at intervals of 50 feet on center along the Façade length.

- a. Porches, covered passages, and balconies must be recessed by a minimum of six feet from the front plane of the Façade to be considered a recession.
- b. Windows must be recessed by a minimum of five inches from the front plane to be considered a recession.

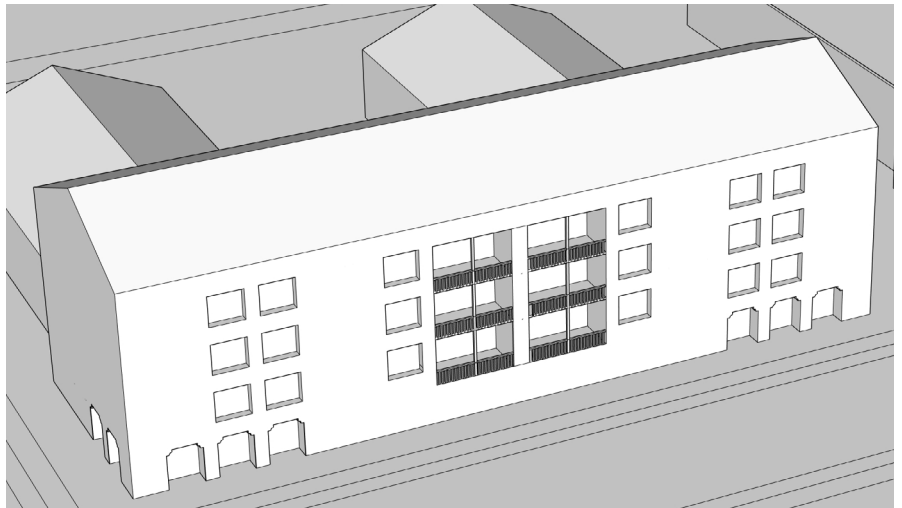


Figure 3-6 - Architectural Recessions Diagram

5. Façade Differentiation

Organize the Façade with two or three distinct compositions. Distinctions may include material and/or color combinations for each apparent Façade. A change in the length of a composition does not constitute a distinct composition.

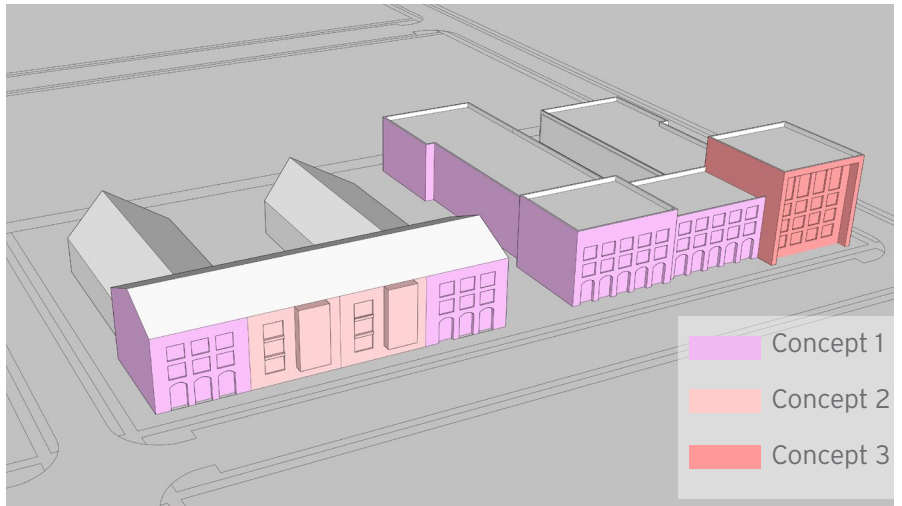


Figure 3-7 - Façade Differentiation Diagram

6. Architectural Style Differentiation

Design the Façade to include at least two Architectural Styles (from Chapter 6), with no one style occupying less than 30 percent of the total Façade.

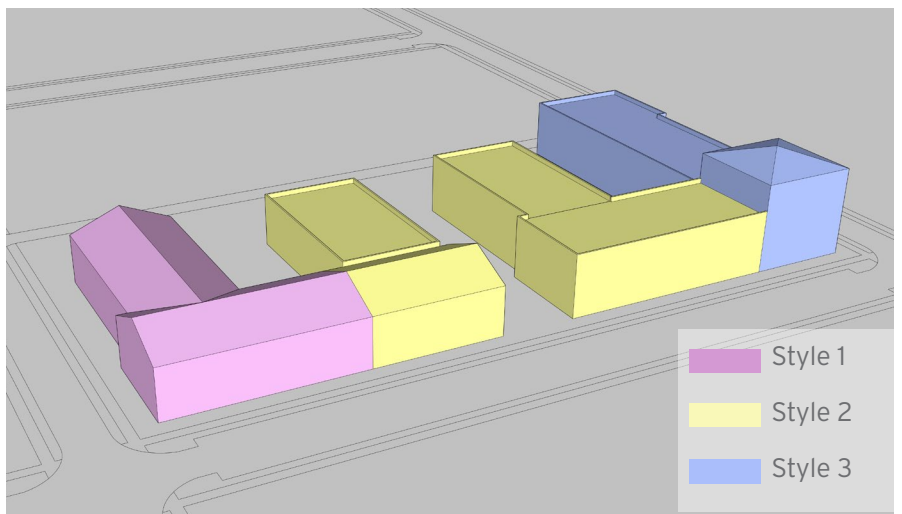


Figure 3-8 - Architectural Style Differentiation Diagram

7. Base, Middle, and Top Articulation

- A. Compose Building Façades with a Base, Middle, and Top on any street or paseo facing Façade.
- B. Buildings shall have a distinct "base" at the ground level whose Height is 10 percent to 35 percent of the building's total Height, and may include the ground floor (or part of the ground floor) and lower structural components that connect the building to its site. This may be accomplished with distinct materials, or distinct application of materials, and/or a horizontal expression line, such as a Water Table or Cornice, creating a transition to the upper floors. This feature shall extend across at least 80 percent of the Façade length.
- C. The middle of the building shall have a Height comprising from 50 percent to 87 percent of the building's total Height.
- D. The top of buildings include articulation at the Parapet (for buildings with flat roofs) and/or the top floor, or below the Eave (for buildings with sloped roofs) that identifies the top of the building with a Cornice, color change, or material change. The top of the building shall have a Height of three to 10 percent of the building's total Height, but shall be less than the Height of the building base.



Figure 3-9 - Base Middle and Top Articulation Diagram



3.3 Transition to Single-Family Residential Districts

Where new mixed-use or multifamily development is adjacent to property developed with single-family residences or zoned for single-family residential use, the following standards shall apply:

- a. **Height Envelope.** No portion of a new structure shall extend above a plane starting at 30 feet in Height at the shared property line and projecting inward at a 45-degree angle from vertical toward the interior of the site, up to the maximum permitted building Height (see Figure 3-10).
- b. **Reference Grade.** The 30-foot measurement shall be taken from the finished grade of the adjacent single-family residential property (or single-family residentially zoned parcel), not from the grade of
- c. **Architectural Style Restriction.** The California Contemporary Style (see Section 6.6) shall not be permitted adjacent to Single-Family Residential Districts.

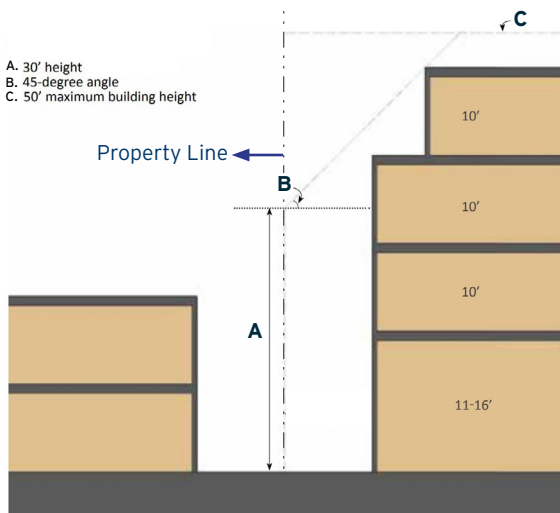


Figure 3-10 - Illustrative Diagram

3.4 Entrances

- 1. **Primary Entrance.** The Primary Entrance to buildings shall be in conformance with the requirements of the Building Type in Chapter 3.
- 2. **Entrance Articulation.** Special Paving, lighting, and landscaping shall be included at Primary Entrances to clearly identify the entrance and to enhance the overall building design.



Figure 3-11 - Entrances

A canopy, lighting, and a slight recess accentuate the Primary Entrance.

3.5 Passageways

1. Pedestrian passageways shall be no less than 15 feet wide.
2. If pedestrian passageways are covered, they require a floor to ceiling Height of at least two times their width, but no greater than three times their width.
3. Passageways shall be lighted.

3.6 Windows

1. Design shall be according to the requirements of the Architectural Style in Chapter 7.
2. Glazing Transparency and Reflectance. All ground-floor and street-facing window glazing must have a Visible Light Transmittance (VLT) of at least 60%, and an Exterior Reflectance (ER) of no more than 15%. Highly reflective, mirrored, or heavily tinted glazing is prohibited. Opaque glazing may only be used as spandrel glass or where required for mechanical screening or privacy.

3.7 Roof Standards

1. The roof edge shall be defined with a Parapet, Cornice, and overhang.
2. Rooftop mechanical equipment shall be clustered away from the edge of the building and behind/within an enclosure to be screened from the street.
3. Unenclosed Shade Structures, and similar amenities shall not exceed 16 feet in Height from the roof deck floor level and do not count as a Story.



Figure 3-12 - Windows
Windows are recessed from the exterior wall surface.



Figure 3-13 -Variety of Rooflines Illustrative Photo
Apartment complex with a variety of rooflines.



3.8 Encroachments and Projections

The following are the permitted Encroachments and Projections into the front Setbacks.

A. Awning and Canopy Encroachment and Projection Standards

1. Projection. May project up to the right-of-way line or 33 percent of the distance between the Building Face and the curb, whichever is less.
2. Support. Awnings and canopies shall be attached to the building. Support structures that connect to the ground are not permitted.
3. Clearance. Minimum vertical clearance for awnings and canopies is 10 feet if it is removable or retractable and 12 feet if it is fixed or permanent. Awnings shall not obscure storefront signs.
4. Materials. Awnings and canopies shall be constructed of canvas, durable woven fabric, or metal, and shall be consistent with the materials and detailing associated with the building's selected Architectural Style, as specified in Chapter 6. Vinyl, plastic, and visibly glossy or reflective materials are prohibited. Colors shall align with the approved color palette for the selected style. Translucent or backlit awnings are prohibited. Awnings and canopies shall be designed as integral components of the building and shall not appear as temporary or tacked-on features.

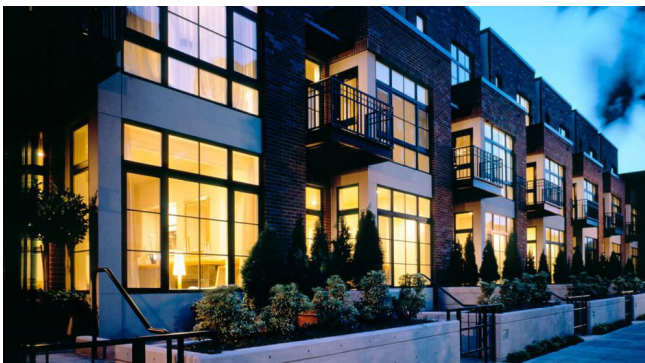


Figure 3-14 - Encroaching Habitable Space
Illustrative image of encroaching bays and Stoops.

5. Heights of awnings on a building shall be the same along the Façade or Frontage line unless the building steps in relation to grade, in which case, the Heights of awnings shall be consistent with the head Heights of the windows and doors they are shading.

B. Habitable Projecting or Encroaching Interior Space Standards

1. Allowable Projection. Habitable projecting or encroaching interior spaces are a portion of the building enclosed by walls and a roof that extends beyond the Building Face (i.e. bay windows and other architectural Projections). They may project up to three feet from the Building Face, but shall not extend beyond the property line.
2. Length Along Building Face. No individual habitable projecting or encroaching interior space may exceed 15 feet in horizontal length.
3. Clearance. Minimum vertical clearance of upper Story projecting spaces shall be 16 feet from the adjacent Sidewalk Grade on storefront or storefront Terrace Frontages or 10 feet above other Frontage Types (see Chapter 4 for Frontage Types).

C. Habitable Projecting or Encroaching Exterior Space Standards

1. Balconies. Usable projecting or encroaching exterior spaces are spaces used by occupants that are not enclosed by walls and a roof, such as balconies. They shall not extend more than eight feet from the Building Face, or beyond the right-of-way line. Unless permitted by the Architectural Style, projecting balconies shall be no less than six feet in depth. Balconies shall be accessible from inside the building and shall not be completely enclosed.
2. Clearance. The minimum vertical clearance of non-habitable projecting or encroaching exterior spaces is 16 feet from the adjacent Sidewalk Grade above storefront Frontages or 10 feet above other Frontage Types (see Chapter 4 for Frontage Types).

D. Interior and Exterior Projecting Habitable Space Standards

1. Total Horizontal Length of Projecting Spaces. The total combined length of habitable interior and exterior projecting spaces along the Building Face shall not exceed 67 percent of the total length of the Building Face to which they are attached.
2. Total Horizontal Length of Encroaching Spaces. The total combined length of habitable and Non-Habitable Encroaching Spaces along the Building Face shall not exceed 50 percent of the total length of the Building Face to which they are attached.

E. Rooftop Amenities

1. Rooftop amenities such as swimming pools are permitted; rooftop amenities do not count as a Story.

F. Stoops

1. Stoops may encroach into the front Setback Area but shall not extend beyond the property line.

G. Outdoor Furnishing Zones

1. Outdoor display/sales of merchandise may not encroach into Setback areas per DBCC Section 22.42.080 (2)(b).
2. Outdoor furnishing zones shall comply with DBCC Section 22.42.080 (3)(d).
3. General. Outdoor furnishings such as seating or merchandise displays shall comply with Sections 5.3 and 5.4.

H. Subterranean Parking in Front Setbacks

1. Location in Setbacks & Alleys. Subterranean parking may extend into the front Setback, up to the property line (See Figure 3-16). Subterranean parking may also be located under alleys that are located within a development Block if utilities servicing the Block are not interrupted.



Figure 3-15 - Projecting Canopies
Canopies create a rhythm along the streetfront and accentuate the building entrances.

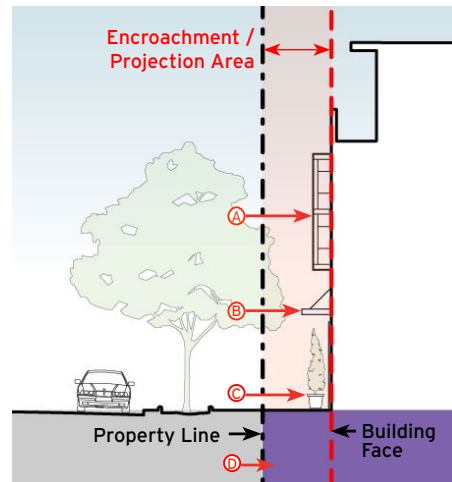


Figure 3-16 - Encroachment and Projections Diagram

- A. Projecting habitable space
- B. Projecting canopy
- C. Encroaching street furniture
- D. Subterranean parking (purple area)



3.9 Shopfronts in Mixed-Use Buildings

1. Shopfronts shall have paving that is unique to the area in front of the shop within the Setback area, in order to differentiate the building entrance, but shall be designed with primary consideration of the public right-of-way.
2. Shopfronts along ground floor commercial spaces shall provide windows that constitute at least 60 percent of the Façade area of the shop itself, measured from the ground to the second-floor line, and from centerline to centerline of the shop's demising wall.
3. Where multiple retail tenants occupy one building, the same Height of awnings across an entire building shall be maintained. Building or Shopfront entries along the ground floor shall be equidistant, if feasible. Shopfronts shall be designed to be subdivided at 30-foot intervals for commercial leasing flexibility and functionality and to create a fine-grained rhythm along the Street.
4. Blank Walls shall not be permitted along the Principal Frontage of large tenant spaces on the ground floor of mixed-use buildings.
5. Multiple entrances shall be incorporated for large stores along a Street front whose length spans the width of more than two typical shops (2 X 30 ft), or which front on more than one Street.
6. Rather than shadow window box displays, at least 65 percent of a retail Frontage shall include transparent glazing and at least 70 percent of the glazing shall allow views into the store. Mirrored or opaque films on windows that Block views into the store are not permitted.
7. A base below windows shall be between 18-30 inches in Height to protect glazing from foot traffic, while maintaining the characteristic of Height and openness.
8. Commercial grade entry doors with clear glazing framed in metal or wood shall be used.
9. Shopfronts shall use awnings, canopies, architectural lighting, and pedestrian signage to articulate shop entrances.



Figure 3-17 - Illustrative Photo of Shopfronts in Mixed-Use Buildings

Architecturally-consistent detailing from signage and lighting fixtures, to colors and materials, enhance the character of the streetscape.

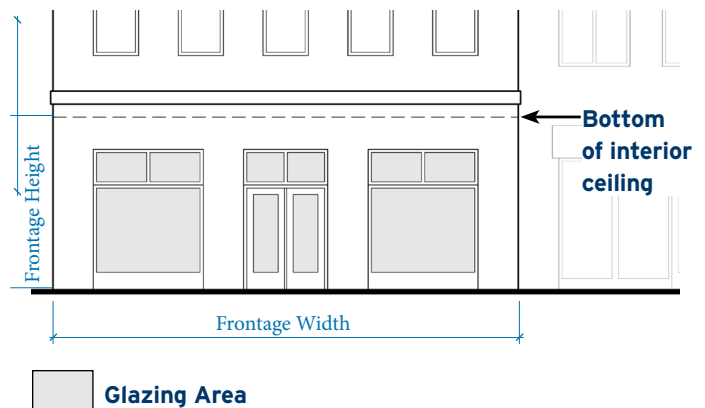


Figure 3-18 - Minimum Frontage Glazing Diagram

The Frontage glazing area shall be measured from the finished floor to the bottom of ceiling of the ground floor.

3.10 Colors and Materials

1. Changes of exterior color, texture, or material shall be accompanied by changes in plane so that buildings appear substantial and integral.
2. Color and material changes at the outside of corners of a building or plane change that give a Thin Veneer, or Faux Stone Appearance, shall not be used. Where the color or material extends to an outside corner, it shall continue around the corner to the next inside corner.



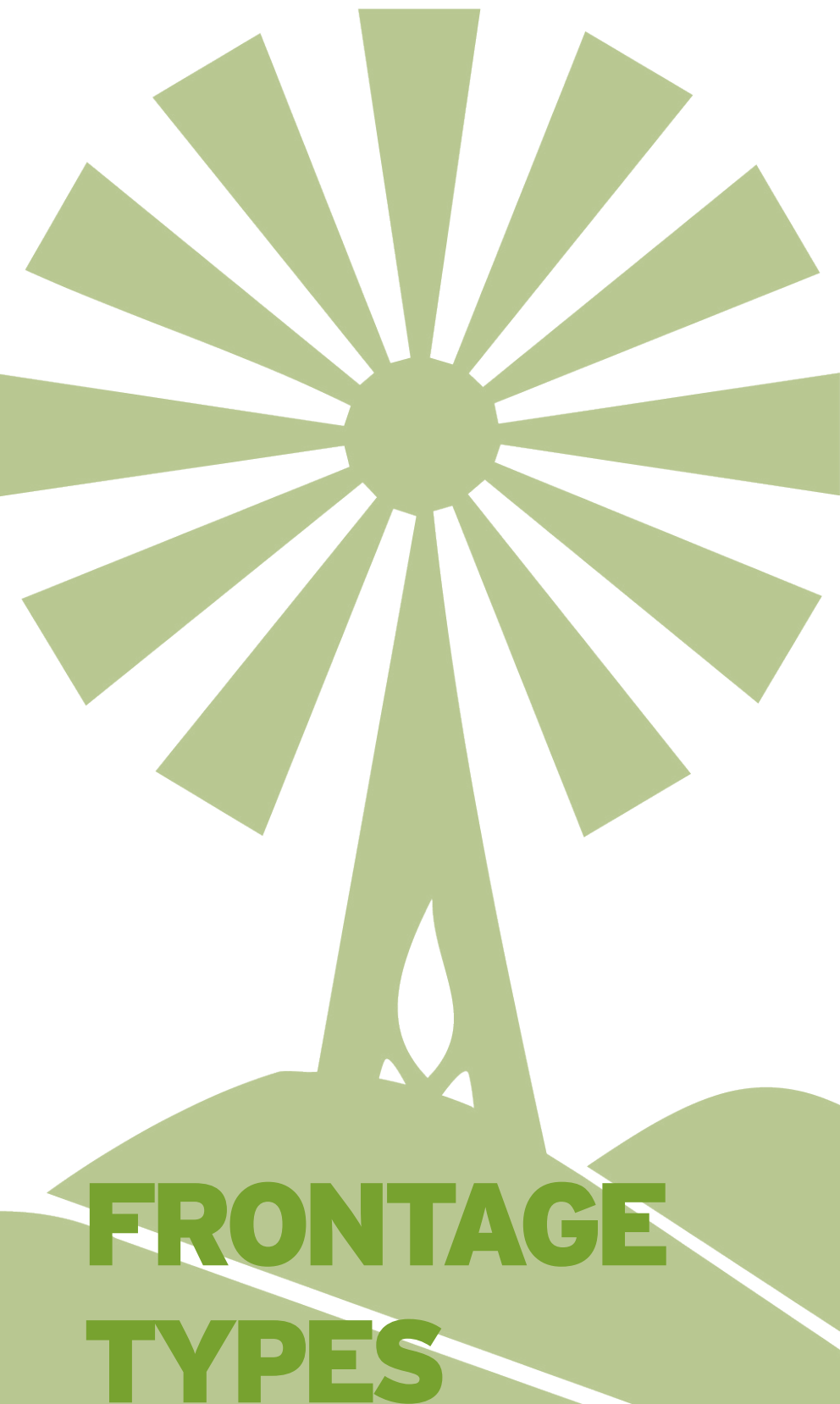
Figure 3-19 - Changes of Colors and Materials Illustrative Photo

Changes of exterior color, texture, or material shall be accompanied by changes in plane so that buildings appear substantial and integral.



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4

FRONTAGE TYPES

FRONTAGE TYPES

4.1 Purpose and Intent

A building's Frontage is the interface between the Public Realm and private development. These standards recognize that the successful design of this interface significantly contributes to the realization of an active and engaging urban environment.

Multifamily and mixed-use buildings will have ground-floor Frontages that are human-scaled, provide visual interest, and access to ground-floor uses. This section provides a palette of prototypical Frontage Types that are permitted. Standards include dimensional criteria, criteria for openings, as well as criteria for the Ground Plane immediately adjacent to the Frontage, such as minimum required glazing.

Intent:

In order for applications to be approved, each application shall meet the following criteria as applicable:

- a. Creates or maintains a pedestrian-oriented streetscape,
- b. Generates a transition from the public streetscape to each building and its site.

The standards that follow provide objective and measurable standards that, when applied to the design of Frontages, fulfill this intent.

4.2 Explanation of Standards

This chapter provides standards for the following eight Frontage Types.

For each Frontage Type, the standards described below are provided. See Table 4-1 for a summary of Frontage Types.

It is possible to utilize more than one Frontage along the length of a Building Face.

A. Frontage Intent Statement

This statement describes the building-to-street relationship that each Frontage Type is meant to achieve.

B. Entries

These standards address entries at the street or paseo fronts, not those that are internal to the site, or on alleys.

C. Dimensions

Specific dimensions of features like massing, entry Height, openings, and Setbacks are delineated here.

D. Paving and Landscaping

This standard addresses the area between the property line and Building Face. Where paving is specified, it shall match the paving of the fronting sidewalk or consist of Special Paving. Where landscape is required, it shall conform to Section 5.5 of these standards.

E. Furnishing Zone

This standard addresses furnishing within front Setbacks.

F. Additional Standards and Guidelines

These standards provide additional direction in shaping the appropriate building-to-street relationship. They address glazing at the ground floor, Frontages, and entries.



Table 4-1: Frontage Type Matrix

Frontage Type	Typical Setback from Curb	Entry Elevation	Public Interface	Typical Use	Street Activation	Section
Shopfronts in Mixed-Use Buildings	15-25ft	At Grade	Direct access to retail/commercial space Setback Area is Paved	Retail, Food and Beverage mixed-use	High	4.3
Raised Commercial Terrace	20-25ft	1.5-4ft	Paved Terrace. Direct access from sidewalk to Terrace is optional	Retail, Food and Beverage Mixed-use, where grading requires ground floor spaces to be raised	Moderate	4.4
Stoop	12-27ft	Raised 1-1/2 - 5ft	Setback Area is Landscaped	Townhouses, duplexes, apartments	Moderate	4.5
Dooryard	20-30ft	At Grade or Slightly Raised	Small landscaped or paved Setback defined by low wall, hedge, or fence	Townhouses, duplexes and Walkups	Moderate	4.6
Front Porch	18-28ft	Raised 1-1/2 - 5ft	Setback area is Landscaped. Porch is paved and covered. Direct access from sidewalk to Terrace is optional	Townhouses, duplexes and Walkups	Moderate/High	4.7
Forecourt	12-20ft	At Grade-2ft	Recessed court, often shared, Courtyard may be paved and/or landscaped. Setback area may be paved or landscaped	Apartments	High	4.8
Raised Residential Terrace	15-25ft	1.5-4ft	Hardscape or landscaped platform	Multifamily, adaptive reuse	Moderate	4.9
Urban Frontage	15-25ft	At Grade or Slightly Raised	Paved or Landscape in Setback area from sidewalk	Non-retail or residential ground floor, (e.g., hotels, lobbies, office space, places of assembly, etc)	Low	4.10

4.3 Shopfronts in Mixed-Use Buildings

A. Intent Statement

Shopfront Frontages provide direct access to ground-floor spaces that are located adjacent to the sidewalk. Shopfronts are typically associated with retail uses in addition to food and beverage, but may accommodate other uses as permitted by the Development Code. Where permitted, Shopfront Frontages may provide outdoor seating areas or outdoor displays or both.

B. Entries

Entries shall be set at the adjacent sidewalk or within an alcove that is adjacent to a sidewalk.

C. Dimensions

1. Shopfronts shall be between 12 and 22 feet high, measured from the finished floor to the bottom of ceiling of the storefront space. Storefront spaces shall be set no more than 12 inches above the adjacent sidewalk at the Primary Entrance.
2. Building Faces shall be set back from the curb a minimum of 15 feet and a maximum of 25 feet. If a Shopfront fronts a paseo, no Setback is required.

D. Paving and Landscaping

The Setback area between the property line and the Building Face shall be paved with Special Paving.



Figure 4-1 - Shopfronts in Mixed-Use Buildings Illustrative Photo

E. Furnishing Zone

Furnishing Zones shall be in conformance with DBCC Section 22.42.080 and Sections 5.3 and 5.4 of this document.

Notwithstanding the statement above, outdoor seating may be provided in front Setbacks, where permitted. Product displays (e.g. flowers, food, merchandise displays) are encouraged near Shopfront entries.

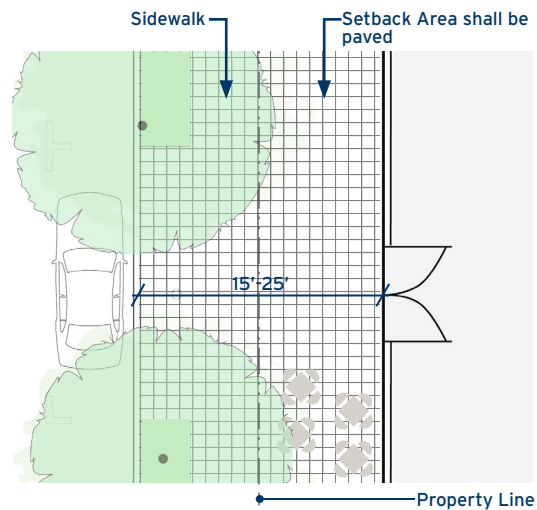


Figure 4-2 - Shopfronts in Mixed-Use Buildings Conceptual Plan

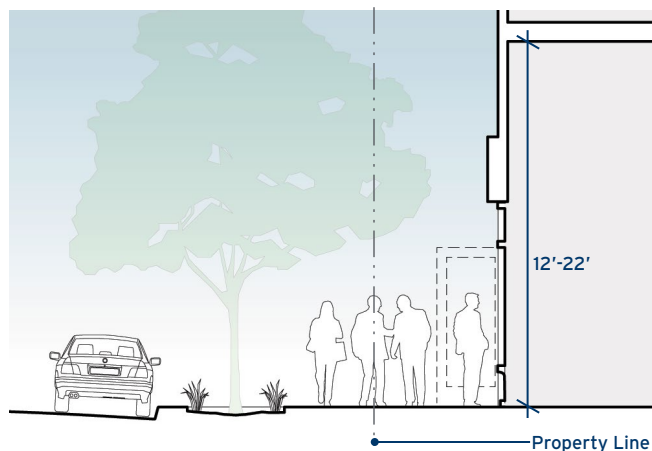


Figure 4-3 - Shopfronts in Mixed-Use Buildings Illustrative Section

Ground floor uses open directly to the sidewalk.

4.4 Raised Commercial Terrace in Mixed-Use Buildings

A. Intent Statement

Raised Terraces provide outdoor dining and seating for ground floor commercial uses. They are to accommodate grade changes between the adjacent sidewalk and the finished floor. Raised commercial Terraces are appropriate Frontages for mixed-use buildings on sloping sites. Terraces may be accessed from the sidewalk, but this is optional.

B. Entries

Terraces may be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

1. Terraces may be raised up to four feet above the adjacent sidewalk.
2. Terraces shall be at least seven feet deep.
3. Terrace fronts shall be Setback from the curb a minimum of 13 feet.
4. Building Faces shall be set back from the curb a minimum of 20 feet and a maximum of 25 feet.

D. Paving and Landscaping

Terraces shall be paved.



Figure 4-4 - Raised Commercial Terrace Illustrative Photo

E. Furnishing Zone

Where permitted, outdoor seating may be provided in front-Setbacks. Product displays (e.g. flowers, food, merchandise displays) are permitted near storefront entries.

F. Additional Standards

1. Terraces shall be clearly delineated with permeable fencing, low walls or landscaping no higher than 42 inches.
2. The bottom of Awnings, Signs, etc. shall be located at least 10 feet above the Terrace.

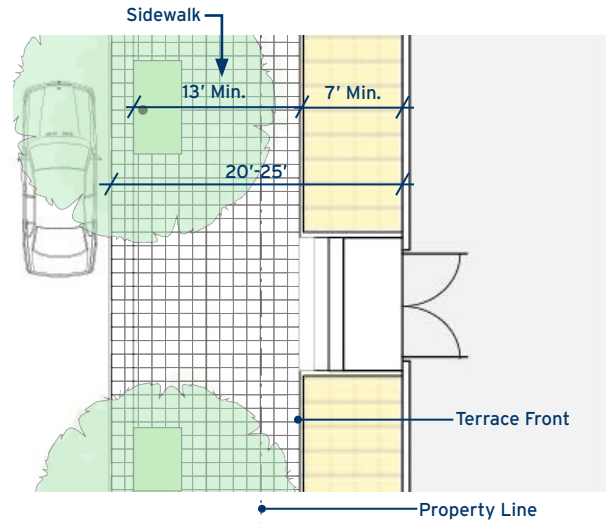


Figure 4-5 - Raised Commercial Terrace Conceptual Plan

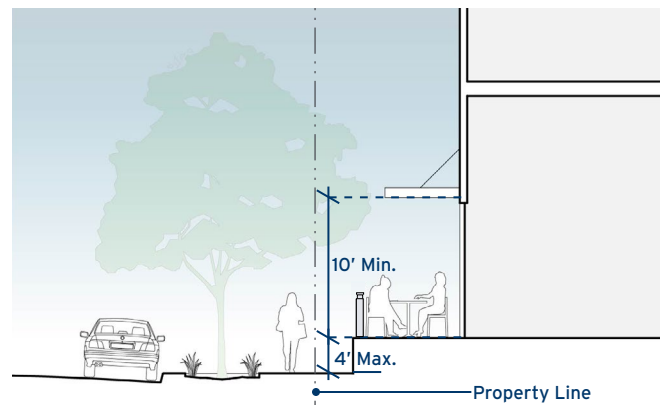


Figure 4-6 - Raised Commercial Terrace Illustrative Section

4.5 Stoop

A. Intent Statement

Stoops are small staircases leading to the entrance of a building. The Stoop elevation provides some privacy between the sidewalk and ground-floor uses. Stoops may be covered.

B. Entries

Entries fronting on public streets shall face the public sidewalk.

C. Dimensions

1. Stoops shall be at least four feet deep and four feet wide.
2. The top of the Stoop (the landing) shall not be raised more than five feet above the adjacent sidewalk.
3. Walls, fences or landscape surrounding yards adjacent to the Stoop shall be no taller than 42 inches in Height.
4. Building Faces shall be set back from the curb a minimum of 17 feet and a maximum of 25 feet.

D. Paving and Landscaping

1. Setback Area shall be planted with shrubs, or other drought tolerant ground cover.
2. Walks shall be paved with concrete or Special Paving.



Figure 4-7 - Stoop Illustrative Photo

3. Low retaining walls, fences, or hedges may enclose a Dooryard. Walls and hedges shall not exceed 42 inches in Height measured from the adjacent sidewalk.

E. Furnishing Zone

Not permitted.

F. Additional Standards

1. Stoops may encroach into any required Front Yard Setbacks, but not into public right-of-way or into any public utility easement.
2. Awnings, canopies, and shed roofs may cover Stoops.

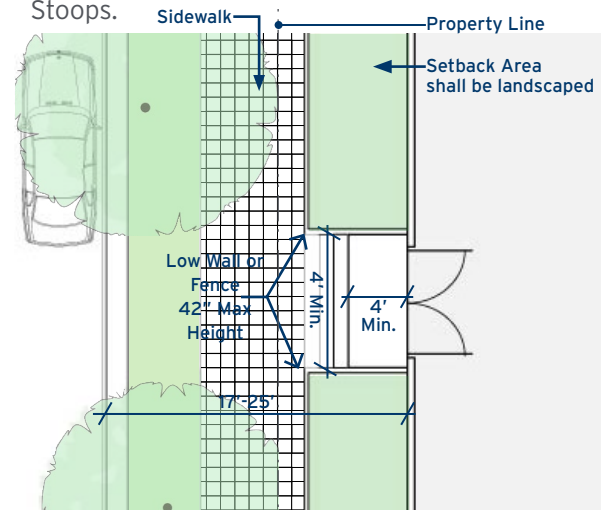


Figure 4-8 - Stoop Conceptual Plan

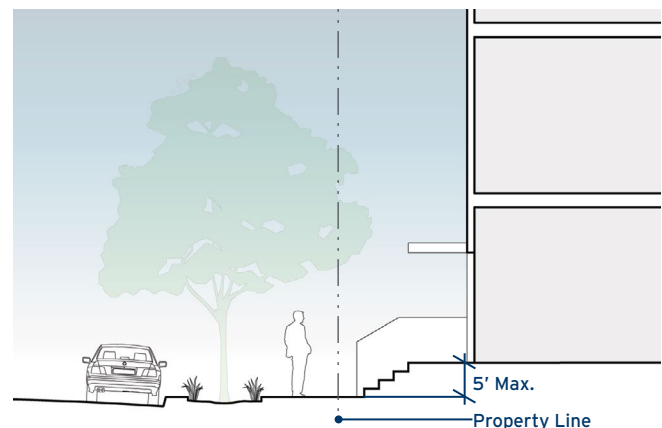


Figure 4-9 - Stoop Illustrative Section

The entry to a building is raised above the sidewalk.

4.6 Dooryard

A. Intent Statement

Dooryard Frontages provide a green buffer for residential ground-floor uses at heavily-trafficked thoroughfares. The Dooryard Frontages provide privacy.

B. Entries

1. Entries shall be recessed behind optional fence and/or hedges. There shall be a break for pedestrian access at least every 200 feet but can be frequent, if serving Townhouses.
2. Townhouses shall have entries serving the pedestrian accessible directly from the street.
3. Ground-floor units in multifamily buildings with corridors may have the primary entry from a corridor accessible from a common building lobby, directly from the sidewalk via a Dooryard, or both.

C. Dimensions

1. Fence, hedges or walls shall be no taller than 42 inches measured from the Sidewalk Grade.
2. Dooryards shall be 10-15 feet in depth.
3. Building Faces shall be set back from the curb a minimum of 20 feet and a maximum of 30 feet.

D. Paving and Landscaping



Figure 4-10 - Dooryard Illustrative Photo

1. The Setback Area shall be paved or landscaped.
2. Walks shall be paved.

E. Furnishing Zone

Outdoor furniture is permitted in the Dooryard but not in the Setback Area.

F. Additional Standards

1. If used, hedge shall be thick enough at maturity to obscure the fence.
2. Fence tops shall not be visible above hedge upon maturation of landscaping.

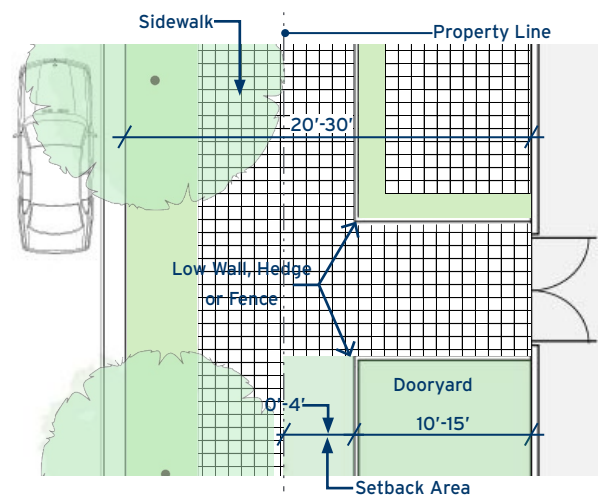


Figure 4-11 - Dooryard Conceptual Plan

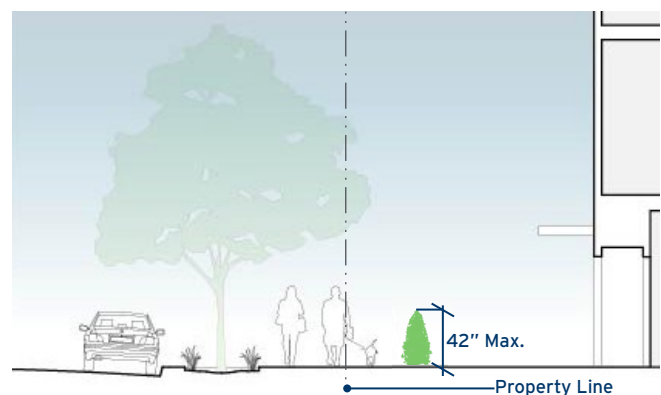


Figure 4-12 - Dooryard Illustrative Section

4.7 Front Porch

A. Intent Statement

A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. Porches may be provided on buildings that are set back from the primary and/or side street property lines and may encroach into the Front Yard and side street yard pursuant to DBCC Section 22.16.090 (3)(c).

B. Entries

Porches may be accessed directly from the adjacent sidewalk along the primary and/or side street.

C. Dimensions

1. Porches shall be a minimum of six feet in depth.
2. The face of porch may be set back from the property line up to 15 feet maximum.
3. Ceiling Height on porches shall be a minimum of eight feet.
4. Where porches are set back from the Frontage line by at least 10 feet, the space between the face of the porch and the Frontage line (yard) may be enclosed by a fence, hedge or wall of a Height no greater than 42 inches above finished grade.
5. Building Faces shall be set back from the curb a maximum of 28 feet.

D. Paving and Landscaping



Figure 4-13 - Front Porch Illustrative Photo

1. The Setback Area between the property line and the building front shall be landscaped.
2. Walks shall be paved.

E. Furnishing Zone

Not applicable.

F. Additional Standards

1. Porch materials and design shall be of the same Architectural Style as the rest of the building.
2. Porches may be enclosed with insect screens, provided they are recessed from the exterior wall plane and if visibility is maintained from the sidewalk.

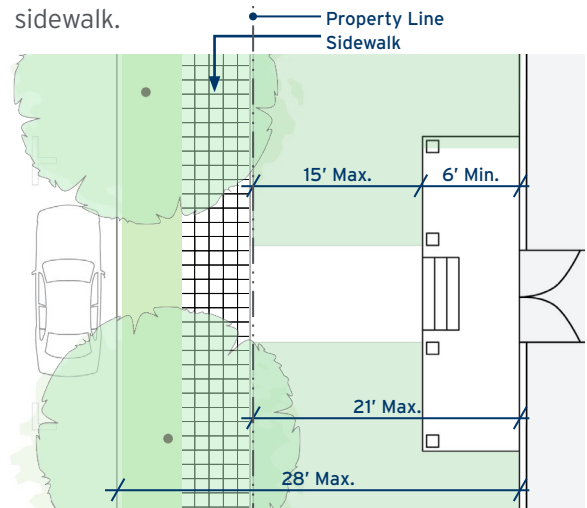


Figure 4-14 - Front Porch Conceptual Plan

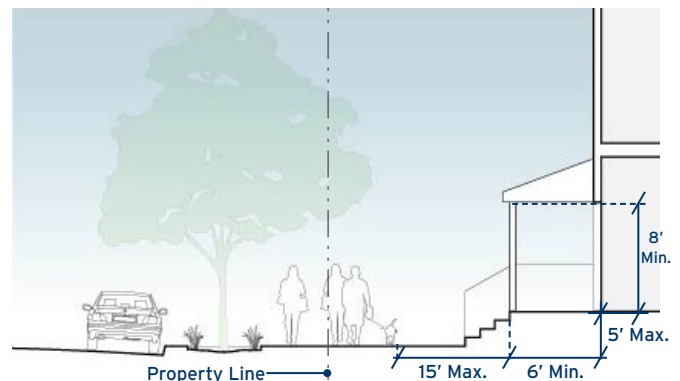


Figure 4-15 - Front Porch Illustrative Section



4.8 Forecourt

A. Intent Statement

Forecourts are open areas located at primary building entrances. They may be designed as gardens or as paved courtyards. Frontages utilizing a Forecourt must comply with Minimum Frontage Occupancy standards.

B. Entries

Ground-floor units in multifamily buildings with a Forecourt shall enter from the adjacent sidewalk. Building entries opening onto the Forecourt shall be at the finished floor of the Forecourt or may be raised up to three feet above the Forecourt.

C. Dimensions

1. Forecourts shall be set at grade or may be elevated up to two feet above the adjacent sidewalk.
2. Width of the Forecourt shall be between 30 and 50 feet.
3. Depth of the Forecourt shall be minimum 10 feet.
4. Building Faces shall be set back from the curb a minimum of 12 feet and a maximum of 20 feet.

D. Paving and Landscaping

1. Forecourts may be planted with grass, shrubs, or other ground cover or be paved. Special paving shall be provided for all walks.
2. Setback areas shall be landscaped.



Figure 4-16 - Forecourt Illustrative Photo

E. Furnishing Zone

1. The courtyard may include benches, chairs, tables, Planters and pots.
2. Water Features are permitted.

F. Additional Standards

1. Forecourts shall be open to the sky. Porches are permitted as long as the minimum 30 feet width is maintained.
2. Forecourts may be gated. If gated, the standards for gates shall be in conformance with the Development Code.

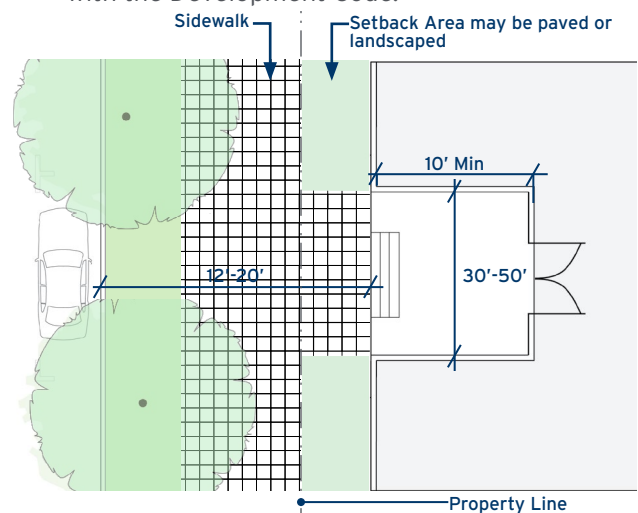


Figure 4-17 - Forecourt Conceptual Plan

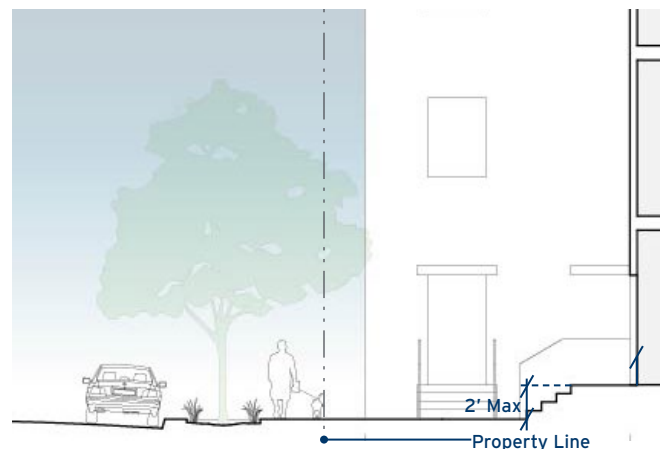


Figure 4-18 - Forecourt Illustrative Section

The building entry is located off a Forecourt. The entry may or may not be raised above the sidewalk level.

4.9 Raised Residential Terrace

A. Intent Statement

An elevated Terrace separates and sets back the Façade from the sidewalk and street. This type buffers residential use from urban sidewalks and removes the private yard from public Encroachment. Terraces are also useful to accommodate grade changes in the topography.

B. Entries

Terraces may be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

1. The front of Terrace may be at a maximum two feet behind the property line.
2. Terraces may be elevated up to four feet above the adjacent sidewalk.
3. Where the Height of Terrace requires a rail or wall that Height shall not exceed the minimum Height established by the Building Code.
4. Terraces shall be at least seven feet deep and Setback 20-25 feet.



Figure 4-19 - Raised Residential Terrace Illustrative Photo

D. Paving and Landscaping

1. Setback Area fronting Raised Residential Terrace shall be landscaped.
2. Raised Terraces may include paving and/or landscape.

E. Furnishing Zone

The raised Terrace may be furnished.

F. Additional Standards

None.

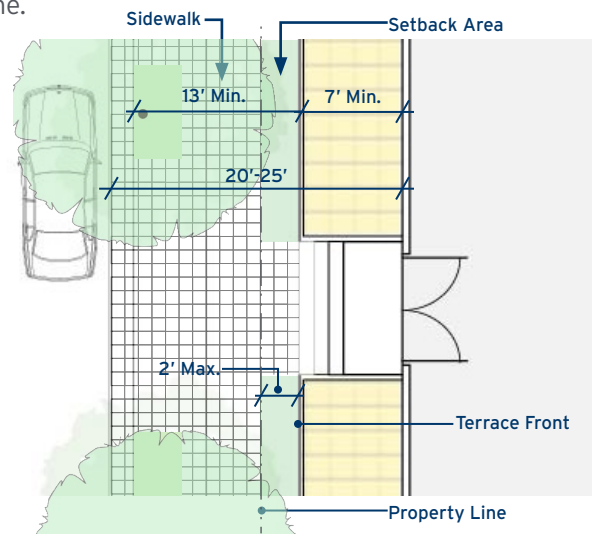


Figure 4-20 - Raised Residential Terrace Conceptual Plan

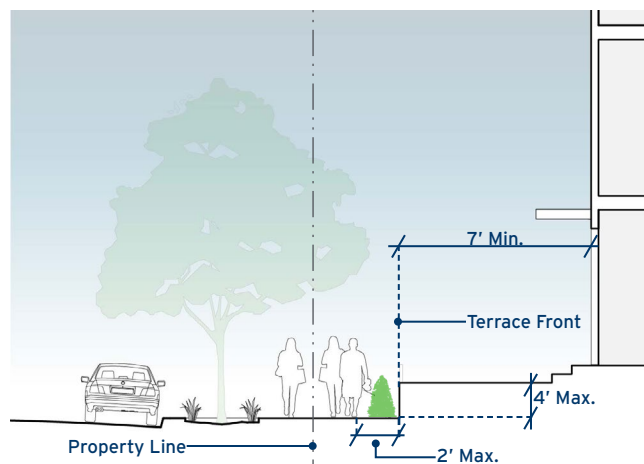


Figure 4-21 - Raised Residential Terrace Illustrative Section

4.10 Urban Frontage

A. Intent Statement

An urban Frontage is suitable for residential lobbies or commercial/office uses. It may provide access to ground-floor uses, but is primarily characterized by windows facing the sidewalk. Unlike storefronts, there is no minimum ground floor Height. Nor is there a requirement for individual entries to individual shops, offices or other spaces that constitute the Frontage.

B. Entries

1. Urban Frontages shall provide primary pedestrian access directly from the sidewalk to a lobby and need not provide entrances to individual shops or spaces like a Shopfront.
2. Primary pedestrian access shall be visually emphasized through the use of canopies, awnings or fixed overhead architectural Projections such as porticos.

C. Dimensions

1. Urban Frontages shall be set at grade or may be elevated up to 12 inches above the adjacent sidewalk.
2. Building Faces shall be set back from the curb a minimum of 15 feet and a maximum of 25 feet.

D. Paving and Landscaping

1. Urban Frontages are characterized by Hardscape and/or landscape within the Setback area.

E. Furnishing Zone

Where permitted, outdoor seating may be provided in front Setbacks. Low growing landscape is also permitted to provide privacy for activities taking place in building's ground-floor space.

F. Additional Standards

None.

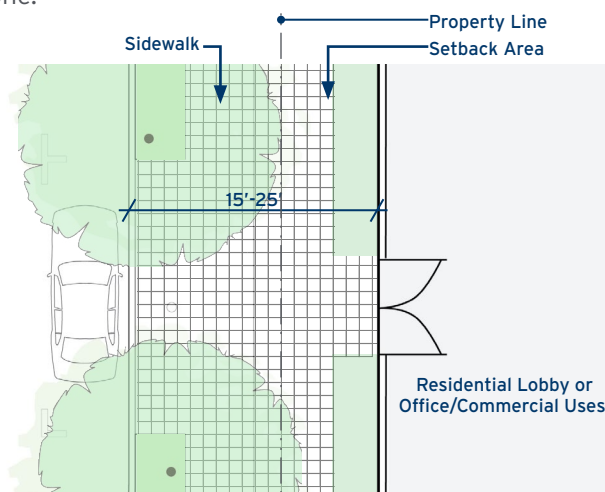


Figure 4-23- Urban Frontage Conceptual Plan



Figure 4-22 - Urban Frontage Illustrative Photo

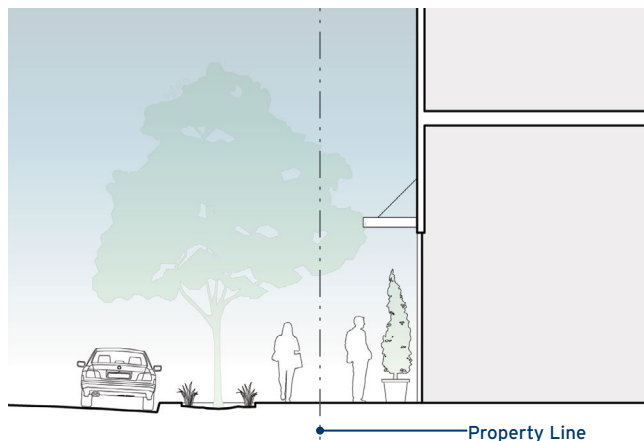


Figure 4-24 - Urban Frontage Illustrative Section
An urban Frontage Type for residential or commercial ground-floor uses.





SITE AND OPEN SPACE STANDARDS

5

Diamond Bar Objective Design Standards for Multifamily & Mixed-Use Development

SITE AND OPEN SPACE STANDARDS

5.1 Purpose and Intent

The architectural standards in this section apply to all multifamily residential and mixed-use developments in Diamond Bar. They address the composition of buildings as well as functional aspects of building, parking, and outdoor space design. The goal of this section is to ensure that development is consistent with the goal of creating a human-scale mixed-use environment in which each individual building furthers the overall vision.

The images in this section are for illustrative purposes, only provided to illustrate intent.

5.2 Grading Standards

5.2.1 Applicability

The Standards of this section shall apply to mixed-use parcels only. They address the setting of ground floor elevations to ensure accessibility and a seamless Connection between the streets and spaces of the plan area, and the ground floor of commercial offerings.

5.2.2 Standards

The finished floor elevations of buildings, shall be set in accordance with the following criteria:

1. The finished floor elevation of primary building entrances and storefront entrances shall be set to meet existing (as designed) street grade. This may require the stepping of the building floor plate.
2. Cross and longitudinal slopes of up to five percent are allowed in any front Setback areas subject to ADA access requirements, however, areas abutting storefront Frontages shall not exceed two percent.
3. Notwithstanding 5.2.2.1 and 5.2.2.2 above, the following grading strategies may also be employed, where necessary:
 - The cross slope of the tree zone may be increased to a maximum of five percent.
 - Sidewalk cross slope may be decreased to a minimum one percent provided that adequate drainage is demonstrated.
 - The longitudinal slope of the public sidewalk may be increased to exceed that of the adjacent public street by a maximum of three percent.
 - The Terrace Frontage may be utilized (See Figure 5-1 and Section 4.9).
4. In order to ensure that transitions between sidewalks and storefronts are as seamless as possible, steps, ramps, and retaining walls solely associated with building ingress and egress are prohibited in the Front Yard except where it is required for grading purposes. In such cases a Terrace Frontage shall be utilized (See Section 4.9).



Figure 5-1 - Illustrative Photo of Terrace Frontage



5.3 Outdoor Seating Areas, Cafes, and Restaurants in Mixed-Use Zones

Outdoor seating areas, cafes and restaurants in mixed-use zones shall be in conformance with DBCC Section 22.42.080(3).

Notwithstanding the statement above, the following standards are also applicable:

1. Outdoor seating areas, cafes, and restaurants on private property, as part of mixed-use development shall not interfere with pedestrian flow and circulation along adjacent sidewalks, from public ways to building entries, or with amenities, such as bicycle racks and benches.

5.4 Outdoor Furnishings Visible from ROWs Applicable to Mixed-Use Zones

1. The following materials shall be used for furnishings in private spaces that are visible from public ROWs.
 - a. Benches, chairs and tables shall be made of be made of wood, metal, stone, concrete, recycled High-Density Polyethylene (HDPE), or a composite of wood and plastic (recycled HDPE) composite.
 - b. Trash cans and bike racks shall be made of metal.
 - c. Planters and pots shall be made of metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite material that resemble wood.
 - d. Moveable furnishings such as tables and chairs shall not be stored in a location that is visible from the street.



Figure 5-2 - Illustrative Photo showing outdoor seating areas, cafes and restaurants in mixed use conditions



Figure 5-3 - Illustrative Photo showing street furnishings in mixed-use conditions

5.5 Landscape Standards

Landscape design standards, including standards for street trees and parkways, shall be in conformance with DBCC Chapters 22.24, 22.26 and Section 21.30.070.

Notwithstanding the statement above, the following standards are also applicable in all areas covered by these Objective Design Standards.

1. Street tree spacing shall be between twenty-five and forty-five feet (30'-0" and 50'-0") on center with adjustments in spacing pursuant to Public Works Department standards.
2. Plants shall be arranged with the tallest shrubs located at base of buildings and structures, transitioning to lower shrubs adjacent to sidewalks and curbs. A minimum of two Heights or tiers shall be provided (e.g., low planting and taller planting adjacent to the wall). (See Figure 5-4A for dimensions of each tier)
3. For landscape areas greater than ten feet wide, provide a minimum of three tier levels (e.g., groundcover or annuals, low planting and tall planting adjacent to the wall). (See Figure 5-4B for dimensions of each tier)

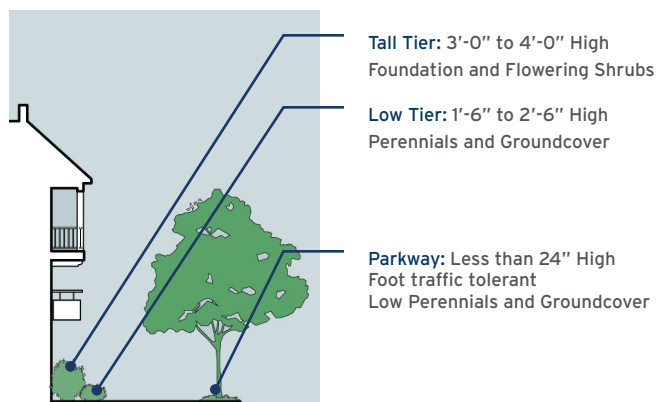


Figure 5-4A - Two Tiers of Planting

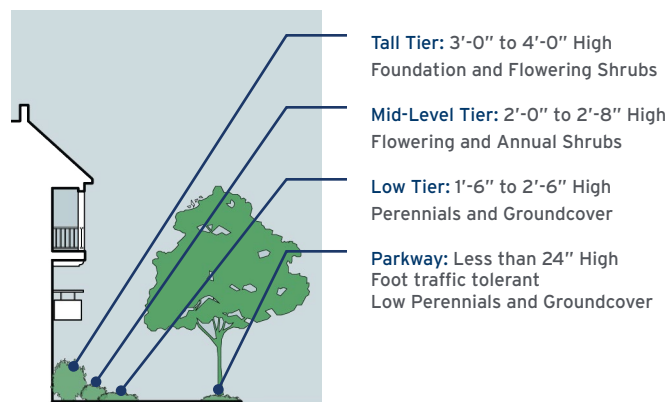


Figure 5-4B - Three Tiers of Planting



5.6 Common Open Space

Common Open Space standards shall be in conformance with DBCC Sections 21.30.070, 22.26.040 and 22.26.050.

Notwithstanding the statement above, the following standards is also applicable in all areas covered by these Objective Design Standards.

1. Artificial trees, shrubs, turf and plants shall not be used as landscape within the public right of way, any parking area, or within an open space area directly visible to from the public right of way.
2. Outdoor dining areas shall have concrete to match the adjacent sidewalk, or special pavers, and/or a row of Planters or bollards, or permeable fence to delineate the dining space.
3. Benches, chairs and tables shall be made of be made of wood, metal, stone, concrete, recycled High-Density Polyethylene (HDPE), or a composite of wood and plastic (recycled HDPE) composite.
4. Planters and pots shall be made of metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite material that resemble wood.



Figure 5-5 - Common Open Space Illustrative Photo
Outdoor dining area divided from public walking space with railings.

5.7 Interior Courtyards

Required outdoor space may be accommodated in interior courtyards located on the ground plain or on a Podium, as allowed by the relevant Building Type (see Chapter 2).

When provided, interior courtyards shall adhere to the following standards:

1. Shade Trees. Interior courtyard landscaping shall include shade trees or shading devices. At least one 3-inch caliper specimen tree is required per 1,000 square feet of courtyard area.
2. Dimensions. Minimum courtyard dimension on any side shall be 30 feet (exclusive of Encroachments) unless indicated otherwise in the Building Types.
3. Blank Walls. Where courtyards are visible from the Principal Frontage, Blank Walls shall not be permitted inside the perimeter of the courtyard. Alternatively, courtyards shall include windows, doors, balconies and/or shall be screened with landscape, such that the landscape covers at least 2/3 of the Blank Wall.



Figure 5-6 - Interior Courtyard Illustrative Photo
Landscape and Hardscape create intimate spaces in this courtyard.

5.8 Fences, Hedges and Walls

Garden walls, retaining walls, hedges and fences may be used to define the edge between adjoining private properties. Fences, hedges and walls facing the public street shall also comply with the Frontage Type standards (see Chapter 4).

Fences, hedges and walls standards shall be in conformance with DBCC Chapter 22.20.

Notwithstanding the statement above, the following standards are also applicable in all areas covered by these Objective Design Standards.

1. Location. Garden walls, retaining walls, hedges and fences shall be built at least 18 inches from the property line, to allow room for footings and planting.
2. At Storefronts. Walls and fences shall not be used at storefronts or storefront cafés, except that retaining walls shall be permitted in situations where they are necessary to accommodate grade changes.
3. Plastic and Vinyl. No plastic or vinyl fencing shall be permitted forward of the Build-to Line, unless the material is a recycled plastic lumber (RPL).
4. Vegetation utilized as hedges adjacent to public sidewalks or paseos shall not be of the type that produces thorns or spines (e.g., blackberries, rose bushes, or cacti, among others).

5.9 Retaining Walls

Retaining wall standards shall be in conformance with DBCC Chapter 22.20, except that unfinished concrete block and interlocking concrete pavers (such as keystone) shall not be used as retaining walls when visible from the street.



Figure 5-7 - Hedge Screening Service Area

A hedge and other plantings effectively screens a service area from view.



5.10 Vehicular Parking

Vehicular parking standards shall be in conformance with DBCC Chapter 22.30.

5.10.1 Parking Location

1. Parking location shall be in conformance with the requirements of the particular Building Type to which is associated. (See Chapter 2)
2. At Block Fronts facing public streets, at-grade or above-ground parking that may be provided shall be screened by a habitable space no less than 20 feet deep. Subterranean parking may extend to the property line.

5.10.2 Parking Access

1. To the extent parking is provided, it shall be accessed from a public or private alley when present. If no alley is present, parking access shall be from the street consistent with DBCC Section 22.30.080.
2. Pedestrian entrances to all parking shall be directly from the street, except that underground parking garages may be entered directly from a building.

5.10.3 Parking Structures

1. All parking structure exits shall maintain a Clear Sight Triangle pursuant to Public Works Department standards to protect pedestrians from exiting vehicles. The triangle is placed with one point aligned with the driver's position. The opposite far edge of the triangle is then placed flush with the edge of the pedestrian pathway.
2. Pedestrian crossing signage shall be placed at all garage structure exits along with a stop bar set back from the edge of the pedestrian pathway.

5.11 Loading Areas

Loading areas shall be in conformance with DBCC Section 22.30.100.

Notwithstanding the statement above, the following standards are also applicable in mixed-use projects.

1. Service and loading areas shall be located away from public streets whenever possible. Entrances to loading areas shall be no more than 18 feet wide.
2. Entrances to loading areas fronting public streets shall be enclosed by an opaque gate covering the entire entrance. Chain link fencing is not permitted for use as a gate.
3. Loading areas must accommodate both trash and recycling.
4. Multifamily residential projects over 100 units shall designate space for moving truck loading and unloading.

5.12 Bicycle Parking Standards

Bicycle parking standards shall be in conformance with DBCC Section 22.30.90.

Notwithstanding the statement above, the following standards for short-term bicycle parking are applicable in mixed-use projects.

Short-term bicycle parking is intended to offer a convenient and accessible area to park bicycles for customers and other visitors.

1. 10% of the multifamily bicycle parking shall be short-term that is, for building visitors who will use the space for two hours or less.
2. 90% of hotel bicycle parking shall be short-term.
3. 90% of eating and drinking establishments bicycle parking shall be short-term.
4. 80% of office and retail business bicycle parking shall be short-term.

5.13 Service and Auxiliary Equipment

Service and auxiliary equipment standards shall be in conformance with DBCC Sections 22.16.080 and 22.16.100.

1. Service, utility, and mechanical functions, including retail loading, shall be located in alleys whenever present. When alleys are not present, service, utility and mechanical functions shall be placed behind buildings and provisions for access shall be made.
2. Service, utility, and mechanical equipment that is visible from the street shall be screened from view with landscaping or enclosures. Backflow preventers and fire standpipes, along with utility box transformers shall be screened.
3. All screening devices shall be of the same materials and colors of the building to which they are attached. Operable gates and decorative trim may differ in color and materiality.
4. Trash areas that are visible from public streets or adjacent properties shall be enclosed by walls. Trash area entrances shall be enclosed by a door.
5. Roof vent penetrations and mechanical equipment shall be located at least ten feet (10'-0") from any exterior Building Face.

5.14 Exterior Lighting

Exterior Lighting shall be in conformance with DBCC Section 22.16.050 or the applicable Specific Plan.



Figure 5-8 - Service and Auxiliary Equipment Illustrative Photo

Trash enclosures and utilities shall be screened from view.



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ARCHITECTURAL STYLES

6

ARCHITECTURAL STYLES

6.1 Intent

An architectural stylistic framework shall be the basis for establishing Objective Design Standards for all multi-family and mixed-use development. This framework honors the San Gabriel Valley's existing Architectural Styles by providing a regulatory framework to continue its eclectic architectural tradition.

The following standards enable the significant characteristics of the following five Architectural Styles that have been identified as relevant. The five styles are identified below:

- Main Street Commercial
- Spanish Revival
- Craftsman
- Art Deco
- California Contemporary

The above styles are described in terms that assist the user of these standards to understand their historic precedence and prepare contemporary designs in these historic styles. Each style is described and differentiated from the others through nine criteria. These describe their prevalent language of composition, technique, materiality, and detail for the user to apply to new designs: massing, base, primary walls of upper floors, roof- wall transitions, roof, drainage, door and window openings, attached elements.

Applicants for multifamily residential and mixed-use development (that includes housing) shall select and conform to one Architectural Style and one corresponding Building Type for each proposed building pursuant to the standards. If a development is proposing several buildings and/or Building Types, the applicant may provide different Architectural Style and Building Type combinations in the same development. Each style is described and differentiated from the others through nine building criteria as follows:

1. Applicability
2. Massing
3. Base and Ground Floor
4. Primary Walls of Upper Floors
5. Roof Wall Transitions
6. Roof
7. Drainage
8. Door and Window Opening
9. Attached Elements



Figure 6-1 - Main Street Commercial Illustrative Photo

6.2 Main Street Commercial

The Main Street Commercial style is derived from the late nineteenth and early twentieth century mixed-use architecture that characterized the downtowns of small cities and towns throughout California. Buildings of this style are decorated rectangular masonry (or stucco) boxes in form and are typically mixed-use with commercial ground floors in terms of function. However, this style may also be used for buildings that are exclusively residential.

Multi-Story Façades are typically divided into base, middle and top, or “tri-partite”, with the ground floor taller than the shorter upper floor which is finished by a significant Parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper-level windows are typically punched openings, often grouped in twos or threes by piers, pilasters, or other Façade elements, creating a repetitive bay structure directly relating to the ground floor openings.

A. Applicability

1. This style is applicable to mixed-use zones only.



Figure 6-2 - Main Street Commercial Illustrative Photo



B. Massing

1. Main Street Commercial buildings shall present Frontages that are square or simple rectangles and as a single Volume.
2. Notwithstanding this requirement, no greater than 10 percent of the total Frontage may include deviations to the rectangular forms, through changes in Height, Setback or Encroachment, or corner articulation. See Figure 6-3.

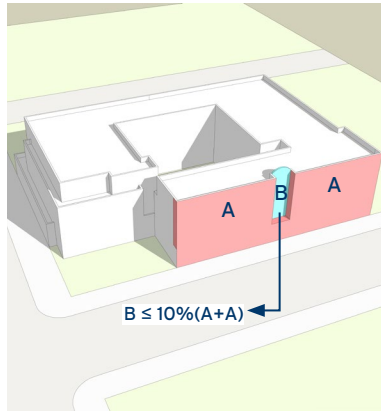


Figure 6-3 - Rectangular Form Percentage Diagram



Figure 6-4 - Large Windows Ground Floor

C. Base and Ground Floor

1. An explicit base level element shall ground the building up to two feet six inches maximum Height, such as a bulkhead, footer, or sill.
2. The ground floor base shall provide a minimum of one-foot-wide horizontal band of a different plane on the Façade at the top of the first Story, such as a Cornice or lintel.
3. Exterior wall materials shall be applied as a horizontal band of brick, stone, cast concrete, stucco, terra cotta, or cementitious fiberboard.



Figure 6-5 - Decorative Brick



Figure 6-6 - Single Plane

D. Primary Walls of Upper Floors

1. Upper floor walls shall be expressed as single-plane expanse of cast concrete brick, stucco and plaster materials, terra cotta or cementitious fiberboard siding. Notwithstanding that, nothing in this statement shall be interpreted as prohibiting the inclusion of Decorative Detail on the surface or that is additive in nature.
2. Where present, attached building wall elements, such as awnings and balconies, shall encroach into the building's Setbacks.
3. Window shutters shall not be allowed.



Figure 6-7 - Cornice

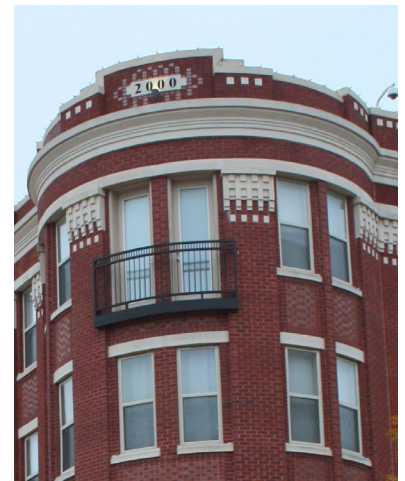


Figure 6-8 - Parapet and Cornice

E. Roof-Wall Transitions

1. Exterior walls shall transition directly into roof Parapets or into plaster molding or Cornice line forms.
2. For buildings with flat roofs, exterior Parapets shall be articulated as a continuation of the exterior wall and shall include a Cornice or Decorative Detail on the surface of the Parapet.

F. Roof

1. For buildings with pitched roofs greater than 6:12, roofs shall overhang the wall surfaces by a minimum of two feet.

G. Drainage

1. Where a rain drainage catchment is visible, (i.e., not embedded within the building's walls) it shall be conducted with a combination of gutters and downspouts fabricated either from untreated copper or painted metal to contrast with the Building Face.

H. Door and Window Openings

1. Ground floor Fenestration shall conform with the requirements for the appropriate Frontage (see Chapter 4).
2. Transoms above doorways are required on the ground floor.
3. Upper floor windows and doors shall have a square or vertically oriented rectangular shape. This requirement does not preclude the use of arches or articulated lintels atop the openings.
4. Door and window openings shall be centered on the spaces between the pattern of ground floor columns and piers.
5. Windows on upper floors shall appear to be "punched" by recessing them from the surface by a minimum of two inches. Where windows are arranged in groups of two or three, the entire group shall be recessed from the outer surface.
6. Door and window openings on the Upper Floors of Primary Frontages shall constitute a minimum of 33 percent of the Façade. This requirement may be reduced to 20 percent if windows and doors are recessed at least four inches from the surface of the Façade.
7. Windows on the upper floors shall be double-hung or awning type.

I. Attached Elements

1. Awnings, canopies, and upper floor balconies or bay windows are subject to Encroachment requirements, See DBCC Section 22.16.090 (3) and Section 3.8 of this document.



Figure 6-9 - Awnings at Commercial Frontage



Figure 6-10 - Canopy Frontage



Figure 6-11 - Roof with Detailed Parapet



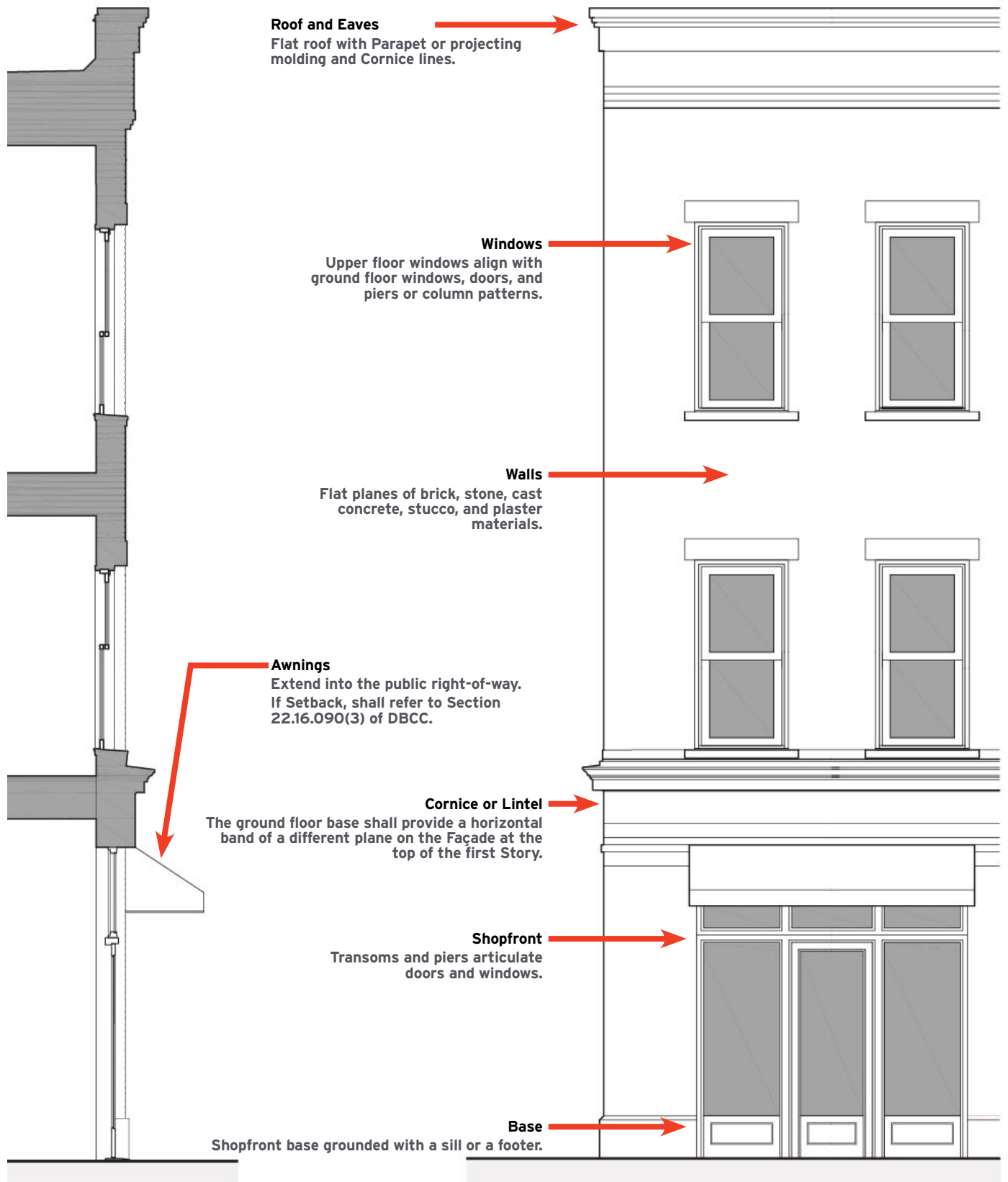


Figure 6-12 - Main Street Commercial Elements Diagram (Ground Floor Commercial)

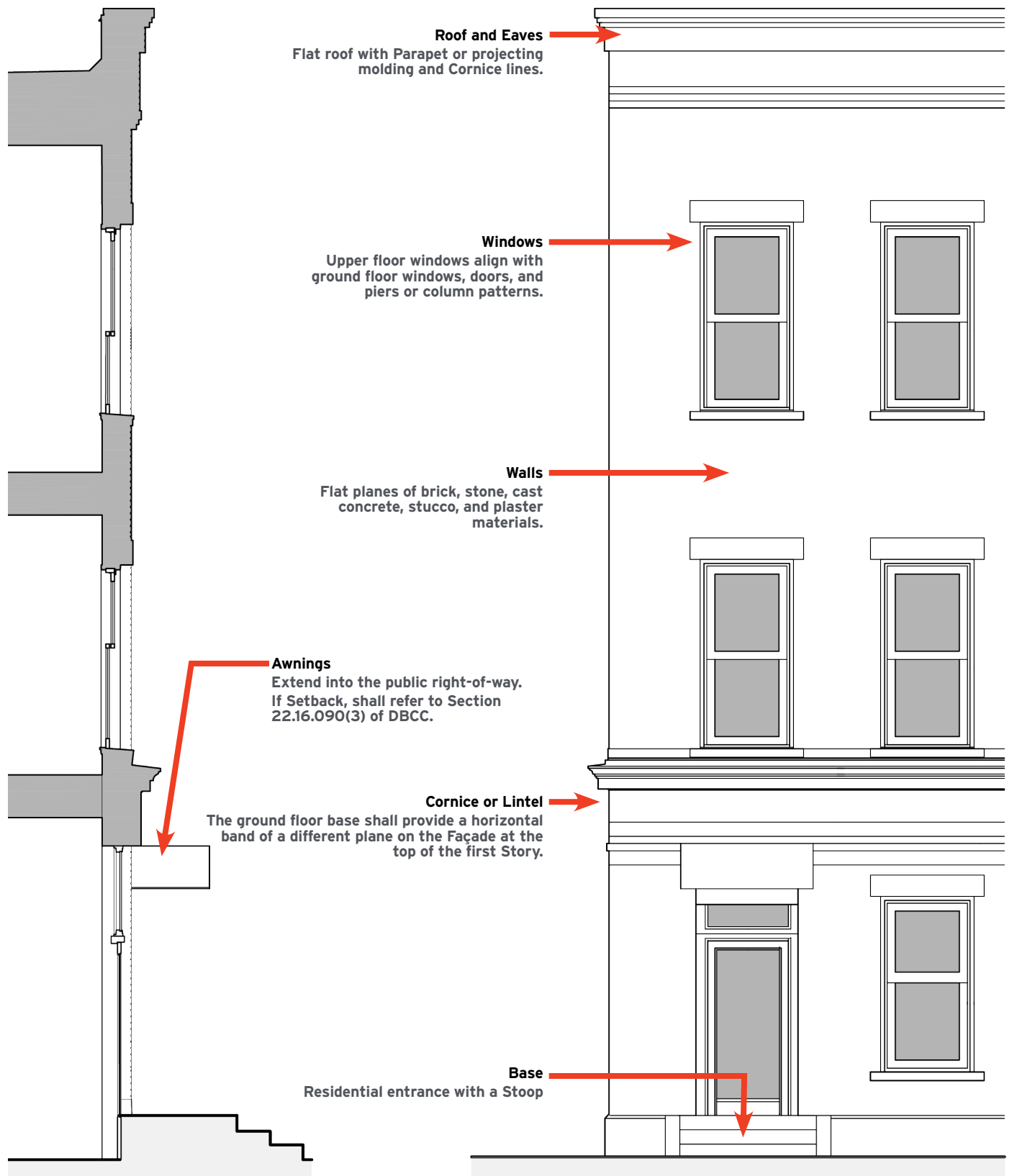


Figure 6-13 - Main Street Commercial Elements Diagram (Ground Floor Residential)



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Figure 6-14 - Spanish Revival Illustrative Photo

6.3 Spanish Revival

Spanish Revival architecture draws from the adobe structures of the California Missions, which were prominently showcased in the California Pavilion at the 1893 World's Columbian Exposition. The style was subsequently adopted by several railroad companies for train stations and hotels, and it soon became a defining architectural language across California, used extensively in both institutional and residential settings.

The style is characterized by thick-walled massing, often expressed through deeply recessed openings and arcades. Emulating this depth—particularly in features such as arcades—is essential to achieving an authentic expression of the style. Spanish Revival, including the Mission subtype, represents a mature and complex architectural tradition that evokes a strong sense of urban character and an intimate relationship with the natural environment.

Key features include white or light-colored stucco walls, sloped red clay tile roofs with exposed rafter tails, shaped Parapets, and generous balconies—often detailed with ornamental metal railings. Façade Compositions may be either symmetrical or asymmetrical, but window sizes, locations, and alignments are typically varied. Arched openings are common, appearing unframed in upper-story windows or as part of ground-floor arcades at entries or along frontages facing public spaces.



Figure 6-15 - Spanish Revival Illustrative Photo

A. Applicability

1. This style is applicable to all mixed-use and multifamily zones.

B. Massing

1. Volumetric composition shall be with a primary Volume accounting for at least 60 percent of the Frontage, but no more than 90 percent offset by a variety of lesser Volumes. See Figure 6-16.

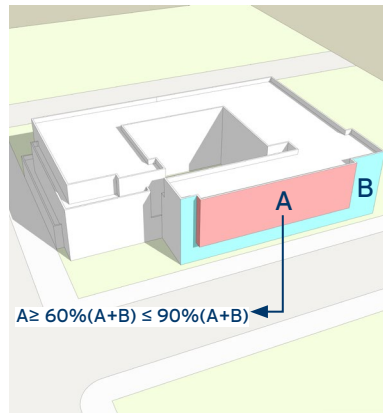


Figure 6-16 - Volumetric Composition Diagram

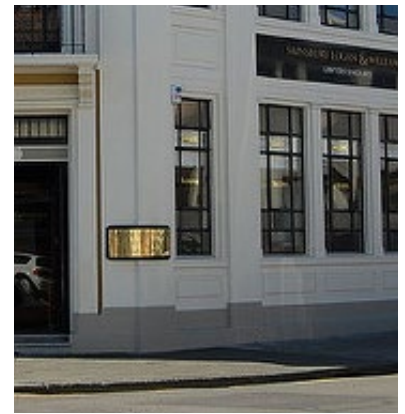


Figure 6-17 - Painted Base with Recess

C. Base and Ground Floor

1. While not required, if an articulated base element is applied on the Ground Plane, such as a footer, it shall be no taller than three feet maximum Height from grade.
2. Where utilized, the base element shall be one of the following:
 - a. A horizontal band painted with the darkest accent color applied to the building Façade.
 - b. A horizontal band painted the exact same color as the entire building Façade.
 - c. A horizontal band of ceramic tile, plaster, stone or cast concrete materials



Figure 6-18 - Single Plane Composition



Figure 6-19 - Balcony Overextending Sidewalk

D. Primary Walls of Upper Floors

1. Primary Upper floor walls of the primary Volume shall be expressed as a single-plane expanse of stucco or plaster surface, smooth or hand-troweled textures. Primary Walls of secondary Volumes shall be surfaced in stucco or plaster.
2. Notwithstanding the requirement above, materials such as decorative tile, ornamental metal, stone, or terra cotta may recess within the wall, set flush with the surface of the wall or in the case of traditional moldings, be applied atop the surface. Stone or cast concrete materials shall not be allowed above the ground floor base element, except for attached chimneys, unless the material is a continuation of the identical material used below.



Figure 6-20 - Parapet with Flat Roof

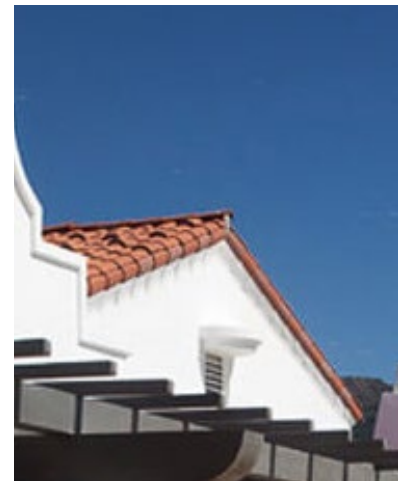


Figure 6-21 - Clay Tile with No Eave

E. Roof-Wall Transitions

1. Where a Parapet is used at the roofline, it shall include at least one of the following elements to establish a visible termination of the wall plane:
 - a. A decorative element, such as a finial or ornament, centered above the parapet.
 - b. A decorative element, such as a finial or ornament, centered above the parapet.
 - c. A decorative element, such as a finial or ornament, centered above the parapet.



- a. A shaped or stepped Parapet profile (e.g., curvilinear, sloped, or crenellated).
- b. A coping element with a contrasting material, texture, or Projection of at least two inches from the wall surface.
- c. A plaster molding, Cornice band, or cap that projects a minimum of two inches and extends continuously along the Parapet edge.

Flat, unadorned Parapets without variation in form or detailing are prohibited. All Parapet profiles shall be consistent with historical Spanish revival precedents, such as Mission-shaped curves.

2. Exterior walls shall transition into roof form by one of three devices:
 - a. A projected wooden Eave with exposed wooden rafters;
 - b. Plaster molding; or
 - c. A tile cap.
3. Foam moldings are permitted only on the second (2nd) floor or above and shall not be used in occupied or high-use areas such as doorway trim or facing balconies.

F. Roof

1. Gabled or hipped roofs shall be low-pitched at a 3:12 minimum to 5:12 maximum ratio and finished in clay or concrete barrel or S-tile.
2. Flat roofs are allowed and shall be articulated as an explicit exterior surface (tile may be multi-color randomly placed) visual transition to the sky. May be accessible and used as balconies or Terraces.
3. Overhanging downslope Eaves shall be a minimum of 16 inches wide supported by wooden rafter tails and exposed Eaves or metal brackets.

G. Drainage

1. Rain drainage catchment shall be conducted with a combination of half-round gutters and round downspouts entirely in dark painted metal or untreated copper and shall be located within six inches of building corners.

H. Door and Window Openings

1. Window on Primary Façades shall be punched openings with no surround and deep-set with a minimum two-inch plaster return.

2. Window and opening compositions shall only utilize the following shapes:

- Square;
- Vertically proportioned rectangles (Height greater than width);
- Arched top forms, including full, segmental, or eyebrow arches;
- Circular or oval;
- Quatrefoil, trefoil, or other symmetrical ornamental forms, each not exceeding 36 inches in width, and used only as accent openings.

Horizontally proportioned openings (width greater than Height) are prohibited, except when used as small vents or decorative accents not exceeding 24 inches in width.

3. Shutters shall be the aggregate size of the associated opening.
4. Operable windows on upper floor shall be casement or single hung.
5. Sliding doors are not permitted unless they have a minimum stile width of four inches.
6. Ground floor Fenestration shall conform with the requirements for Shopfronts. (See Section 4.3).
7. Upper floor windows and doors shall be geometrically square or rectilinear oriented with the longer dimension running vertically. Notwithstanding this, nothing in this requirement shall preclude the use of arches or articulated lintels atop the openings.
8. Door and window openings shall be centered on the spaces between the pattern of ground floor columns and piers.
9. Doors and Windows openings on upper floors shall appear to be "punched" by recessing them from the surface by a minimum of two inches. Where windows are arranged in groups of two or three, the entire group shall be recessed from the outer surface.
10. Door and window openings in the Upper Floors of Primary Frontages shall constitute a minimum of 33 percent of the Façade. This requirement may be reduced to 20 percent if the windows and doors are recessed a minimum of four inches.

I. Attached Elements

1. Awnings, canopies, and upper floor balconies or bay windows are subject to Encroachment requirements. (See DBCC Section 22.16.090(3) and Section 3.8 of this document.)
2. Balconies shall be supported by bracketing entirely in metal or exposed wood.
3. Bay windows shall be supported in wooden brackets or exposed joist extensions.



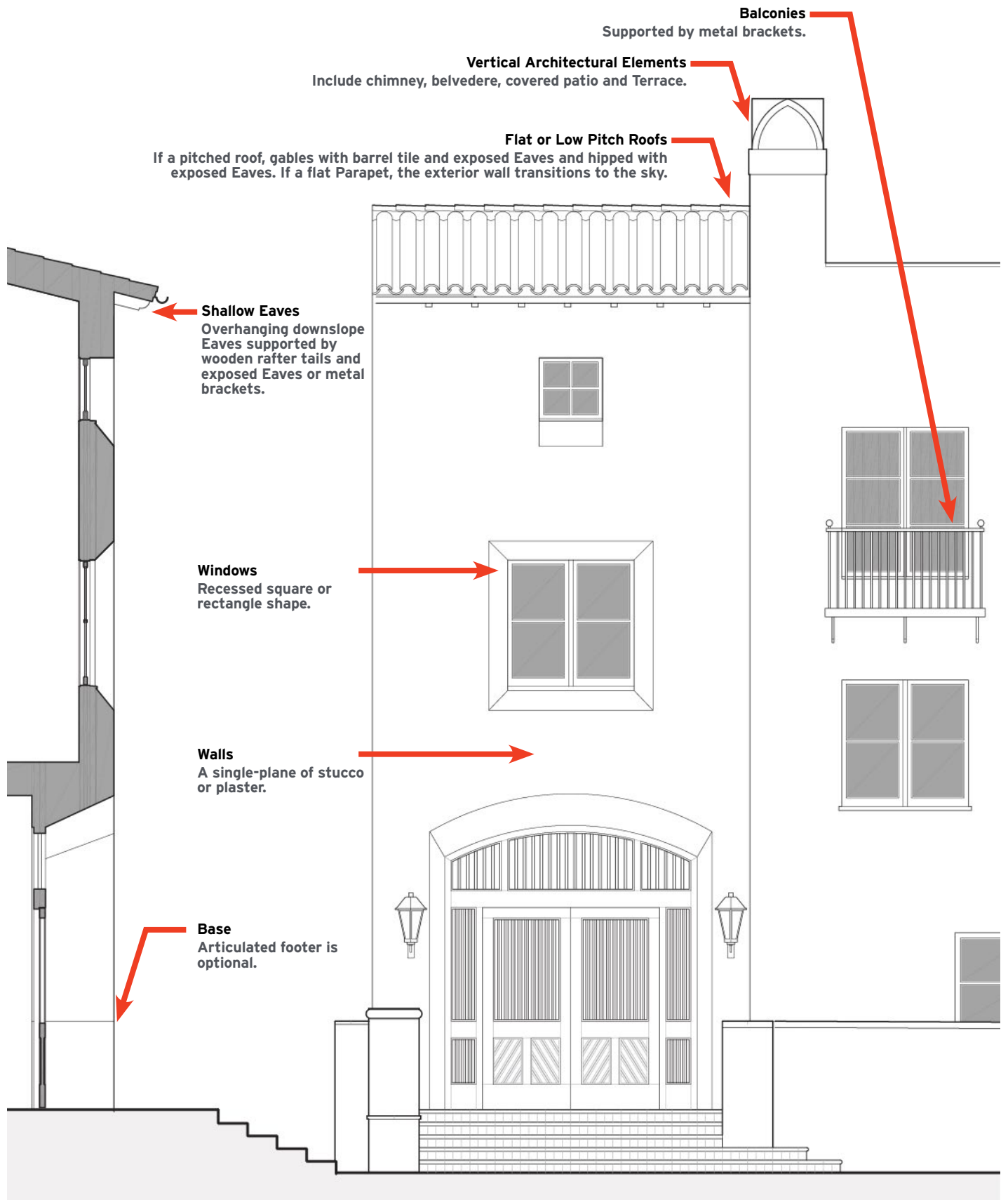


Figure 6-22 - Spanish Revival Elements Diagram



Figure 6-23 - Craftsman Illustrative Photo

6.4 Craftsman

The English Arts and Crafts movement of the mid- to late-19th century inspired the Craftsman architecture of California. It was invented as a style of the handmade and earthy, a reaction to the repetitiveness and homogenization of the industrial culture emerging at the time. The Arts and Crafts movement became the expression of choice for an unadorned, popular, and natural architecture. Good examples of Craftsman buildings for larger scaled three to five story buildings can be found in historical hotels, California courtyard multifamily housing and mountain / national park resorts.

In its most simple form, it is a wood box surrounded by various attached elements, such as roof dormers or expressive downspouts. Walls are typically horizontally placed wood siding, shingles, or board-and-batten (often in a combination of two or three) with a foundation base and piers in stone, brick or stucco. A large gable shallow sloped roof with dormers to break up massing is typical. Dormers may feature shed or flat roofs and can have gable ends. Rafter tails, decorative brackets, and porch columns are exposed, smooth, woodwork. Windows and doors are vertical in proportion, trimmed in wood. Roofs are clad in wood or shingles with broad overhangs and Eaves.

A. Applicability

1. This style is applicable to all mixed-use and multifamily zones.



Figure 6-24 - Craftsman Illustrative Photo

B. Massing

1. Volumetric composition shall be with a primary Volume accounting for at least 60% of the Frontage, but no more than 90% offset by a variety of lesser Volumes.
2. At least 70 percent of the top floor shall be subsumed in the roof with dormers. In buildings with varying Heights, this requirement shall apply to the top floor in each section of the building.
3. Dormers may have shed or flat roofs, or gable ends.



Figure 6-25 - Masonry and Stone Base



Figure 6-26 - Gutter and Downspout

C. Base and Ground Floor

1. An explicit base element shall be applied at the Ground Plane, and it shall be measured up to one to three feet in Height and expressed as horizontal band/Layer pattern and made of brick, stone, stucco, or shingle materials.
2. Ground floor shall be differentiated in terms of materials and/or color from upper floors.
3. Piers shall be a minimum of 6"x6" if wood posts, and 18"x18" if stone or stucco.



Figure 6-27 - Paired Openings Composed Horizontally



Figure 6-28 - Painted Shingles Over Siding

D. Primary Walls of Upper Floors

1. Masonry materials, such as brick, stone or stucco shall not be allowed above the ground floor base element, except for attached chimneys.
2. Upper floor exterior walls shall be clad primarily (up to 90 percent of a vertical Façade section) as single-plane expanse of wood, shingle, shake, or clapboard siding up to the roof line. with a secondary material utilized from 10-30 percent of any vertical section). Secondary materials can be defined by a change in color, a change in size or pattern of the shingles or shakes, or a completely different material.
3. The space between columns and piers shall be either square or vertically rectangle shape with a Height to width proportion ratio of no more than 3:1. See Figure 6-29.
4. Door and window openings shall be centered on the spaces between columns/piers below.
5. Piers shall be a minimum of 6"x6" if wood posts.



Figure 6-29 - Space Between Columns and Piers

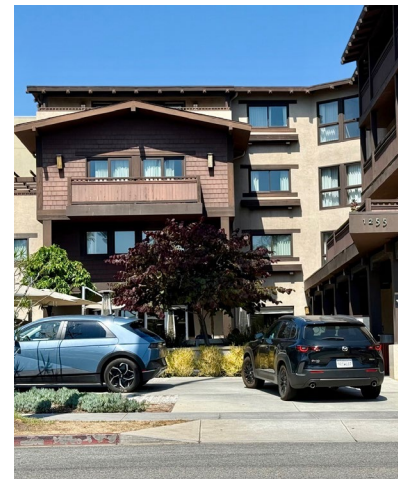


Figure 6-30 - Craftsman Illustrative Photo

E. Roof-Wall Transitions

1. Exterior walls shall transition into roof form by projected wooden Eaves with exposed rafters.
2. Eaves shall have an overhang of at least three feet.

F. Roof

1. Roofs shall be designed with a pitched gable or hipped roof. Principal gables are between 3:12 and 6:12, and shed slopes shall be less than the principal slope (between 2:12 and 4:12).
2. Eaves shall be supported by wood bracket details and exposed wood rafters to support gable end roofs.
3. Dormers, if used, shall have shed or gable ends.

G. Drainage

1. Rain drainage catchment shall be conducted with a combination of gutters and downspouts in entirely painted metal or untreated copper finishes.

H. Door and Window Openings

1. Window lites may be divided into equal increments or be divided on a portion of a window (such as the upper portion of a double-hung or casement window).
2. Primary entry doors on the ground floor shall be made of wood or fiberglass that are made to resemble wood.
3. Window and opening compositions shall be either square and/or vertically rectangle shaped. However up to three windows may be grouped to form a horizontal opening.
4. One Specialty Window (neither square nor rectilinear) per vertical section, may be utilized.
5. Window shutters, if used, shall match the aggregate size and shape of the associated opening.
6. Door and window openings on the Upper Floors of Primary Frontages shall constitute a minimum of 25 percent of the Façade.

I. Attached Elements

1. Porches, chimneys, and trellises can encroach beyond the primary exterior surface of buildings and into their Setbacks. See DBCC Section 22.16.090(3).
2. Balconies and bay windows shall be supported by wood brackets, or tapered or square posts.



Figure 6-31 - Craftsman Illustrative Photo



Figure 6-32 - Bracketing of a Roof Gable



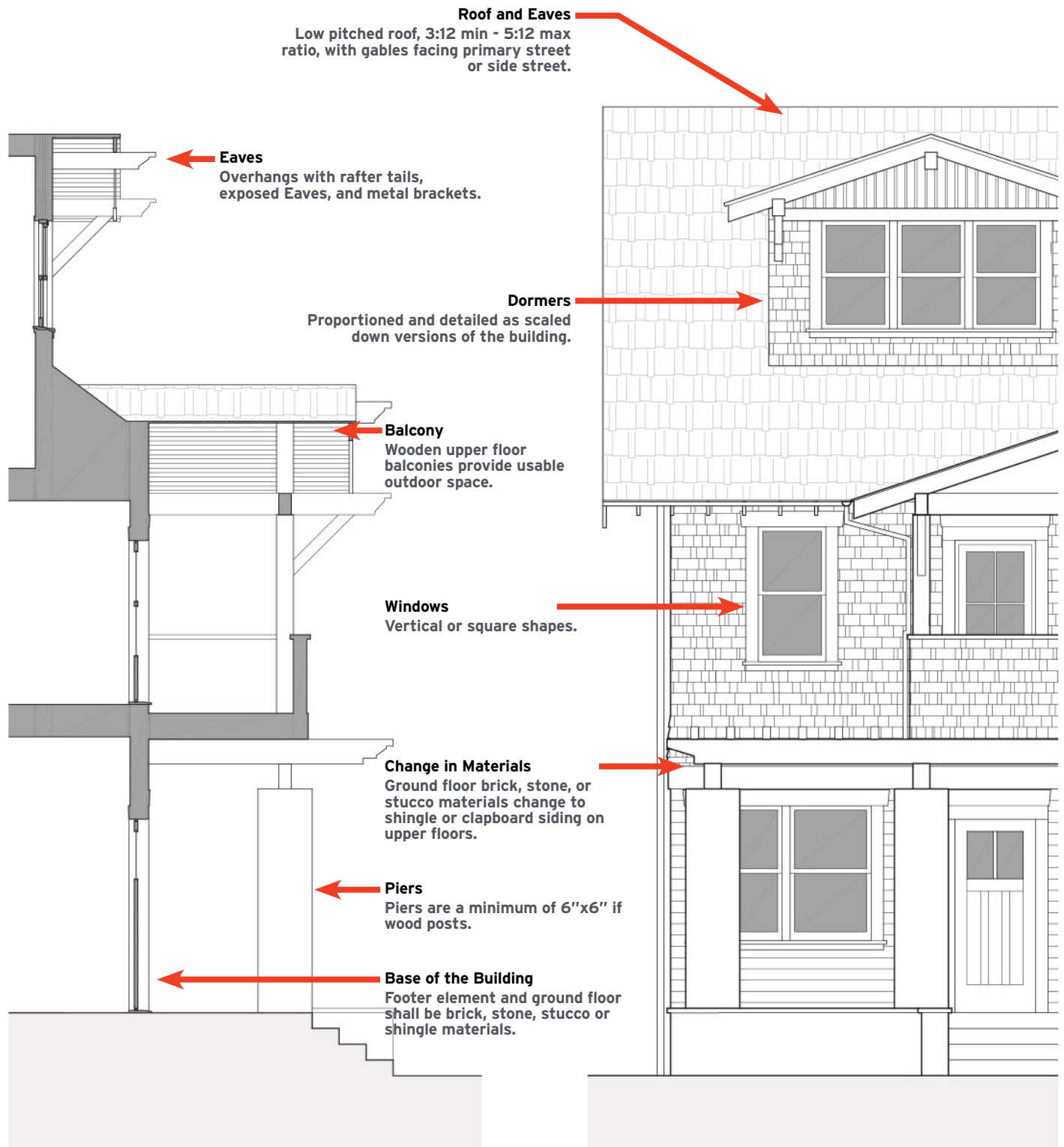


Figure 6-33 - Craftsman Elements Diagram



Figure 6-34 - Art Deco Illustrative Photo

6.5 Art Deco

Art Deco emerged in the US in the 1920s and 30s, and was the first widely popular modern style, spreading through large cities and small towns alike. The style made a major impact on commercial, institutional, and large-scale residential buildings throughout California. The Art Deco style is characterized by Volumes that step back at upper floors, long pilasters that run the entire Height of the building, flat roofs, smooth lines, geometric shapes, and streamlined forms. Windows typically are located between the pilasters and, between floors, are often separated by decorated transom panels. Although towers may have roofs clad in metal, the overall emphasis remains on verticality and geometric ornamentation.

Decorative features, such as infill panels, entry doors or canopies, incorporate strong geometric motifs, sometimes inspired by pre-Columbian architecture, and are often made of contrasting materials, such as metal or ceramic tile. The more exuberant versions of the style incorporate aggressive geometries of chevrons or ziggurats in Façade design, while a more streamlined version, sometimes referred to as Arte Moderne, utilizes more sedate compositions with a horizontal emphasis.

A. Applicability

1. This style is applicable to all mixed-use and multifamily zones.



Figure 6-35 - Art Deco Illustrative Photo

B. Massing

1. Building Façade sections shall have either dominant vertical decorative or functional elements such as grouping of windows, piers or decorative band or horizontal decorative or functional elements, but not both within the section of the Façade.
2. Where tower elements are utilized, they shall rise above the roof Cornice.

C. Base and Ground Floor

1. Ground floor exterior walls shall be supported on a base composed of stone, cast concrete, brick, glazed terra cotta tile, stucco, or glazed ceramic tile (bathroom tile is not permitted).
2. The entire ground floor Height may be articulated as the base of the building.

D. Primary Walls of Upper Floors

1. A Primary Façade Plane shall account for 50-80 percent of the Upper Floor Façade. For the purposes of this calculation, windows and doors, which sit within two inches from the surface of the Façade is calculated as part of the Primary Façade Plane. At least 10 percent of the Façade shall sit on at least one additional Façade Plane (a secondary plane) projected out from or recessed in from the Primary Façade Plane by a minimum of one foot. Balcony rails may be included as part of the secondary Façade Plane. There is no limit to the number of Façade Planes provided that the Primary Façade Plane occupies at least 60 percent of the total Façade.
2. Where pilasters running the entire Height of the building are utilized, the combined surface of the outer edge of the pilasters may be included as part of the secondary Façade Plane.
3. Façades shall be composed of stucco, fiberboard, brick, or tile, however, included in those materials shall be both polished and matte finishes on separate elements, ensuring that each finish covers at least 15 percent of the design's total surface area.
4. Materials shall be used to create vertical or horizontal elements (but not both) through exaggerated piers or horizontal bands.
5. At least one geometric inlay using contrasting materials shall be utilized in each Façade section.



Figure 6-36 - Art Deco Illustrative Photo



Figure 6-37- Ground Floor as Base



Figure 6-38 - Art Deco Illustrative Photo



Figure 6-39 - Art Deco Illustrative Photo

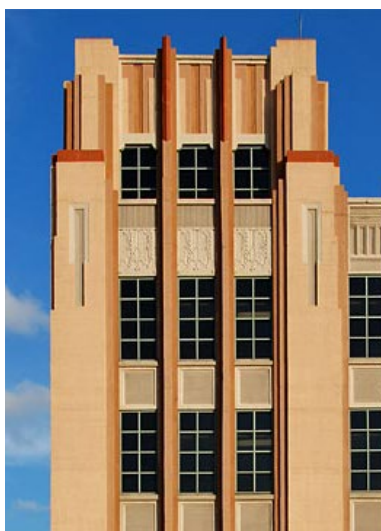


Figure 6-40 - Extensions with Metal Panels



Figure 6-41 - Undulating Parapet



E. Roof-Wall Transitions

1. Exterior walls shall extend beyond the roof level and form a Parapet that is configured in one of three ways:
 - a. Pilasters that continue beyond Height of interstitial walls,
 - b. Walls that continue beyond Height of the pilasters,
 - c. Wall and pilaster that reach to same Height.
2. Nothing in the requirement above shall preclude the use of Cornice lines, or the use of contrasting metal tile, or other inlaid materials as part of Parapet.

F. Roof

1. Roofs shall be flat with the exterior walls extending beyond the roofline to form Parapet walls.

G. Drainage

1. Roof drainage shall be located within walls of the building itself and therefore not visible on the Façade except that external scuppers and downspouts may be utilized on rear Façades.

H. Door and Window Openings

1. Individual windows shall be multi-paned, with a transom window above the main window. Alternatively, Glass Block is permitted as a window type.
2. Under each window, either as a sill or spandrel shall be a decorative area of at least one-foot in Height. This can be made of a contrasting material to the Façades primary surface, or the primary surface but installed in a contrasting pattern.
3. Windows shall have vertical dimensions that are at least 1.5 times the width. Notwithstanding the above requirement, up to three windows may be grouped together within a larger frame.
4. Windows shall not cut into the pilasters.
5. Door and window openings on the Upper Floors of Primary Frontages shall constitute a minimum of 25 percent of the Façade.
6. Windows on upper floors shall appear to be "punched" by recessing them from the surface by a minimum of two inches. Where windows are arranged in groups of two or three, the entire group shall be recessed from the outer surface.

I. Attached Elements

1. For the ground floor of mixed-use buildings, a projecting canopy constructed of metal, fiberglass and/or glass of at least three feet in depth shall be provided over retail storefronts.
2. Awnings, canopies, and upper floor balconies or bay windows are subject to Encroachment requirements. See DBCC Section 22.16.090(3) and Section 3.8 of this document.
3. Projecting balconies must project at least three feet beyond the primary Building Face.
4. Balcony railings shall be constructed of metal, and must include a geometric pattern, covering no less than 50 percent of the total railing area. These could include geometric shapes, chevrons, zigzags or repeating linear elements.



Figure 6-42 - Stepped-Back Volumes



Figure 6-43 - Art Deco Illustrative Photo

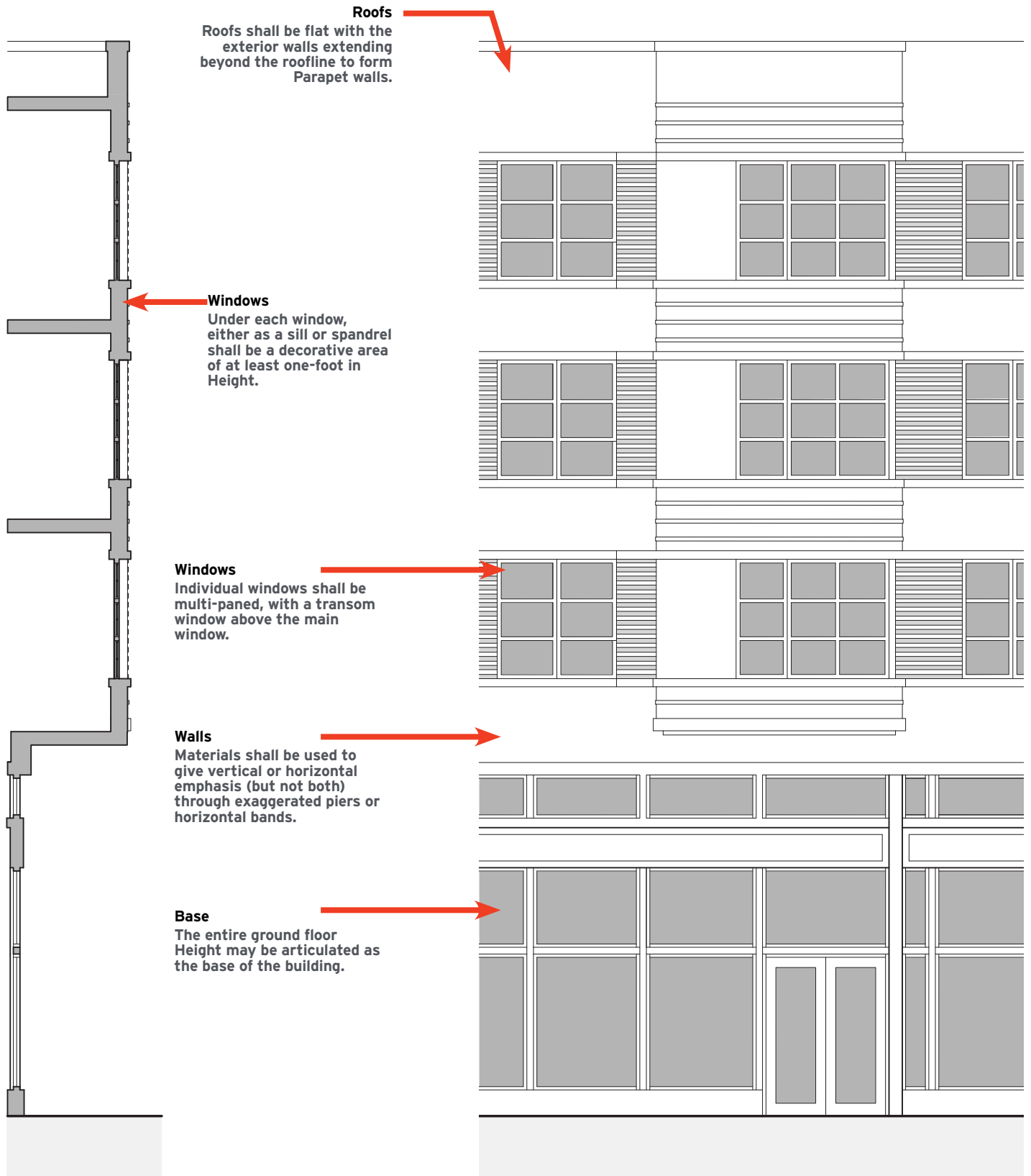


Figure 6-44 - Art Deco Elements Diagram (Ground Floor Commercial)

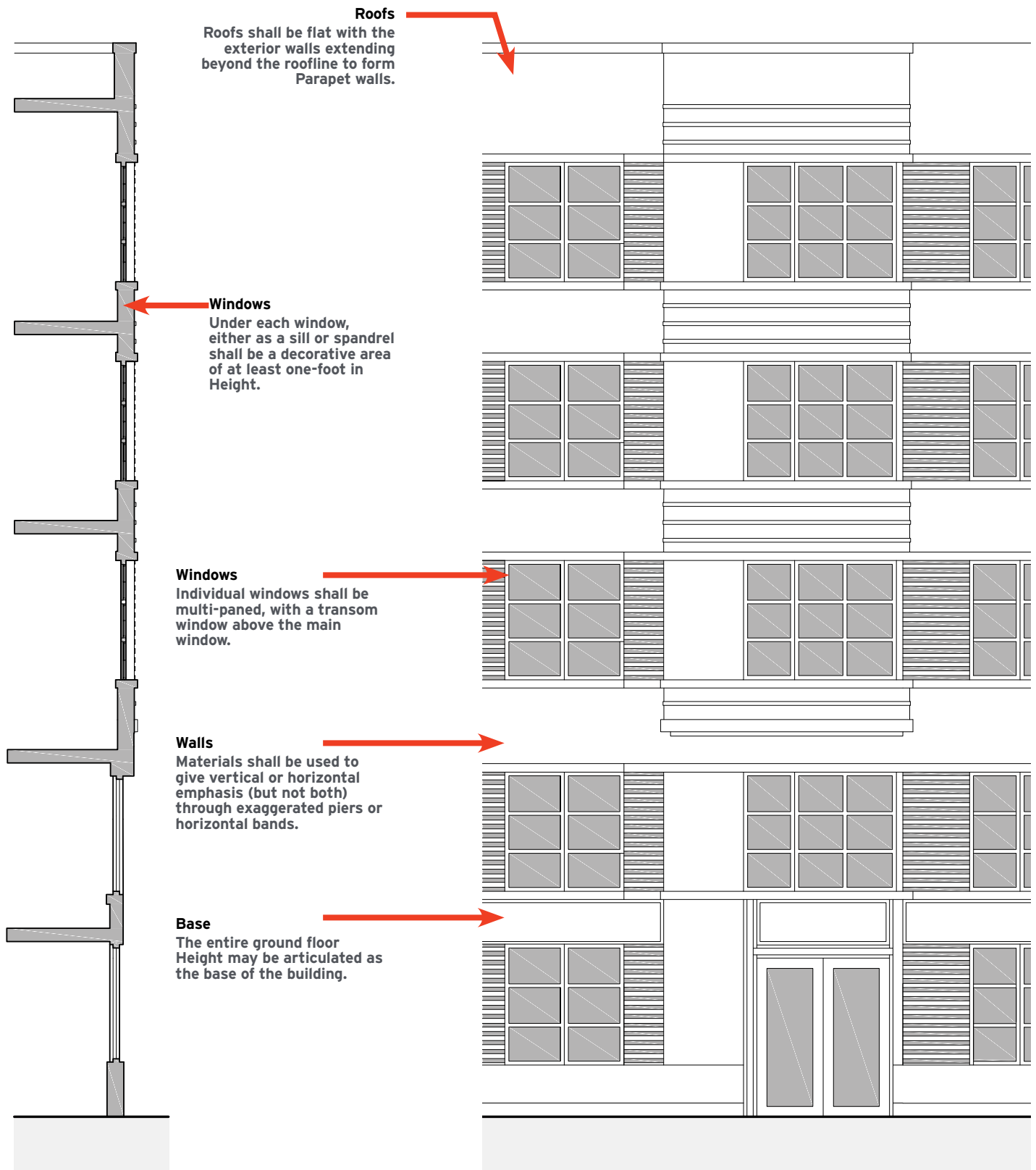


Figure 6-45 - Art Deco Elements Diagram (Ground Floor Residential)



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Figure 6-46 - California Contemporary Illustrative Photo

6.6 California Contemporary

The California Contemporary style refers to the streamlined Modernism that flourished in the middle of the last century in Southern California and throughout the country. Influenced by the climate and products of industrial design, the style featured flat roofs, asymmetrical and streamlined building composition, repetitive building elements articulated as abstract planes or forms, and expanses of glass that allow integration between interior and exterior spaces. The use of industrial materials such as glass, concrete and fiberglass in combination with natural materials is common.

Given its abstract nature, the California Contemporary style relies heavily on the use of a “parti” or a set of major decisions about the overall organization of the building mass as a formative element. The process for buildings in this style shall begin with the parti, which shall include the following specific formal elements: an asymmetric composition with a horizontal emphasis balanced with vertical feature(s); a subdivision of the overall building form into discrete and distinguishable masses; the articulation of the exterior surface into planes with a visible Layering of elements, and expanses of glass. Unique Façade features may be highlighted with a bright or contrasting color. Despite its use of an abstract vocabulary, buildings shall be articulated with a human scale. A base and middle shall be established; a cap or attic Story may be clearly articulated or implied through modest upper level adjustments such as a taller Parapet.

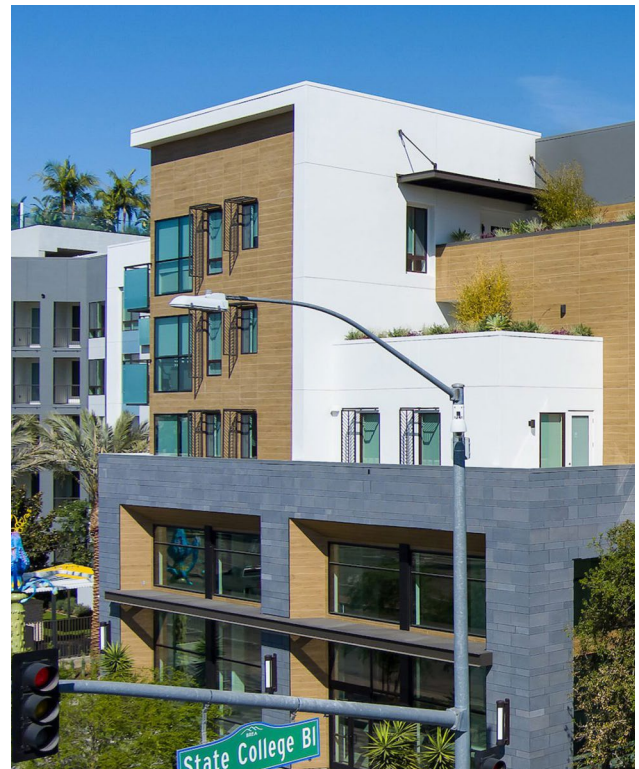


Figure 6-47 - California Contemporary Illustrative Photo



A. Applicability

1. This style is only applicable to mixed-use zones only.

B. Massing

1. Buildings of this style shall be composed to create depth within the Façade itself referred to as “Layered Massing”.
 - a. Layered Volumes: Buildings must include a minimum of two Volumes with differing Heights , materials, colors and/or widths. These Volumes may abut one another or appear to be “Layered” with one appearing to overlap the other in whole or in part. There is no maximum number of Volumes.
 - b. Bay System Alignment: These Volumes or Layers shall align with a regular bay system, which may be structural or non-structural.
 - c. Layered Projection: Each Volume or Layer shall project or recess a minimum of four inches from the adjacent plane. Maximum depth of these Projections or recessions is not regulated.
 - d. Overlapping Masses: There are two methods for combining Volumes and Layers:
 - Volumes must be physically adjacent to other Volumes along the Façade.
 - Alternatively, Layers must physically overlap adjacent Volumes or other Layers.
 - e. Material Coordination: Materials and their color and application shall follow the bay divisions. Each bay shall use consistent material placement, finishes, or patterns to visually reinforce the bay system.
 - f. Prohibited Conditions: Façade Compositions with non-repetitive Layering, random massing, or components that do not meet the above Projection, overlap, or bay alignment requirements are not permitted.
 - g. The quantity of Volumes or Layers is unregulated.

C. Base and Ground Floor

1. A base is not required for this style.



Figure 6-48 - Example of a Base Articulated as Glass Panels

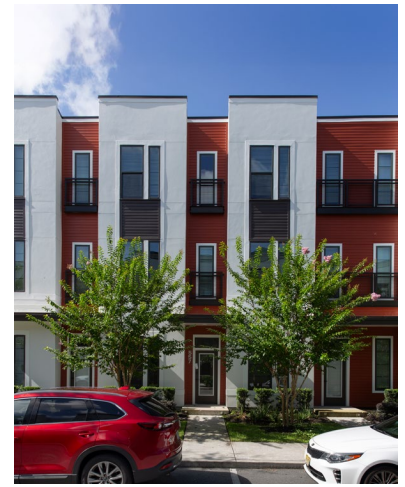


Figure 6-49 - Example of California Contemporary Townhouse



Figure 6-50 - California Contemporary Illustrative Photo



Figure 6-51 - Different Materials Identify Different Façade Planes



Figure 6-52 - Roof Articulated with Projected Metal Overhang Serving as a Cornice

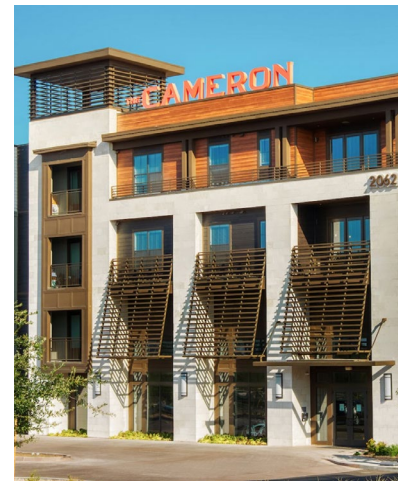


Figure 6-53 - California Contemporary Illustrative Photo

D. Primary Walls of Upper Floors

1. A Primary Façade Plane shall account for 40-70 percent of the Upper Floor Façade. For the purposes of this calculation, windows and doors, which sit within two inches from the surface of the Façade are calculated as part of the Primary Façade Plane. At least 30 percent of the Façade shall sit on at least one additional Façade Plane (a secondary plane) projected out from or recessed in from the Primary Façade Plane by a minimum of two feet. Balcony rails may be included as part of the secondary Façade Plane. There is no limit to the number of Façade Planes provided that the Primary Façade Plane occupies at least 40 percent of the total Façade.
2. Façade Planes are expressed as expanses of wood, cementitious, or metal siding, plaster or stucco, metal panels, or cast concrete. These various materials may be used in conjunction with one another, for example to identify different Façade Planes.
3. For buildings or portions of buildings which are four or more Stories in Height, it is necessary to provide articulation for the top Story of the building. This may be accomplished by a color change, material change, the extension of a Primary Façade Plane from behind a secondary plane, and/or a Cornice/ Belt Course at the bottom of the uppermost Story. Other techniques may be approved by the Director on an individual basis.

E. Roof-Wall Transitions

1. The building cap is where the side of the building meets the top. It shall incorporate the roof Parapet or roofline.
2. Parapet of flat-roofed Volumes may be articulated as an extension of the wall below or as a distinct railing.

F. Roof

1. Roofs may be sloped, barrel shaped, flat, or a combination thereof. Sloped roofs shall be clad in metal or tile.

G. Drainage

1. Gutters visible to the primary Façade are prohibited.
2. Where downspouts and scuppers are visible on the primary Façade, they shall be made of painted metal or copper in rectangular or circular form.

H. Door and Window Openings

1. Primary doorways shall be located asymmetrically from the center of the building.
2. Windows and Doors on flat surfaces shall be recessed at least two inches to create a shadow line or have a projecting surround or a projecting rain screen assembly of at least four inches beyond the window to create a shadow. The exception to this is where Glass Block is used as a window type. As such cases, the Glass Block may be flushed with the surrounding exterior surface.
3. Door and window openings on the Upper Floors of Primary Frontages shall constitute a minimum of 33 percent of the Façade.

I. Attached Elements

1. A minimum of 10 percent of all windows and doors facing a Primary Façade shall have horizontally oriented, metal sun shades supported by metal brackets extending at least 18 inches from the outer face of the window or door. This requirement is waived where the windows are recessed at least four inches from the outer wall (or rain screen). Attached Balconies may substitute for the attached sun shades.
2. Awnings, canopies, and upper floor balconies or bay windows are subject to Encroachment requirements. See DBCC Section 22.16.090(3) and Section 3.8 of this document.
3. Projecting balconies shall project at least three feet beyond the primary Building Face.
4. Balcony railings shall be constructed of perforated metal or laminated glass. If the ground floor of mixed-use buildings is projecting forward from the floors above, a projecting canopy of at least three feet in depth shall be provided over retail storefronts. Projecting canopies are not required, where the ground floor is recessed from the floors above.

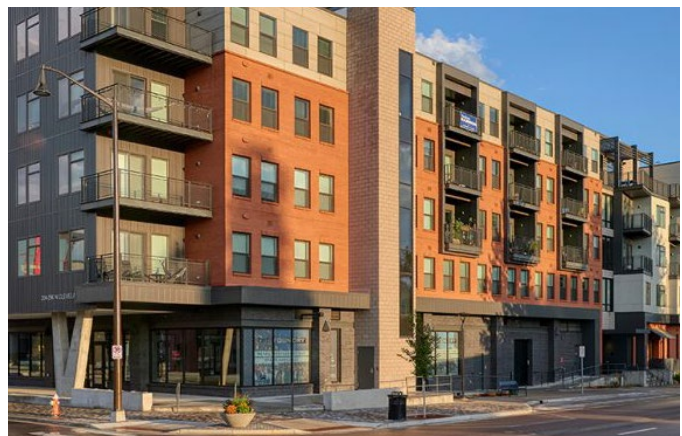


Figure 6-54 - California Contemporary Illustrative Photo



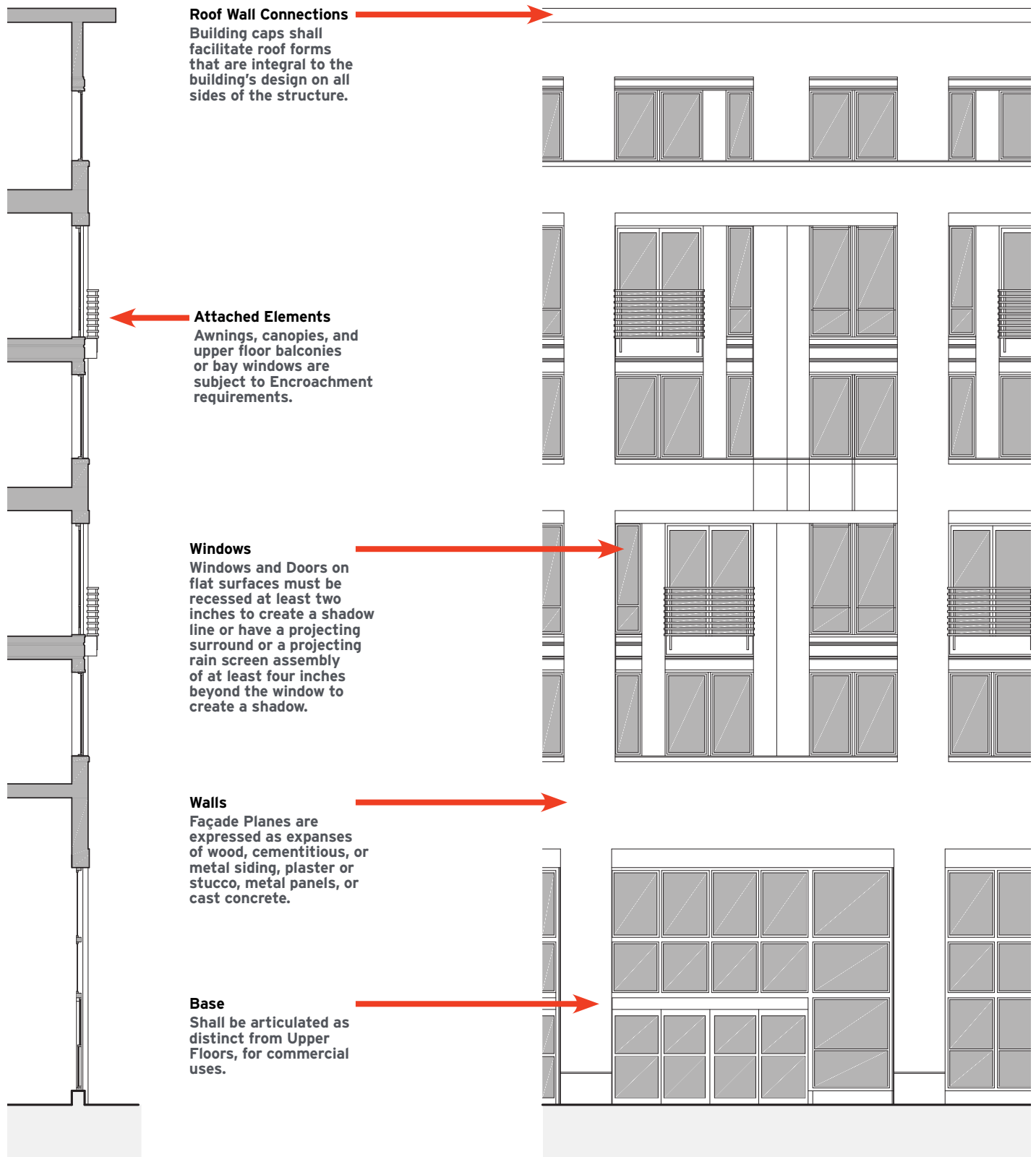


Figure 6-55 - California Contemporary Elements Diagram (Ground Floor Commercial)

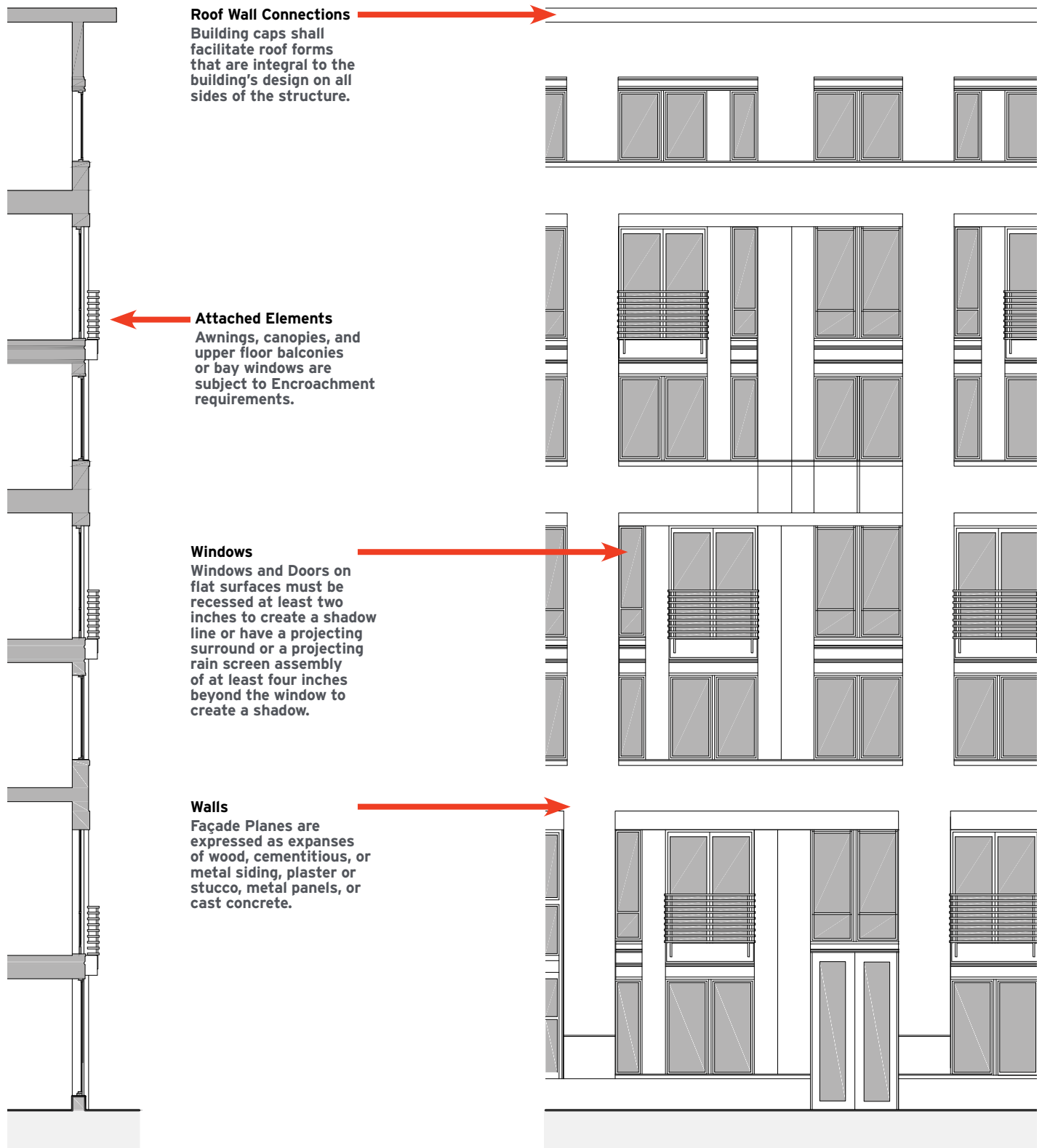
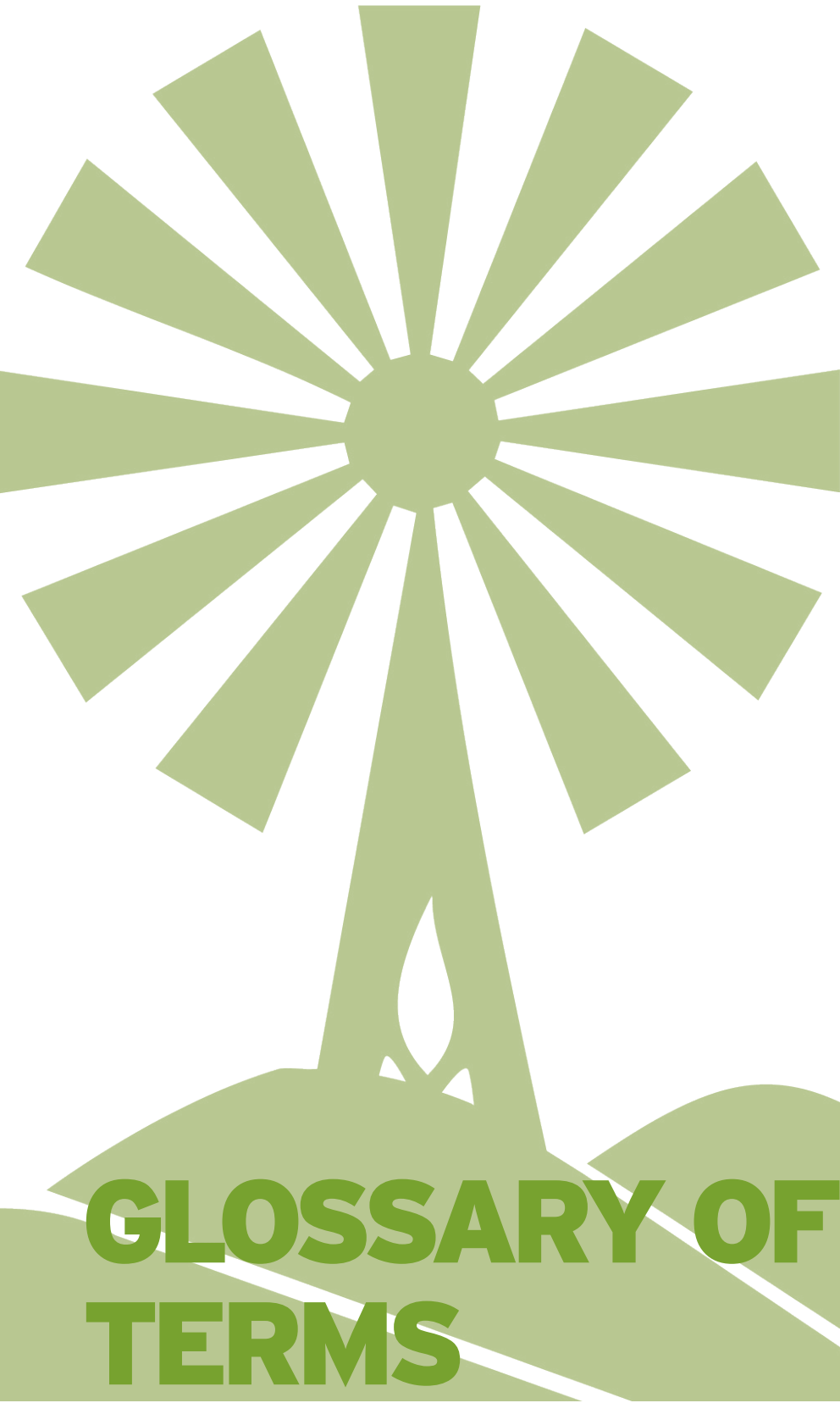


Figure 6-56 - California Contemporary Elements Diagram (Ground Floor Residential)



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7

GLOSSARY OF TERMS

GLOSSARY OF TERMS

This chapter provides definitions of terms and phrases used in this Objective Design Standards that are technical or that may not reflect common usage, and is intended to supplement the Development Code Definitions found in Chapter 22.80 of the Diamond Bar City Code (Development Code). If a definition in this section conflicts with a definition found in the Development Code, these definitions shall control for the purposes of new developments. If a word or phrase used in this Objective Design Standards is not defined in this section, or in the Development Code, the Director shall make a determination, giving deference to common usage and the context in which the term or phrase is used.



A**Access Point**

A point of entry on a Block Front providing access to parking or service facility areas.

Apparent Building

A portion of a building designed to appear as distinct from the rest of the building, and with its own entrance.

Architectural Features

Building elements that are not strictly integral to the building's massing, Fenestration or Frontage condition, but are added to serve a decorative or functional purpose. They include elevator overruns, stair towers, Shade Structures like pergolas or awnings, Cornices, cupolas, projecting friezes or grills, photovoltaic panels, attached sculpture or other artwork, clock towers, turrets and the like. Occupiable spaces other than elevator overruns, stair towers or mechanical equipment spaces are not considered Architectural Features.

Architectural Style

The characteristic form and detail of buildings from a particular historical period or school of architecture.

B**Belt Course**

A horizontal band or row of masonry, tile, or other decorative material, including paint set into or attached to a wall, and forming part of an exterior architectural composition. Set in line with window sills it helps to make the horizontal line of the sills visually more prominent. Set between the floors of a house, it helps to make the separate floors distinguishable from the exterior of the building.

Block

An area bounded by streets on all sides used to regulate the land uses, Heights, and design requirements in the Objective Design Standards.

Block Front

The plane of the edge of each side of a Block or section of a Block facing a public or private right-of-way or Public Space.

Block Length

The length of a parcel or series of parcels measuring from the edge of one public right-of-way to another or from the edge of one public right-of-way to the opposite end of the parcel should it adjoin a private parcel edge.

Build-to Line

A line, parallel to the property line, that must be occupied by a specified percentage of the building Façade. The Build-to Line is measured as a distance from the property line. For example, a five-foot Build-to Line would be located five feet from the property line within the parcel.

Building Face

The exterior wall of a building.

Building Frontage

See DBCC Section 22.80.020.

Building Type

A structure category defined by its massing, entry location, disposition on the lot, and configuration, including Frontage and Height. It is occasionally defined by its function as well. There are eleven Building Types permitted: Townhouse, Flex/Loft, Small Multi-Family, Six/Eight Packs, Walk-Up, Carriage House, Courtyard, Small Mixed-Use, Urban Block, Wrap Building and Mixed-Use Big Box.

C**Clear Sight Triangle**

An area near the exit of a driveway or parking structure that must remain free of visual obstructions—such as walls, landscaping, or signage—to ensure that drivers can clearly see approaching pedestrians and vehicles before entering a public walkway or street.



Common Open Space

Outdoor open spaces that are shared and accessible only to building residents and their visitors which may include courtyards, gardens, play areas, outdoor dining areas, recreational amenities, and rooftop open spaces.

Conceptual

Examples depict one possible design that would substantially conform to the Standards, but are not determinative.

Connection

A space that links one physical space to another. It may be traversable by pedestrian, bicycle or automobile traffic.

Cornice

Any horizontal molded decorative Projection that crowns a building, i.e. at the meeting of the roof and wall. A Projecting Cornice on a building may have the function of diverting rainwater free of its walls, but its purpose is primarily decorative.

Courtyard Building

A Building Type defined in Section 3.10.

D

Decorative Detail

An intricate design or embellishment that enhances the aesthetic appeal of a structure. Decorative Details can encompass ornamentation, moldings, and patterns that enrich the style of a building.

Density

See DBCC Section 22.80.020

Development Code

Title 22 of the Diamond Bar City Code (DBCC), the municipal code of the City of Diamond Bar, California.

Dooryard

Dooryard fronts are located in front Setbacks and provide small landscaped and paved yards at building entrances. They are often enclosed by low walls, fences, or hedges.

Driveway

A paved vehicular access way that provides a direct Connection between a public or private street and on-site parking areas, garages, or carports. A Driveway shall be located on private property and shall not be used for parking unless otherwise specified. Driveways may be shared by multiple units or buildings where permitted.

E

Eave

The edge of the roof which overhangs the face of a wall and, normally projects beyond the building. The Eave forms an overhang to divert water clear of the walls and, in some cases, provides shade.

Encroachment

Any structural element (including Architectural Features) that extends from the Building Face into the public right-of-way or Setback. Permitted Encroachments are provided in Section 3.8.

F

Façade

A Building Face that is along a Frontage.

Façade Composition

The expression of a Façade through a variety of techniques such as patterns, fenestration, materials, texture, or finishes. Façade Composition is used to create the architectural character and design theme of a building.

Façade Plane

Any stretch of a building Façade existing along the same axis line, regardless of pattern differentiation or change in rhythm.

Façade String

A series of Townhouses or Flex/Loft units attached together in a single building.

Façade Width

The horizontal distance along a street or public way of a single building Façade.

Faux Stone Appearance

A simulated stone veneer that appears artificial either because of visible seams in the veneer panels, uniformity in shape, size, and coloration, repetitive patterns, and/or a uniform edge.

Fenestration

The arrangement and design of windows and other openings on a building's Façade.

Flex/Loft Building

A Building Type defined in Section 2.5.

Floor Area Ratio (FAR)

See DBCC Section 22.80.020. For projects subject to these Objective Design Standards, the following shall be excluded from the total Floor Area:

- Garages: provided they are screened by habitable space of at least 20-feet in depth along all Public or Private Streets;
- Loading areas, and Trash enclosures;
- Elevator shafts, except that one floor shall be included as part of the floor area; and
- Transformer enclosures.

Footcandle

A footcandle is a unit of measurement for illumination, or how much light falls on a surface. One footcandle equals one lumen per square foot. In other words:

- 1 footcandle = 1 lumen / 1 square foot

It measures the intensity of light hitting a surface, not the light emitted by a source (that's measured in lumens).

- Example: If a lamp provides 100 lumens of light evenly distributed over an area of 100 square feet, the illumination on that surface is one footcandle.

Footprint

Footprint or building Footprint provides the outline of a building drawn along the exterior walls, with a description of the exact size, shape, and location of its foundation.

Forecourt

A Frontage Type as defined in Section 4.8.

Frontage

See Building Frontage, DBCC Section 22.80.020.

Frontage Occupancy

The minimum percentage of the Block Front that must contain a building. Frontage Occupancy requirements shall apply to the first three floors of a building.

Frontage Type

As defined in Chapter 4.

Front Yard

See DBCC Section 22.80.020.

Furnishing Zone

A multi-purpose area that serves as a buffer between the pedestrian travel way and the vehicular travel way and parking on the street. It provides space for sidewalk appurtenances such as street trees, planting strips, street furniture, public art, sidewalk café seating, sign poles, temporary signage, signal and electrical cabinets, fire hydrants, bicycle racks and bus shelters.



G**Glass Block**

A hollow translucent Block usually with ribbed exterior made by fusing two sections of clear pressed glass at high temperature and used as a building material chiefly for wall panels.

Gross Lot Area

See Lot Area, DBCC Section 22.80.020.

Ground Plane

A horizontal plane of reference from which vertical measurements can be taken. Unless otherwise specified, the ground plan refers to the adjacent grade at the sidewalk.

H**Habitable Encroaching Space**

The portion of the building enclosed by walls and a roof that projects beyond the Building Face along the ground floor.

Habitable Projecting Space

The portion of the building enclosed by walls and a roof that projects beyond the Building Face and is raised a minimum of nine feet from the sidewalk, such as bay windows.

Habitable Space

Space in a structure that is occupiable and is used primarily for living, sleeping, eating, selling of goods, or cooking. Bathrooms, closets, halls, storage areas and utility spaces are not considered habitable spaces.

Hardscape

Non-living elements of landscaping that primarily consist of paving materials such as brick, stone, wood, and concrete.

Height

See DBCC Section 22.16.060 (Height measurement and Height limit exceptions).

Horizontal Plane Break

See Figure 2-1.

I**Illustrative**

Examples that illustrate one possible design that would substantially conform to the Standards but are not determinative.

L**Landscaped Area**

See DBCC Section 22.80.020.

Layer

As part of a Façade Composition, a Layer is a Volume that appears to overlap a recessed portion of the Façade.

Layered Massing

See Section 6.6.B.

Layered Volumes

Where multiple Volumes appear to abut or overlap one another.

Living Areas

Rooms designated as living room, family room, den, study, library and/or kitchen, rather than sleeping and service rooms.

Lot Area, Gross

See Lot Area, DBCC Section 22.80.020

M

Minimum Frontage Occupancy

(Also, Minimum Building Frontage Occupancy) is the minimum percentage of a Block Front at which a Building Frontage is set either at or within twelve inches of the Build-to Line or within the minimum and maximum Setback lines, as required by the Block development standards.

Mixed-Use Big Box

A higher Density Building Type defined in Section 2.13.

N

Non-Habitable Encroaching Space

The portion of the building that extends beyond the Building Face along the ground floor, which is not enclosed by walls and a roof, such as a Stoop.

Non-Habitable Projecting Space

The portion of the building that extends beyond the Building Face, which is not enclosed by walls and a roof and raised a minimum of nine feet from the ground floor, such as a balcony.

Non-Habitable Space

The portion of a building which is not enclosed by walls and a roof, such as a Stoop, balcony, or roof deck.

O

Objective Design Standards

Objective Design Standards are defined in California Government Code sections 65913.4 and 66300(a)(7) as standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.

Parapet

A barrier that is an upward extension of a wall at the edge of a roof, Terrace, balcony or walkway. Where extending above a roof, a Parapet may simply be the portion of an exterior wall that continues above the edge line of the roof surface, or may be a continuation of a vertical feature beneath the roof. They are primarily used as guard rails or to conceal rooftop equipment.

Paseo

A public place or path designed for walking; promenade that connects into or through a development.

Plane Break

The area of the building where the plane of the Façade varies in depth. Plane Breaks can be horizontal or vertical.

Planter

An above grade container for planting.

Plaza

A type of Public Space that is enclosed by Building Frontages on all sides, and will reclaim Public Space for pedestrian use from otherwise predominantly vehicular intersections.

Podium

The lower floors of a building that form the “base” of a building typically including a courtyard level above. Podiums typically include structured parking, a courtyard level above, a different and larger floorplate than floors above, and may be a different construction type than the rest of the building.



Figure 7-1 - Isometric View of a Podium

P



Podium Level

The level directly above the Podium. The Podium Level typically includes a courtyard, a smaller building area than the levels below, and a change in construction type.

Predominant Building Height

The Height at which at least 50% of a building is measured.

Primary Entrance

The main point of access for pedestrians into a building.

Primary Façade Plane

Majority area of the Façade that is in the same plane.

Principal Frontage

The Frontage designated to bear the addresses of and Primary Entrances to the individual units of a Townhouse or Flex/Loft Building, or other building.

Private Open Space

Outdoor open space areas that are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private gardens, private yards, Terraces, decks and porches, etc.

Projecting Cornice

A horizontal decorative molding that crowns a building, and extends beyond the Building Face.

Projection

An architectural element or portion of the building that extends beyond the Building Face into the public right-of-way or Setback that is raised a minimum of nine feet from the sidewalk or open space.

Public Realm

Composed of public rights of way and private Front Yards, the Public Realm is the communal social setting of urban life. The term Public Realm is not intended to provide general public with any legal access rights to private property.

Public Space

Public outdoor space reserved for active and passive recreation.

R

Roadway

The area in the right-of-way as measured from curbface to curbface intended for vehicular travel, as well as bicycle travel, in designated areas.

S

Setback

See DBCC Section 22.80.020

Shade Structure

A roofed or partially roofed structure that provides shade. It can be freestanding or fixed to a building. The roof material may be composed of fabric and be removable, or temporary and made of plants or vines. Alternatively, the roof may be fixed or permanent.

Sidewalk Grade

A level plane along the top of the sidewalk pavement.

Sign

See DBCC Section 22.80.020.

Six/Eight Pack

A Building Type defined in Section 2.6.

Special Paving

Includes any hard surface flooring material except non-tinted poured-in-place concrete and asphalt that can be used in outdoor flooring applications, Special Paving can include, saw-cut concrete, concrete pavers, tinted and/or stamped concrete, brick, stone, porcelain and/or ceramic, provided such materials are approved by the Diamond Bar Public Works Department.

Specialty Window

Any window that comes in a non-traditional shape or configuration, such as a circle, oval, arch, or triangle, i.e., not typically found in standard rectangular windows. Specialty Windows can be fixed or operable.

Stoop

A Frontage Type as defined in Section 4.5.

Shopfront

A Frontage Type as defined in Section 4.3.

Story

Any level part of a building with a floor that could be used by people (for living, work, storage, recreation, etc.), excluding levels of the building that are not covered by a roof such as the Terrace on the rooftops of many buildings.

Street, Public or Private

See Street, DBCC Section 22.80.020.

Subdivision

See DBCC Section 22.80.020.

Swale

A low or slightly depressed natural area for drainage.

T

Terrace, Commercial and Residential

A Frontage Type as defined in Sections 4.4 and 4.9.

Thin Veneer

A lightweight Layer of stone or brick veneer that appears to be less than 1.5 inches thick.

Townhouse

A Building Type defined in Section 2.3

U

Urban Block

A medium Density Building Type defined in Section 2.12.

Urban Frontage

A Frontage Type as defined in Section 4.10.

V

Vertical Plane Break

See Figure 2-1.

Volume

As part of a Façade Composition, a Volume is a Projection or recession of building mass, as part of Layered Massing technique.

W

Walk-Up Building

A Building Type defined in Section 2.7.

Water Feature

A design element where open water performs an aesthetic or recreational function such as a fountain.

Water Table

A projecting course or molding on the lower exterior wall of a building designed to deflect rainwater away from the foundation.

Wrap Building

A medium Density Building Type defined in Section 2.11.

Z

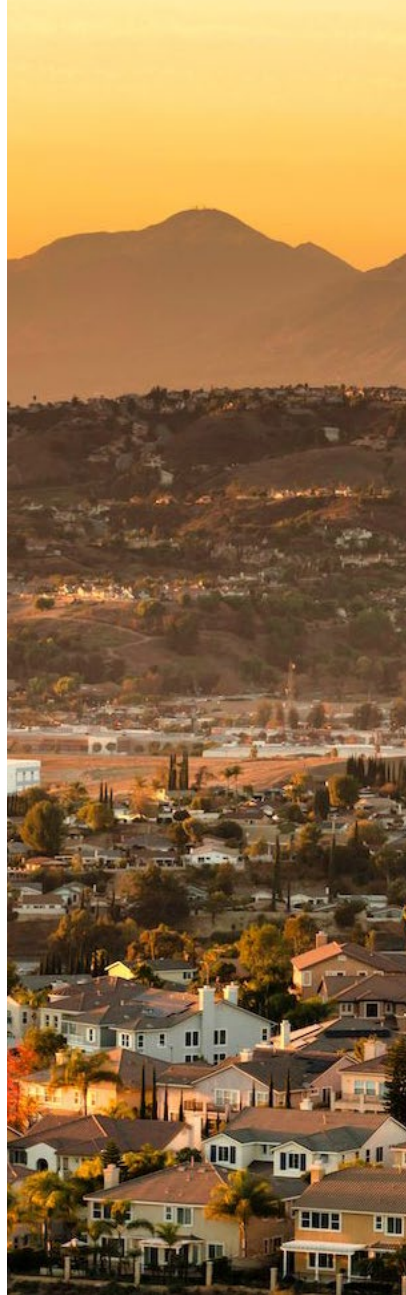
Zoning District

See DBCC Section 22.80.020.

Zoning Ordinance

See DBCC.





DIAMOND BAR

California

**Addendum No. 2 to the
Diamond Bar Comprehensive General Plan Update
and Climate Action Plan
Environmental Impact Report**

State Clearinghouse No. 2018051066

Prepared for:

**City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA 91765**

Prepared by:

**Sapphos Environmental, Inc.
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February 2026

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APPENDICES

A	Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development
B	Mitigation Monitoring and Reporting Program

1.0. INTRODUCTION AND OVERVIEW

This Addendum No. 2 to the Diamond Bar General Plan 2040 and Climate Action Plan Environmental Impact Report (State Clearinghouse No. 2018051066) (hereafter, Certified EIR)¹ is prepared pursuant to and in compliance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines for minor refinements to the Diamond Bar General Plan 2040 (General Plan 2040)² being undertaken by the City of Diamond Bar (City). The City adopted the General Plan Update and Climate Action Plan in 2019. The potential environmental impacts of the General Plan 2040 and Climate Action Plan were analyzed in the Certified EIR.

In 2022, the City adopted the 2021-2029 Housing Element Update.³ The City concurrently amended the General Plan 2040 Land Use and Economic Development Element. The potential impacts of the 2021-2029 Housing Element Update and concurrent Land Use and Economic Development Element amendment were determined to be within the scope of the Certified EIR. The City concluded that neither a subsequent nor a supplemental EIR was required. Accordingly, the City adopted Addendum No. 1 to the Certified EIR on August 11, 2022.

Addendum No. 2 describes the proposed Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development (hereafter, proposed project). The proposed project sets minimum design standards for multifamily and mixed-use development throughout the City to be used during the development review process, with the intent that all new multifamily and mixed-use developments be required to adhere to the proposed project (Appendix A, *Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development*). The General Plan 2040 established standards related to development density for all land uses with the City, including multifamily residential and mixed-use development. As described in the Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development, the proposed project would further establish objective design standards that would dictate the bulk, mass, and design of multifamily residential and mixed-use development, further refining the General Plan 2040 standards. The Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development have been developed consistent with the General Plan 2040 and 2021-2029 Housing Element Update, and, as such, remains within the scope of the Certified EIR.

1.1 PURPOSE

The purpose of Addendum No. 2 to the Certified EIR is to document technical changes and additions to the project description. The analysis evaluates whether in-depth, further environmental review is required such as a subsequent or supplemental EIR (Public Resources Code § 21166; CEQA Guidelines § 15162). The State CEQA Guidelines Appendix G checklist for Initial Study was modified for use in the addendum analysis. Instead of asking whether the project would have “potentially significant” impacts, the checklist questions were modified consistent with the State CEQA Guidelines on subsequent environmental review to ask whether the proposed project would result in a substantial change in the project requiring major revisions to the prior EIR, or a substantial change in circumstances requiring major revisions to the EIR, or new

¹ City of Diamond Bar. 2019. Diamond Bar Comprehensive General Plan Update and Climate Action Plan Draft Environmental Impact Report. <https://ceqanet.opr.ca.gov/2018051066/2>

² City of Diamond Bar. 2019. Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/961/General-Plan-2040>

³ City of Diamond Bar. 2022. Diamond Bar General Plan 2040 Housing Element Update 2021-2029.

information showing new significant impacts or a substantial increase in the severity of previously identified significant impacts (Public Resources Code § 21166; CEQA Guidelines § 15162).

An addendum to the EIR is appropriate when changes to a project would require minor modifications to the previous EIR and would not entail new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In accordance with State CEQA Guidelines Section 15164, this addendum to the Certified EIR incorporates, by reference, the analysis contained Certified EIR and addresses only the new issues specific to the proposed project as described in this document.

Section 15164 of the State CEQA Guidelines provides the following guidance regarding the preparation of an addendum to an EIR:

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Regarding Section 15164(e) of the State CEQA Guidelines, a subsequent EIR is not required pursuant to Section 15162 of the State CEQA Guidelines because none of the following circumstances have occurred with respect to the proposed project:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

1.1.1 Summary of Findings

As demonstrated in the initial study below, implementation of the proposed project would not require major revisions to the Certified EIR because the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts analyzed in the Certified EIR. In addition, the information throughout this addendum affirms that there is no new information of substantial importance that was previously unknown and is now available. Therefore, a subsequent EIR would not be required pursuant to Section 15162 of the State CEQA Guidelines. The City has thus determined an addendum to the previously Certified EIR to be the appropriate environmental compliance document for the proposed project. Addendum No. 2 to the Certified EIR has been prepared for the Lead Agency as defined in Section 15367 of the CEQA Guidelines.

Lead Agency Contact Information

City of Diamond Bar
Greg Gubman
Planning Division
21810 Copley Drive
Diamond Bar, CA 91765

1.2 ADDENDUM ORGANIZATION

This document is organized as follows pursuant to the requirements of the State CEQA Guidelines:

- Section 1.0, *Introduction*, describes the background of the proposed project; explains the rationale for preparing an addendum to the EIR as the appropriate form of environmental review pursuant to CEQA; and explains the purpose, scope, and content of the addendum to the EIR.
- Section 2.0, *Project Description*, describes the location, details, and objectives of the proposed project.
- Section 3.0, *Environmental Analysis*, evaluates whether the proposed refinements to the proposed project would result in new or substantially more adverse significant environmental impacts than those disclosed in the Certified EIR.

- Section 4.0, *List of Preparers*, lists the individuals involved in preparing the document.
- Section 5.0, *References*, lists the documents and individuals consulted during preparation of this document.

1.3 ADDENDUM SCOPE OF ENVIRONMENTAL REVIEW

This document incorporates the Certified EIR by reference and evaluates whether the proposed project would result in a new significant impact or a substantial increase in the severity of previously identified significant impacts. The Certified EIR analyzed the following environmental issue areas based on the City’s initial analysis of environmental setting and baseline conditions and comments received during the Certified EIR Scoping Period:

1. Aesthetics
2. Air Quality
3. Biological Resources
4. Cultural, Historic, and Tribal Cultural Resources
5. Energy, Climate Change, and Greenhouse Gases
6. Geology, Soils, Seismicity, and Paleontology
7. Hazards, Hazardous Materials, and Wildfire
8. Hydrology and Water Quality
9. Land Use, Population, and Housing
10. Noise
11. Public Facilities and Recreation
12. Utilities and Service Systems
13. Transportation

The Notice of Preparation (NOP) for the Certified EIR was published on May 31, 2018. In 2018, Appendix G of the State CEQA Guidelines was updated to establish the issue area of Tribal Cultural Resources. In 2019, Appendix G of the State CEQA Guidelines was updated to establish the issue areas of Energy and Wildfire. This document addresses each of the environmental resource areas previously analyzed in the Certified EIR, with updates that better reflect the changes to the State CEQA Guidelines that occurred in 2018 and 2019. Specifically, the Cultural Resources, Tribal Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Wildfire sections are evaluated as separate environmental topics in Section 3.0, *Environmental Analysis*, of this addendum. This document analyzes the following environmental issue areas using the questions established in Appendix G of the 2025 State CEQA Guidelines.

1. Aesthetics
2. Air Quality
3. Biological Resources
4. Cultural Resources
5. Energy
6. Geology, Soils, and Seismicity
7. Greenhouse Gas Emissions
8. Hazards and Hazardous Materials
9. Hydrology and Water Quality
10. Land Use and Housing
11. Noise
12. Public Facilities and Recreation
13. Transportation

- 14. Tribal Cultural Resources
- 15. Utilities and Service Systems
- 16. Wildfire

1.4 ADOPTION AND AVAILABILITY OF ADDENDUM

In accordance with State CEQA Guidelines Section 15164(c), an addendum to the EIR does not need to be circulated for public review but can be included in or attached to the Certified EIR. This addendum is publicly available as part of the Certified EIR at the City of Diamond Bar Planning Division, 21810 Copley Drive, Diamond Bar, CA 91765.

2.0. PROJECT DESCRIPTION

2.1 BACKGROUND

Under the General Plan 2040, current regulations governing development standards and guidelines by the City include the Diamond Bar City Code and Citywide Design Guidelines.

City of Diamond Bar Zoning Ordinance

The Diamond Bar Zoning Ordinance is applied to regulate the type, location, density, and scale of residential development through Title 22 (Development Code) and the Zoning Map citywide. The Development Code aims to preserve the character and integrity of existing neighborhoods. The Development Code and Zoning Map set forth residential development standards for each zoning district.

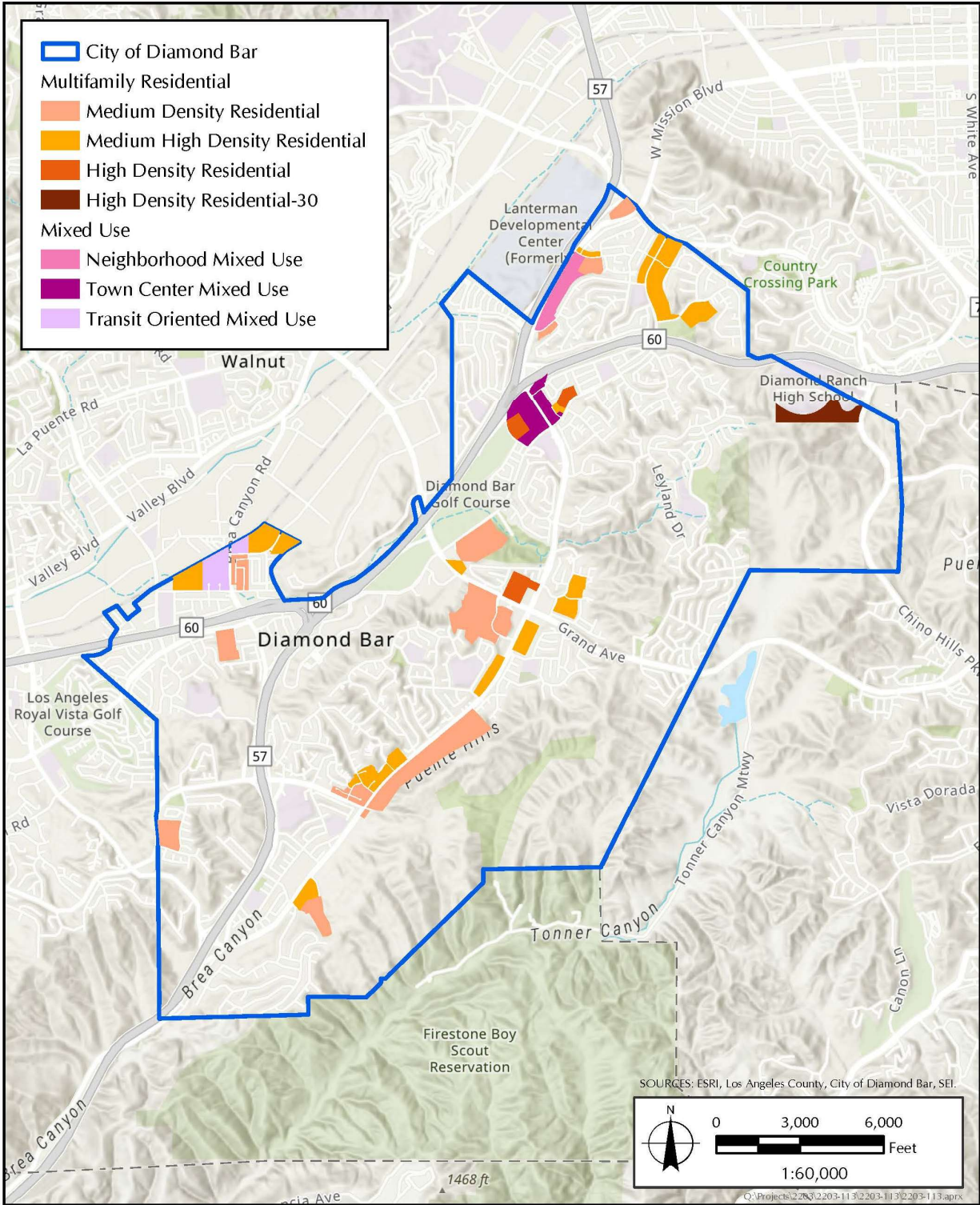
City of Diamond Bar Citywide Design Guidelines

The Citywide Design Guidelines was created following adoption of the 1995 General Plan and was adopted in 1998. The Design Guidelines were intended to provide design professionals, property owners, residents, staff, and decision makers with a clear and common understanding of the City's expectations for the planning, design, and review of development proposals. The guidelines contain provisions that address citywide elements, including building siting, building design, bulk and massing, and design guidelines that provide detailed design information of, among other things, the circulation system of new developments, including parking facilities, driveways, sidewalks, and pedestrian facilities.

2.2 PROJECT LOCATION

The proposed project would apply to all new multifamily development and some new mixed-use development throughout the City, as well as to some existing multifamily and mixed-use development undergoing substantial improvements. The following General Plan 2040 land use designations allow for multifamily residential and mixed-use development: Medium Density Residential, Medium High Residential, High Density Residential, High Density Residential-30, Town Center Mixed Use, Neighborhood Mixed Use, and Transit-Oriented Mixed Use. Both existing and future development on parcels with these land use designations have the potential to be subject to the proposed project. As such, the study area for the proposed project is established as areas where the General Plan 2040 land use designations allow for multifamily residential and mixed-use development (Figure 1, *Project Location*).

The City is an approximately 9,526-acre incorporated area located on the eastern edge of Los Angeles County, California, at the far eastern edge of the San Gabriel Valley, within 30 miles of the cities of Los Angeles, Riverside, and Irvine (Figure 2, *Regional Vicinity*). It is bound by the cities of Industry and Walnut to the north, the cities of Pomona and Chino Hills to the east, unincorporated area of Los Angeles County within Diamond Bar's Sphere of Influence and the City of Brea to the south, and unincorporated area of Los Angeles County to the west. The western edge of the City lies at the intersection of State Route 57 (SR-57) and SR-60, with SR-57 connecting the City to Interstate 10 (I-10) 1.5 miles north and SR-60 connecting to SR-71 roughly 2 miles east. The Industry Metrolink Station is located along Diamond Bar's northern border within the City of Industry, providing east-west transit connections to Los Angeles and Riverside. The City is on the U.S. Geological Survey (USGS) 7.5-minute series San Dimas, California, and Yorba Linda, California, topographic quadrangles (Figure 3, *Topographic Quadrangle*).



**FIGURE 1
Project Location**

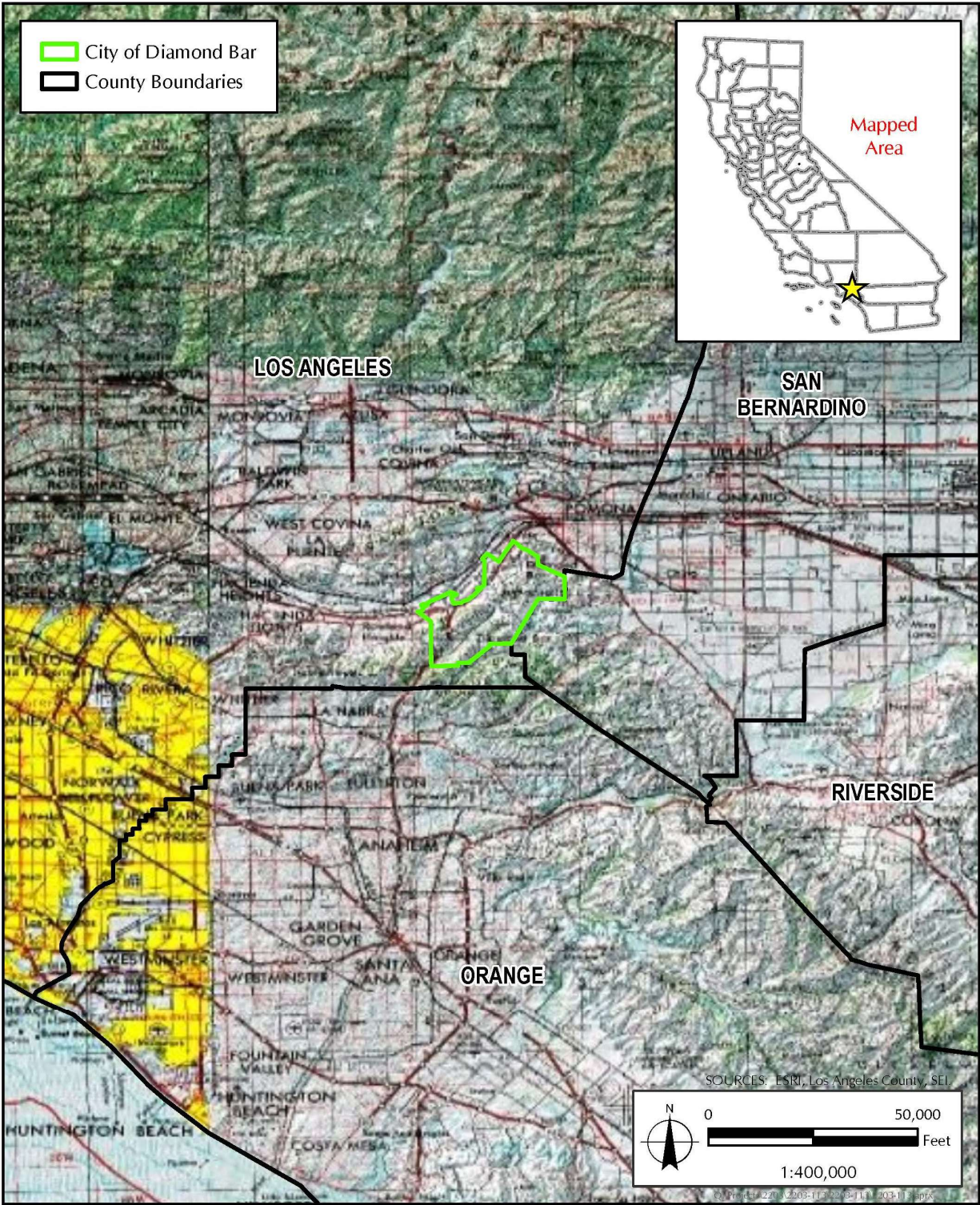


FIGURE 2
Regional Vicinity

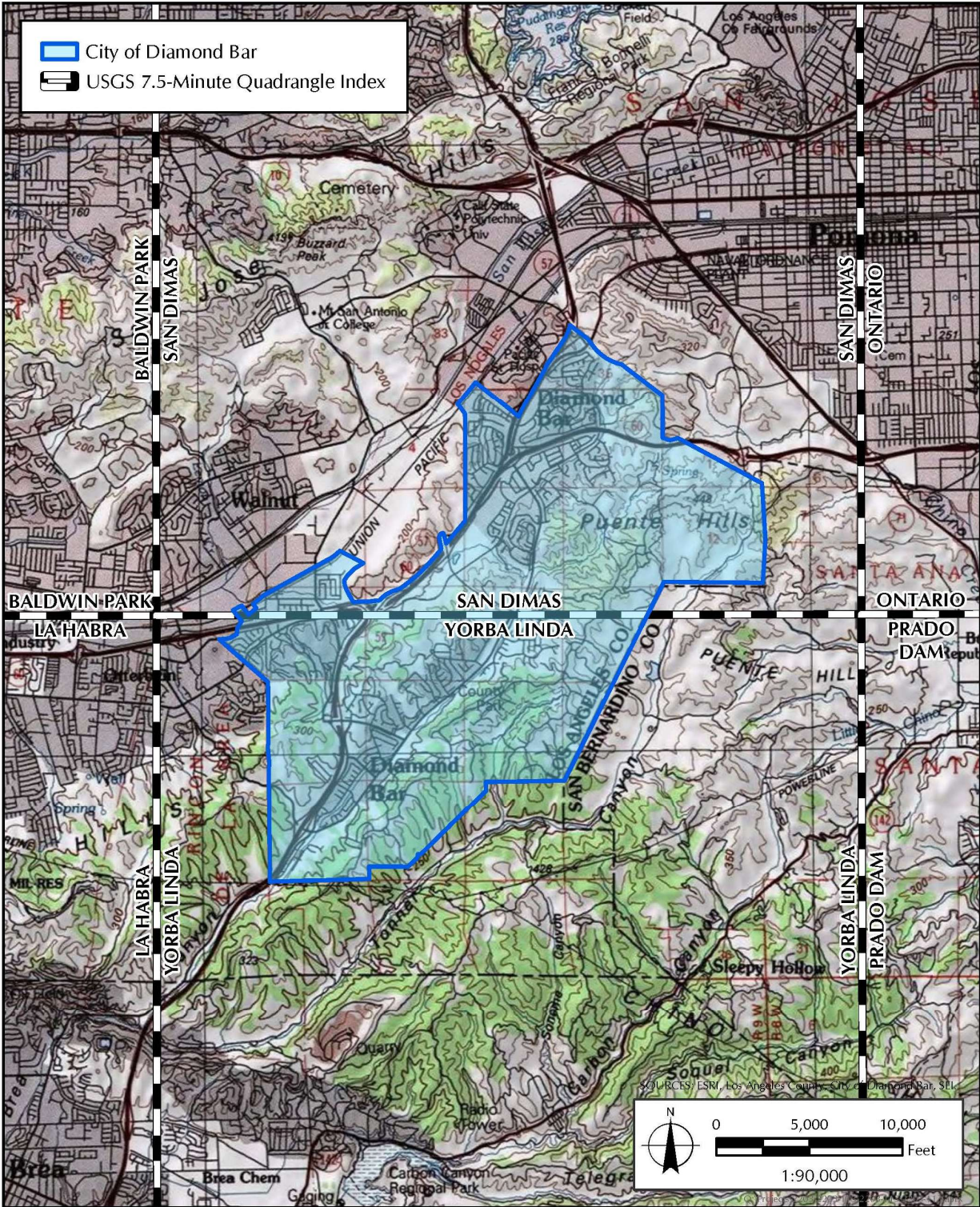
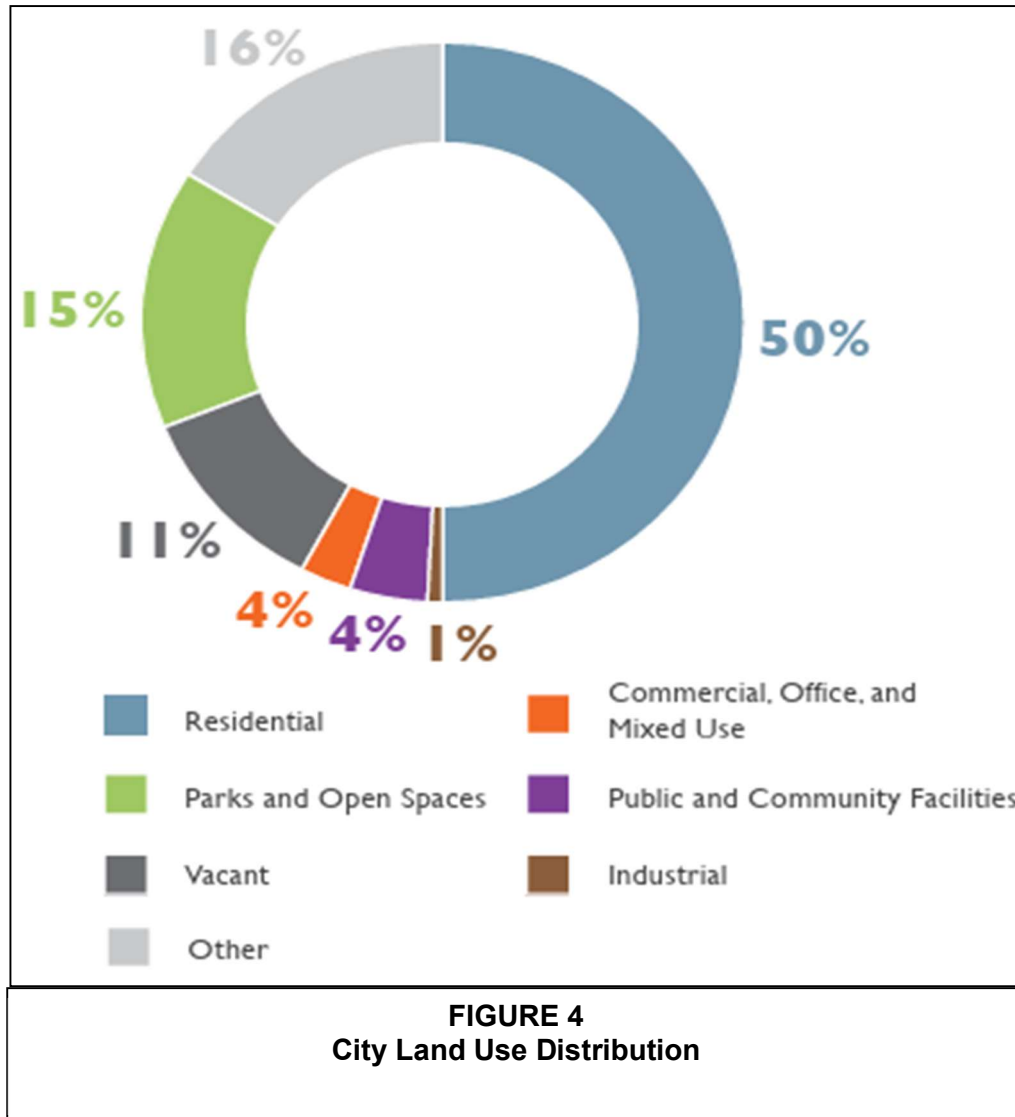


FIGURE 3
Topographic Quadrangle

2.3 EXISTING CONDITIONS

As discussed in the General Plan 2040, the City's overall land use pattern is characterized by large swaths of single-family residential development throughout the City along with clusters of multifamily residential and non-residential land uses. Multifamily residential development tends to be located along the major thoroughfares of Diamond Bar Boulevard, Golden Springs Drive, and Brea Canyon Road, and is often collocated with non-residential uses. Residential land makes up roughly half of all land in the city limits and is the dominant land use in the City (Figure 4, *City Land Use Distribution*).⁴



⁴ City of Diamond Bar. 2019. Diamond Bar General Plan 2040: Chapter 2. Land Use and Economic Development. <https://www.diamondbarca.gov/DocumentCenter/View/7089/2-Land-Use-Econ-Devr?bidId=> (accessed September 29, 2025).

2.4 PROPOSED PROJECT

The proposed project would set minimum design standards for multifamily and mixed-use development throughout the City (Appendix A) in compliance with State mandates that seek to streamline and increase housing, as well as implement Program H-8 of the City's certified 6th Cycle (2021-2029) Housing Element. The proposed project would be used during the development review process, and all new multifamily and mixed-use developments in the City would be required to adhere to these design standards, as well as some existing multifamily and mixed-use development undergoing substantial improvements.

The proposed project would ensure consistent, transparent, and measurable review of multifamily and mixed-use development projects in accordance with California law. The proposed project is intended to streamline project approvals by providing clear verifiable objective criteria for design that do not require subjective interpretation.

In response to the housing crisis, legislation has been passed in the State of California to bolster the State's Housing Accountability Act, including Senate Bill (SB) 35, SB 330, SB 9, SB 6, and Assembly Bill (AB) 2011. The intent of this legislation has been to stimulate and streamline housing production housing projects that meet objective design standards (ODS). Per SB 330, SB 9, and AB 2011, an "objective design standard" means a design standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.

SB 330 and SB 9 regulate a local agency's ability to establish design standards:

- **SB 330:** This bill, the Housing Crisis Act of 2019, prohibits a county or city from enacting a development policy, standard, or condition that would have the effect of imposing or enforcing new design standards that are not objective. In essence, the State has limited a local jurisdiction's ability to apply subjective design standards, whereby the City can now only rely on the application of ODS for qualifying housing projects.
- **SB 9:** The bill authorizes a local agency to impose objective zoning standards, objective subdivision standards, and ODS, unless those standards would have the effect of physically precluding the construction of up to two units or physically precluding either of the two units from being at least 800 square feet in floor area, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances.

SB 35, SB 6, and AB 2011 establish opportunities to streamline housing projects; however, the streamlining can only be used if a housing project meets the criteria of meeting ODS. These streamlining opportunities cannot be used if a local agency does not have an established set of ODS. By adopting the proposed project, the City would encourage streamlined housing production through SB 35, SB 6, and AB 2011:

- **SB 35:** Under existing law, every locality has a housing production goal by income level in the Regional Housing Needs Assessment (RHNA). SB 35 requires localities to report their housing production by income level in their annual housing element progress reports (APRs). The units produced are compared to the RHNA targets at the halfway point and end of each cycle. If the locality does not meet its prorated RHNA goals, then certain projects can use a streamlined approval process over the next half-cycle. In order to use

the streamlined approval process, one of the criteria is that the development must follow all local objective zoning and design standards.

- **SB 6:** This bill, the Middle Class Housing Act of 2022, deems a housing development project an allowable use on a parcel that is within a zone where office, retail, or parking are a principally permitted use, if specified conditions are met, including meeting ODS.
- **AB 2011:** This bill, the Affordable Housing and High Road Jobs Act of 2022, authorizes a development proponent to submit an application for a housing development that meets specified objective standards and affordability and site criteria, and makes the development a use by right and subject to one of two streamlined, ministerial review processes. In order to use the streamlined, ministerial review process, the development proposal must meet objective development standards.

2.5 APPLICABILITY OF ODS

The proposed project would apply to construction projects located anywhere in the City involving the development or substantial improvement of any of the following:

1. Multifamily residential projects, including duplexes, townhouses, or multifamily dwellings.
2. Mixed-use projects featuring a combination of multifamily residential and other uses.

The proposed project would apply to any substantial improvement of existing multifamily or mixed-use development where any extension, repair, reconstruction, or other improvement of a property, the cost of which equals or exceeds 50 percent of the fair market value or assessed value of a property either before the improvement started or, if the property has been damaged, before the damage occurred. Any and all additions to buildings for which these standards are applicable shall match the style and details of the main structure. Single-family homes and development with no residential component are not subject to the ODS.

The ODS are to be used during the City's development review process. The City will review all future projects to assure adherence to the ODS.

2.6 GOALS AND OBJECTIVES

The ODS include the following six goals:

- Goal 1: Comply with state mandates to implement new ODS for eligible multifamily housing and mixed-use development projects.
- Goal 2: Ensure that appropriate ODS are in place for housing development projects eligible for streamlined ministerial review pursuant to California Government Code Section 65913.4 and other State laws.
- Goal 3: Ensure building placement and frontage along existing or proposed streets reflects the intended character.
- Goal 4: Establish architectural standards for larger buildings to mitigate overall mass and ensure visual interest from all public vantage points.
- Goal 5: Create human-scaled development that contributes to pedestrian-oriented streets and boulevards in mixed-use zoning districts.
- Goal 6: Provide design details and illustrations that are prescriptive and objective.

The ODS include the following eight design principles:

- Principle 1: Maintain—and in some cases, elevate—architectural variety, integrity, and quality.
- Principle 2: Ensure that streets and spaces with high volumes of pedestrian traffic are comfortable, protected from the sun, and visually and physically engaging at the ground level.
- Principle 3: Create architectural variation along a block front through diversity of massing, articulation, and architectural detailing.
- Principle 4: Animate building edges on the ground floor to create an inviting public realm and pedestrian friendly environment and to support multi-modal development and mobility.
- Principle 5: Orient building façades to frame the streets and other public spaces and to take advantage of natural features, such as sunset, sunrise, mountain views and the like.
- Principle 6: Provide graceful transitions between larger-scale format of multifamily structures and adjacent smaller scale single-family housing.
- Principle 7: Provide standards such that new buildings can sit comfortably adjacent to existing buildings of varied styles.
- Principle 8: Provide off-street parking in surface lots or garages at the rear of buildings so that parking does not dominate the built environment.

The proposed project would work in tandem with the General Plan 2040, the City Development Code (Title 22 of the Diamond Bar City Code), and other City standards related to new construction such as stormwater drainage, traffic, hillside development, and so on.

The ODS provide a step-by-step process to incorporate its standards into future multifamily and mixed-use developments in the City. Table 1, *Step-by-Step Application of ODS*, is a generalization of this step-by-step application process (see Appendix A for a detailed description of the application process).

TABLE 1
Step-by-Step Application of ODS

Step/Standard	Summary of Standard	Chapter in ODS (Appendix A)
1. Determine applicable building type	Structure general massing and configuration	2
2. Determine applicable building articulation standards	Building articulation and massing	3
3. Determine applicable frontage type standards	Frontage and relationship to public realm or street	4
4. Check compliance with site and open space standards	Regulates functional aspects of building form to create human-scale environment	5
5. Determine applicable architectural style standards	Architectural style and standards	6

The proposed project has been developed to be consistent with the General Plan 2040, as amended. The General Plan 2040 contains objective standards related to development density for all land uses in the City. The standards set forth in the proposed project dictate the bulk, mass, and design of buildings in a more detailed way than the General Plan 2040. All feasible mitigation measures in the Certified EIR apply to the proposed project.

2.7 DISCRETIONARY APPROVALS

The proposed project would require amendments to the City Development Code (Title 22 of the Diamond Bar City Code) to incorporate the ODS.

2.8 CONSTRUCTION

Any construction phases, activities, and anticipated construction equipment associated with future buildout would be the same as those described in the Certified EIR as applicable. As with the Certified EIR, any site preparation and construction would be completed in accordance with all federal, State, and City zoning codes and requirements. Future multifamily and mixed-use development or improvements would be subject to project-specific review requirements and compliance with existing regulations.

3.0. ENVIRONMENTAL ANALYSIS

The analyses contained herein consider whether the Certified EIR analyses remain sufficient or whether the proposed project would result in a new significant impact or a substantial increase in the severity of previously identified significant impacts.

This section presents the environmental analysis for each topic addressed in the Certified EIR. Each of the environmental resource areas previously analyzed in the Certified EIR is addressed with updates that reflect changes to the State CEQA Guidelines since the time of analysis in the Certified EIR. Specifically, the Cultural Resources, Tribal Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Wildfire sections are evaluated as separate environmental topics.

The proposed project shall incorporate and implement all feasible and applicable mitigation measures contained in the Certified EIR. Specific mitigation measures relevant to a particular impact of the proposed project are cited in the same manner as in the Certified EIR and the associated Mitigation Monitoring and Reporting Program (MMRP; Appendix B).⁵

⁵ City of Diamond Bar. November 2019. Mitigation Monitoring & Reporting Program for the City Of Diamond Bar General Plan 2040 And Climate Action Plan 2040 Environmental Impact Report. SCH No. 2018051066.

3.1 AESTHETICS

This section evaluates the effects on aesthetics from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.1, *Aesthetics*, of the Certified EIR. Potential impacts to aesthetics from the proposed project are discussed relative to the conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant impacts with regard to the following: the existing visual character (including the visual quality of the project site and surroundings), scenic vistas, and new source of substantial light or glare which would adversely affect day or nighttime views in the area. The Certified EIR stated that General Plan 2040 would have no impact on state scenic highways. Pursuant to State CEQA Guidelines Section 15164, this analysis determines whether the proposed project would result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to aesthetics compared to the Certified EIR.

3.1.1 Setting

The physical and regulatory environmental setting for aesthetics is the same as described in the Certified EIR. The proposed project would not alter the physical or regulatory conditions described in the Certified EIR.

3.1.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to aesthetics was evaluated in relation to the following questions as stated in Appendix G of the State CEQA Guidelines.

Would the project:

- (a) *Except as provided in Public Resources Code Section 21099, would the proposed project have a substantial adverse effect on a scenic vista?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to scenic vistas. The proposed project would set new minimum design standards for future multifamily and mixed-use development throughout the City (see Section 2.2). The Certified EIR determined that the General Plan 2040 would continue to regulate development in open spaces, local hillsides and ridges, and distant views of the San Gabriel Mountain Range and enforce policies to ensure that opportunities to enjoy scenic views are either preserved or enhanced. The proposed project primarily focuses on improving the quality of the visual experience for future development (e.g., through high-quality materials and architectural articulation) but would not increase building height or intensity beyond the limits set by the underlying zoning and land use designations. Furthermore, the proposed project would not introduce any new mechanism for obstructing scenic vistas or viewsheds beyond what was already considered in the Certified EIR. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts on scenic vistas.

- (b) *Except as provided in Public Resources Code Section 21099, would the proposed project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to scenic resources, including those within a state scenic highway. The proposed project is an implementing regulatory tool that applies to future construction and does not change the physical location of designated state scenic highways or the protection status of adjacent scenic resources, such as protected trees (as discussed in Section 3.3, *Biological Resources*) or historic buildings (see Section 3.4, *Cultural Resources*). The Certified EIR states there are no adopted State scenic highways located in the City. However, the portion of SR-57 adjacent to the western boundary of the City's Sphere of Influence and from the City limits to SR-57's confluence with SR-60 is eligible for official scenic highway status. As discussed in the Certified EIR, the General Plan 2040's land use changes along this portion of SR-57 are minimal, given that these portions of the highway are adjacent to developed areas and views would not be obstructed. Furthermore, the proposed project promotes a more visually appealing built environment that minimizes the visual distraction of substandard development near scenic areas.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts on scenic resources within a state scenic highway.

- (c) *Except as provided in Public Resources Code Section 21099, would the proposed project, in nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the proposed project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to potential conflicts with applicable zoning and other regulations governing scenic quality in an urban area. The ODS is intended to achieve the design goals set forth in the General Plan 2040. The ODS is intended to ensure visual quality enhancement by setting specific, objective standards for architectural management. For instance, the Building Articulation Standards (Section 3 of the ODS) include measures such as the "Vertical Plane Break" to reduce building bulk and monotony, while the definition of Frontage Types (Section 4 of the ODS) ensures that buildings are constructed with a positive, human-scale relationship to the public streetscape (Appendix A). These standards support high quality street-facing facades and material durability. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts on scenic quality in an urban area.

- (d) *Except as provided in Public Resources Code Section 21099, would the proposed project create new sources of substantial light or glare which would adversely affect day or nighttime views in the area?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to light and glare. The Certified EIR analyzed the potential increase in light and glare associated with the overall planned development and concluded that future development resulting from the General Plan 2040 would necessitate the use of additional light fixtures, such as residential and non-residential interior and exterior lighting, parking lot lighting, commercial signage lighting, lamps for streetscape and public recreation areas. The proposed project would reduce potential future light and glare by providing specific standards, such as prohibiting highly reflective window glazing and requiring compliance with Section 22.16.050 (Exterior Lighting) of the Diamond Bar City Code. Future development guided by the proposed project would be subject to standards that include the placement, shielding, and intensity of outdoor lighting (e.g., mandatory use of downward-facing, fully shielded light fixtures to prevent light spillover onto adjacent properties) and material selection (e.g., limitations on the use of highly reflective materials, such as mirrored glass, to control solar glare). Also, the Diamond Bar City Code contains provisions that would limit the light and glare for future residential and non-residential development.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts from new sources of light or glare.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to aesthetics. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new cumulatively considerable aesthetics impacts for the proposed project that were not previously analyzed in the Certified EIR. As evaluated in the Certified EIR, impacts on aesthetics would not be cumulatively considerable. Consistent with the findings of the Certified EIR, impacts in relation to aesthetics would not be cumulatively considerable with implementation of the proposed project, when compared to the General Plan 2040. Therefore, the proposed project would not result in any new significant environmental cumulative impacts or a substantial increase in the severity of previously identified significant cumulative impacts related to aesthetics.

3.2 AIR QUALITY

This section evaluates the effects on air quality from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.2, *Air Quality*, of the Certified EIR. Potential impacts to air quality from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in significant and unavoidable air quality impacts. In addition, mitigation measures for construction and future development would be required, in conjunction with future project approvals, to reduce cumulative impacts of a considerable net increase of criteria pollutants (for which the region is in non-attainment under an applicable federal or state ambient air quality standards), and exposure of sensitive receptors to substantial pollutant concentrations. Consistent with the Certified EIR, air quality for the proposed project was evaluated with regard to the General Plan 2040, the South Coast Air Quality Control District (SCAQMD) significance thresholds, the California Ambient Air Quality Standards (CAAQS), and the National Ambient Air Quality Standards (NAAQS). A review of available records and literature determined that no new air quality information has become available since the certification of the EIR.

3.2.1 Setting

The environmental setting for air quality is functionally the same as described in the Certified EIR. Data on existing air quality in the South Coast Air Basin (SCAB), where the proposed project is located, are collected by a network of air monitoring stations operated by the California Air Resources Board (CARB).

The regulatory framework plans pertaining to air quality have been updated at the regional level since the preparation of the Certified EIR, including updates to the SCAQMD Air Quality Management Plan (AQMP) and the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal). The 2022 AQMP is the most recent version of the AQMP. When compared to the 2012 and 2016 AQMPs discussed in the Certified EIR, the 2022 AQMP focuses on updates related to the attainment of the 2015 8-hour ozone standard, introduces new control measures that primarily emphasize stationary sources, and newer modeling techniques. In addition, the 2024 Connect SoCal is the most recent Regional Transportation Plan/Sustainable Communities Strategy prepared by SCAG.⁶ When compared to the 2016 Regional Transportation Plan/Sustainable Communities Strategy discussed in the Certified EIR, the 2024 Connect SoCal provides new focus areas for equity, resilience, and housing; addresses new challenges; and details strategies for mobility, communities, the environment, and the economy. While these regional plan updates are reviewed for consistency, they would not result in substantial changes to the regional framework analyzed under air quality and would not result in changes to the findings in the Certified EIR.

Federal, state, and local regulations remain unchanged when compared to the Certified EIR. The Environmental Protection Agency (EPA), CARB, and the local air districts classify an area as attainment, unclassified, or nonattainment depending on whether or not the monitored ambient air quality data shows compliance, insufficient data available, or noncompliance with the ambient air quality standards, respectively. The NAAQS and CAAQS relevant to the proposed project include the following criteria pollutants: ozone, fine particulate matter with an aerodynamic

⁶ Southern California Association of Governments. 2024. Connect SoCal: A Plan for Navigating to a Brighter Future. <https://scag.ca.gov/sites/default/files/2024-05/23-2987-connect-socal-2024-final-complete-040424.pdf> (accessed October 30, 2025).

diameter of 10 microns in size or less (PM₁₀), fine particulate matter with an aerodynamic diameter of 2.5 microns in size or less (PM_{2.5}), carbon monoxide (CO), nitrogen dioxide (NO₂), and sulfur dioxide (SO₂). These standards, along with regional thresholds of significance, are regulated and enforced by SCAQMD in the City. Compared to the NAAQS, the Los Angeles County portion of the SCAB is a nonattainment area for 1-hour ozone, 8-hour ozone, PM_{2.5}, and lead for near-source monitors.⁷ Designations for attainment are determined from the ambient air quality. Compared to the CAAQS, the Los Angeles County portion of the SCAB is a nonattainment area for 1-hour ozone, 8-hour ozone, PM_{2.5}, and PM₁₀.⁸

3.2.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to air quality was evaluated in relation to the following questions as stated in Appendix G of the 2025 State CEQA Guidelines:

(a) *Would the proposed project conflict with or obstruct implementation of the applicable air quality plan?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to conflicts with or the obstruction of implementation of the applicable air quality plan. The proposed project would set new minimum design standards for future multifamily and mixed-use development throughout the City (please see Section 2, *Project Description*). In addition, the use of the proposed project on future multifamily and mixed-use development would be subject to project-specific development review requirements and compliance with existing regulations that focus on improving air quality, including the SCAQMD rules and regulations, the General Plan 2040 goals and policies for air quality, and SCAG's Connect SoCal. New development would be subject to compliance with the most recent AQMP and Connect SoCal. The proposed project does not conflict with the most recent updates to these air quality plans. With respect to the 2022 AQMP, implementation of objective design standards for multifamily and mixed-use development would not conflict with attainment of the 2015 8-hour ozone standard, control measures for stationary sources, or newer modeling techniques. With respect to the 2024 Connect SoCal, implementation of objective design standards for multifamily and mixed-use development would not conflict with new focus areas for equity, resilience, and housing; nor would it conflict with strategies for mobility, communities, the environment, and the economy. The proposed project would not result in an increase in population, growth, or additional development beyond the Certified EIR buildout; nor would it result in an increase in vehicle miles traveled (VMT). Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to any conflicts with or obstruction of implementation of the applicable air quality plan.

⁷ U.S. Environmental Protection Agency. 2023. Nonattainment Areas for Criteria Pollutants. <https://www.epa.gov/green-book> (accessed October 24, 2025).

⁸ California Air Resources Board. 2022. Area Designations Maps / State Ambient Air Quality Standards. <http://www.arb.ca.gov/desig/adm/adm.htm> (accessed October 24, 2025).

- (b) *Would the proposed project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. The Certified EIR found that the General Plan 2040 would exceed SCAQMD significance thresholds for volatile organic compounds (VOCs) and nitrogen oxides (NOx), and that construction and operational impacts would be significant and unavoidable based on the potential for the General Plan 2040 to result in a cumulatively considerable net increase of a criteria pollutant for which the City is in nonattainment under the NAAQS and CAAQS. Compared to the NAAQS, the Los Angeles County portion of the SCAB is a nonattainment area for 1-hour ozone, 8-hour ozone, PM_{2.5}, and lead for near-source monitors.⁹ Designations for attainment are determined from the ambient air quality. Compared to the CAAQS, the Los Angeles County portion of the SCAB is a nonattainment area for 1-hour ozone, 8-hour ozone, PM_{2.5}, and PM₁₀.¹⁰ The application of the proposed project to future multifamily and mixed-use development within the City would be consistent with the construction phases, activities, and anticipated construction equipment outlined in the Certified EIR (please see Section 2). The application of the proposed project to future multifamily housing and mixed-use development would be subject to project-specific development review requirements and compliance with existing regulations that focus on improving air quality. Similar to the Certified EIR, mitigation measures MM-AQ-1 and MM-AQ-2 would apply to any future developments subject to the proposed project and require such future development projects implemented under the General Plan 2040 to demonstrate consistency with SCAQMD construction and operation emissions thresholds.

Criteria pollutant construction and operation emissions from the application of the proposed project to future multifamily and mixed-use development would not change the significant and unavoidable impact conclusion from the Certified EIR. Construction and operation emissions would be reduced to the maximum extent practicable with incorporation of mitigation measures, as specified in the Certified EIR. Because the proposed project would not result in additional development beyond the remaining Certified EIR buildout and be subject to mitigation measures MM-AQ-1 and MM-AQ-2, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

- (c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to exposing sensitive receptors to substantial pollutant concentrations. The Certified EIR found that the General Plan 2040 would expose sensitive receptors to substantial pollutant concentrations and that construction and operational impacts would be significant and unavoidable. According to the General Plan 2040, sensitive receptors

⁹ U.S. Environmental Protection Agency. 2023. Nonattainment Areas for Criteria Pollutants. <https://www.epa.gov/green-book> (accessed October 24, 2025).

¹⁰ California Air Resources Board. 2022. Area Designations Maps / State Ambient Air Quality Standards. <http://www.arb.ca.gov/degis/adm/adm.htm> (accessed October 24, 2025).

include residences, hospitals, schools, daycare facilities, playgrounds, parks and other recreational facilities, elderly housing, and other medical care facilities.¹¹ Construction and operation emissions associated with the application of the proposed project to future multifamily housing and mixed-use development could impact sensitive receptors in the City. While future individual development projects would require separate environmental assessments, the proposed project would be consistent with the construction phases, activities, and anticipated construction equipment outlined in the Certified EIR (see Section 2.5). As with the Certified EIR, development projects subject to the proposed project would also be subject to mitigation measure MM-AQ-1 to reduce impacts on sensitive receptors to substantial pollutant concentrations, which includes reducing toxic air contaminants and health impacts through a reduction of criteria pollutant emissions from the use of more efficient construction equipment.

Because the proposed project would not result in any additional development beyond the remaining Certified EIR buildout and any development subject to the proposed project would be also be subject to mitigation measure MM-AQ-1, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to the exposure of sensitive receptors to substantial pollutant concentrations.

(d) *Would the proposed project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to other emissions (such as those leading to odors) adversely affecting a substantial number of people. The Certified EIR found that the General Plan 2040 would result in significant and unavoidable impacts on air quality in relation to other emissions adversely affecting a substantial number of people, including regional emissions for CO. No mitigation measures were identified in the Certified EIR. With respect to odors during construction and operation, the Certified EIR determined that impacts would be less than significant. The SCAQMD CEQA *Air Quality Handbook* defines potential odor issues that generally occur from the following land uses: wastewater treatment plants, food processing plants, agricultural uses, chemical plants, composting, refineries, landfills, dairies, and fiberglass moldings. The proposed project merely regulates visual design and would set new minimum design standards for future multifamily and mixed-use development throughout the City (see Section 2.2). None of the land uses stated in the SCAQMD CEQA *Air Quality Handbook* would apply to future multifamily and mixed-use development. Compared to the General Plan 2040, the proposed project's land uses are consistent with the proposed land uses previously evaluated. As discussed, future multifamily and mixed-use development subject to the proposed project would also be subject to project-specific development review requirements and compliance with existing regulations that focus on improving air quality, including the SCAQMD rules and regulations. Examples of applicable SCAQMD rules and regulations include Rule 402, Nuisance, to avoid causing injury to adjacent sensitive receptors; and Rule 1113 for controlling VOC emissions from the application of architectural coatings.

Because the proposed project would not result in additional development beyond what was analyzed in the Certified EIR, the proposed project would not result in a new significant impact or

¹¹ City of Diamond Bar. 2019. Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/DocumentCenter/View/7072/Diamond-Bar-General-Plan-2040?bidId=> (accessed October 23, 2025).

a substantial increase in the severity of previously identified significant impacts related to other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Mitigation Measures

As with the Certified EIR, mitigation measures MM-AQ-1 and MM-AQ-2 are required for implementation in order to lessen and/or alleviate the impacts related to air quality expected to result from implementation of the proposed project (Appendix B).

No further mitigation measures are required.

Cumulative Impact Analysis

The Certified EIR found that impacts to air quality in relation to long-term regional emissions would be cumulatively considerable. The proposed project is a design overlay that works within the regulatory framework and cumulative growth assumptions of the Certified EIR and is consistent with the analysis of cumulative impacts under the development evaluated in the General Plan 2040. Consistent with the findings of the Certified EIR and analysis above, impacts to air quality from the proposed project in relation to long-term regional emissions would remain cumulatively considerable. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts in relation to air quality.

3.3 BIOLOGICAL RESOURCES

This section evaluates the potential environmental effects of the proposed project on biological resources. This analysis determines if the proposed project would result in a new significant impact or a substantial increase in the severity of previously identified significant impacts as compared to Section 3.3, *Biological Resources*, of the Certified EIR. Potential impacts to biological resources from the proposed project are discussed relative to the conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant impacts to biological resources with mitigation incorporated. Mitigation measures for construction and future development would be required in conjunction with future project approvals. Consistent with the Certified EIR, biological resources for the proposed project were evaluated with regard to the State of California Fish and Game Code; the California Native Plant Society (CNPS) online inventory; and the Diamond Bar City Code, Chapter 22.38, Tree Preservation and Protection.

3.3.1 Setting

The project setting for biological resources is the same as that considered in the Certified EIR. A review of available records and literature determined that no new biological resources, conservation policies, or ordinances have become available since certification of the EIR.

3.3.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to biological resources was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

- (a) *Would the proposed project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a substantial adverse effect on candidate, sensitive, or special status species. The proposed project would be subject to the existing General Plan policies and the required mitigation measures. The Certified EIR concluded that with the implementation of mitigation measures MM-BIO-1A through MM-BIO-1K, the potentially significant impacts on candidate, sensitive, or special status species would be minimized to a less than significant level.

The proposed project does not propose new development and would not alter the land use designations and growth projections analyzed in the Certified EIR. The proposed project does not increase the overall development capacity, modify the General Plan land use boundaries, or change the level of intensity that was the basis for the Certified EIR's analysis. The proposed project does not authorize any new ground disturbance or habitat loss beyond the scope of the Certified EIR, which requires project-specific implementation of mitigation measures (MM-BIO-1A through MM-BIO-1K) to avoid or minimize impacts to sensitive species. With adoption of the proposed project, all development that would be subject to the ODS would also be subject to MM-BIO-1A through MM-BIO-1K. As the proposed project would not result in additional development

or induce growth greater than what was considered in Certified EIR and be subject to mitigation measures MM-BIO-1A through MM-BIO-1K, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to candidate, sensitive, or special status species.

- (b) *Would the proposed project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a substantial adverse effect on any riparian habitat or other sensitive natural community. The proposed project is limited in its application to existing urban corridors within the City. The proposed project is not applicable to the City's open space, canyon, or hillside areas where sensitive natural communities, such as riparian habitats or coastal sage scrub, are typically located. The Certified EIR identified significant impacts to these sensitive communities and adopted comprehensive General Plan policies and mitigation measures MM-BIO-2 through MM-BIO-5 that prohibit or heavily restrict development within these areas. The Certified EIR concluded that with the implementation of these measures, the potentially significant impacts on sensitive natural communities, including oak woodlands, walnut woodlands, riparian, and sage scrub habitats, would be minimized to a less than significant level. With the adoption of the proposed project, all development that would be subject to the ODS would also be subject to MM-BIO-2 through MM-BIO-5. Given that the proposed project is a set of design standards and does not facilitate or authorize new development in biologically sensitive locations, the proposed project would not introduce a new or increased level of impact to these protected communities. The proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to potential impacts on riparian habitat or other sensitive natural communities.

- (c) *Would the proposed project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a substantial adverse effect on state or federally protected wetlands. The proposed project would be subject to the full regulatory framework and the required site-specific mitigation process applicable to state or federally protected wetlands. The Certified EIR identifies the potential for extensive wetland areas, such as those extending upstream from Arnold Reservoir north of Grand Avenue in the Tres Hermanos portion of the City, to be impacted by the General Plan 2040. The Certified EIR also identified potential impacts to the bed and banks of creeks and their tributaries. However, the Certified EIR explicitly concluded that the implementation of General Plan policies (e.g., LU-P-2, LU-P-56, RC-P-25, RC-P-26) and the application of mitigation measures MM-BIO-2 and MM-BIO-3 would ensure that impacts on federally and state protected wetlands are reduced to a less than significant level. These mitigation measures ensure that any unavoidable loss of jurisdictional features is fully compensated for and approved under the purview of state and federal resource agencies. With the adoption of the proposed project, all development that would be subject to the ODS would also be subject to MM-BIO-2 and MM-BIO-3. The proposed project does not change the physical environment, the regulatory requirements, or the mandatory mitigation measures imposed on future development. Therefore, the proposed project would not result in a new significant impact

or a substantial increase in the severity of previously identified significant impacts related to state or federally protected wetlands.

- (d) *Would the proposed project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to interfering with the movement of any native resident or migratory fish or wildlife species; interfering with established native resident or migratory wildlife corridors; or impeding the use of native wildlife nursery sites. The proposed project, developed under the provisions of the General Plan 2040, is consistent with the impacts and mitigation identified in the Certified EIR. The Certified EIR found impacts to wildlife movement to be potentially significant before mitigation. The Certified EIR determined that impacts to wildlife movement would be reduced through consistency with General Plan policies for Open Space and Resource Conservation (specifically referencing RC-P-1, RC-P-9, RC-P-12, and RC-P-24), which address maintenance of the Chino Hills (east) and the Puente Hills (west) wildlife movement corridors and local corridors. The Certified EIR determined that compliance with mitigation measure MM-BIO-6 for the Tonner Canyon wildlife corridor and adherence to General Plan 2040 policies would reduce impacts on wildlife movement to a less than significant level. The proposed project would not change the land use, density, or physical boundaries near these critical corridors; therefore, it would not introduce new barriers or increase fragmentation, and it would not introduce new incompatible land uses next to wildlife movement corridors. Furthermore, the proposed project would not apply to development in open space areas or other areas anticipated to contain wildlife corridors, as the development subject to the proposed project is located on parcels designated for multifamily residential housing and mixed-use. With the adoption of the proposed project, all development that would be subject to the ODS would also be subject to MM-BIO-6. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to wildlife movement.

- (e) *Would the proposed project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to local biological resource protection policies, such as tree preservation policies or ordinances. The Certified EIR determined that due to regulatory compliance with existing policies, the City Tree Preservation Ordinance and the Los Angeles County Oak Tree Protection Ordinance, no significant impacts would occur, and no mitigation measures were required. Similar to the Certified EIR, the proposed project would be required to comply with the City of Diamond Bar Tree Preservation Ordinance and the Los Angeles County Oak Tree Protection Ordinance. Furthermore, the proposed project includes a provision that actively supports the goals of local greening policies by requiring that “at least 25 percent of the required on-site outdoor space shall be planted with ground cover, shrubs, trees, or a combination thereof.” This mandatory landscaping requirement reinforces the City’s commitment to enhancing the urban canopy and ensuring biological compatibility within development standards. All future projects subject to the proposed project would be required to obtain necessary permits and comply with all applicable sections of the Diamond Bar Development Code, which includes the City Tree Preservation Ordinance. Therefore, the proposed project would not result in a new

significant impact or a substantial increase in the severity of previously identified significant impacts related to local policies or ordinances protecting biological resources.

- (f) *Would the proposed project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a conflict with an adopted conservation plan. The Certified EIR found that the General Plan 2040 would result in potential conflicts with the Puente-Chino Hills Wildlife Corridor Conservation Program led by the Wildlife Corridor Conservation Authority (WCCA). The EIR concluded that compliance with the adopted General Plan policies and mitigation measure MM-BIO-6 would reduce impacts below the level of significance. The proposed project specifies the aesthetic and functional design of buildings and sites within areas already designated for development. The proposed project does not alter the underlying commitment to comply with the terms of any adopted or future Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). The adoption of the proposed project would not create a conflict with the provisions of any adopted habitat conservation plan and would be consistent with the scope of impact analyzed in the Certified EIR. Furthermore, the proposed project would not apply to development in open space areas or other areas anticipated to be subject to the Puente-Chino Hills Wildlife Corridor Conservation Program, as the development subject to the proposed project is located on parcels designated for multifamily residential housing and mixed-use. However, if any future projects subject to the proposed project are located within the Puente-Chino Hills Wildlife Corridor Conservation Program area, they would be required to implement the General Plan 2040 policies and MM-BIO-6. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to local, regional, or state habitat conservation plans.

Mitigation Measures

As with the Certified EIR, mitigation measures MM-BIO-1 through MM-BIO-6 are required for implementation in order to lessen and/or alleviate the impacts related to biological resources expected to result from implementation of the proposed project (Appendix B).

No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to biological resources for the proposed project that were not previously analyzed in the Certified EIR. As evaluated in the Certified EIR, the General Plan 2040 would contribute incrementally to the continuing reduction in relatively natural, undisturbed open space areas and contribute to the progressive fragmentation of habitat areas and decline in species diversity throughout the region; however, overall cumulative impacts were determined to be less than significant with incorporation of mitigation measures MM-BIO-1 through MM-BIO-6. Consistent with the findings of the Certified EIR, cumulative impacts to biological resources would remain less than significant with implementation of the proposed project, when compared to the General Plan 2040. The proposed project is constrained by the land use and environmental parameters already established and analyzed in the Certified EIR. The proposed project would not propose new development, increase development intensity, or alter the location of planned development. The contribution of development subject to the

proposed project to the regional cumulative effect is consistent with the scope previously evaluated and mitigated in the Certified EIR. Therefore, the proposed project would not contribute to incremental cumulative biological resource impacts greater than the contribution analyzed in the Certified EIR with the application of standard regulatory compliance and existing mitigation measures. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to biological resources.

3.4 CULTURAL RESOURCES

This section evaluates the potential environmental effects of the proposed project on cultural resources. This Addendum relies on and incorporates by reference the project and regulatory setting as described in Section 3.4, *Cultural, Historic, and Tribal Cultural Resources*, of the Certified EIR. Potential impacts to cultural resources from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in significant and unavoidable impacts to historical resources, less than significant impacts with mitigation to archaeological resources, and less than significant impacts to human remains. Mitigation measures for construction and future development would be required in conjunction with future project approvals.

3.4.1 Setting

The environmental setting for cultural resources is consistent with what was described in the Certified EIR. The historic setting, historical resources, archaeological resources, and data available for the presence of human remains are the same for the proposed project as those described in the Certified EIR. The regulatory setting applicable to cultural resources presented in the Certified EIR, including the National Historic Preservation Act, National Register of Historic Places, California Register of Historic Resources, and all applicable federal, state, and local regulations are the same and apply to the proposed project.

3.4.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts on historical resources was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

- (a) *Would the proposed project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to historical resources. The Certified EIR determined that impacts would be significant and unavoidable, as anticipated development in the City could result in a substantial change in the significance of a historical resource through physical demolition, destruction, relocation, or alteration of the resource.

Consistent with the Certified EIR, future development subject to the proposed project would continue to be subject to mitigation measure MM-CULT-1. With the implementation of MM-CULT-1, impacts to historical resources would be reduced; however, the impact would remain significant because historical resources could be demolished or altered in a manner such that they are no longer able to convey their historical significance.

All future development subject to the proposed project was considered in the Certified EIR. As the proposed project would not result in additional development beyond what was considered in the Certified EIR, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to historical resources as defined in State CEQA Guidelines Section 15064.5.

- (b) *Would the proposed project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to archaeological resources. The Certified EIR determined that impacts would be less than significant with mitigation measure MM-CULT-2 incorporated, as future development anticipated by the General Plan 2040 would include construction-related ground disturbance that could disturb previously unknown prehistoric or historic era archaeological resources. Consistent with the Certified EIR, future development subject to the proposed project would continue to be subject to MM-CULT-2.

The proposed project would not result in additional development beyond what was considered in the Certified EIR; therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to archaeological resources as defined in State CEQA Guidelines Section 15064.5.

- (c) *Would the proposed project disturb any human remains, including those interred outside of dedicated cemeteries?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to disturbing human remains. The Certified EIR determined that it is possible that unknown prehistoric or historic era human remains could be encountered during construction-related ground disturbance, but impacts would be less than significant through regulatory compliance.

Consistent with the Certified EIR, any human remains encountered would be handled in accordance with California Health and Safety Code Section 7050.5. If the human remains are Native American, they would be handled in accordance with Public Resources Code Section 5097.98.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to human remains.

Mitigation Measures

As with the Certified EIR, mitigation measures MM-CULT-1 and MM-CULT-2 are required for implementation in order to reduce the impacts related to cultural resources expected to result from implementation of the proposed project (Appendix B).

No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to cultural resources for the proposed project that were not previously analyzed in the Certified EIR. As discussed in the Certified EIR, cumulative impacts to historical resources would be significant and the contribution of General Plan 2040 would be cumulatively considerable despite the implementation of mitigation measure MM-CULT-1. With respect to archaeological resources, the Certified EIR determined that the

cumulative impact would be significant and the contribution of General Plan 2040 would be cumulatively considerable. With respect to human remains, the Certified EIR determined that the cumulative impact would be less than significant. The contribution of the proposed project to the regional cumulative effect is consistent with the scope previously evaluated and mitigated in the Certified EIR. Therefore, the proposed project would not contribute to incremental cumulative cultural resource impacts greater than the contribution analyzed in the Certified EIR for human remains, and the cumulative impact remains less than significant with the application of standard regulatory compliance. The proposed project would not result in additional development beyond what was considered in the Certified EIR; therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified cumulative significant impacts related to cultural resources.

3.5 ENERGY

This section evaluates the effects on energy from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.5, *Energy, Climate Change, and Greenhouse Gases*, of the Certified EIR. Potential impacts to energy from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant energy impacts, with no mitigation measures required. Consistent with the Certified EIR, energy for the proposed project was evaluated with regard to the General Plan 2040, Title 24 of the California Green Building Standards (CalGreen), SCAG's Connect SoCal, and the City's Climate Action Plan (CAP).

3.5.1 Setting

The project setting for energy is the same as that considered in the Certified EIR. A review of available records and literature determined that new energy information has become available since the certification of the EIR, including (1) an update to Connect SoCal, which includes goals to improve energy efficiency in the region to facilitate sustainable development;¹² and (2) required compliance with the California Code of Regulations, including Title 20 Division 2, Chapter 4 (Energy Conservation), and Title 24, Part 6 of the California Energy Code (CEC). These regional plan updates include more stringent energy efficiency goals and regulations, when compared to the regional plans discussed in the Certified EIR. However, the proposed project does not include changes or reductions in energy efficiency or compliance with energy or sustainable development standards that would conflict with applicable energy plans.

3.5.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to energy was evaluated in relation to the following questions as stated in Appendix G of the State CEQA Guidelines.

- (a) *Would the proposed project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operations?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to resulting in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operations. The expenditure of non-renewable resources would be incurred as a result of future design modifications from the proposed project, including electricity, natural gas, propane, diesel, and gasoline. The application of the proposed project to future multifamily and mixed-use development would be subject to project-specific development review requirements and compliance with existing energy-based regulations. Moreover, the proposed project includes functional architectural elements, such as room to accommodate shade structures for townhouses, flex/loft buildings, walk-up flat parking; courtyard

¹² Southern California Association of Governments. 2024. Connect SoCal: A Plan for Navigating to a Brighter Future. <https://scag.ca.gov/sites/default/files/2024-05/23-2987-connect-socal-2024-final-complete-040424.pdf> (accessed October 30, 2025).

multi-family buildings, wrap building, urban blocks; and photovoltaic panels for buildings (Appendix A), which would decrease electricity consumption and other non-renewable energy expenditures. Furthermore, there would be no increase in VMT as a result of the proposed project (see Section 3.13, *Transportation*). Therefore, no additional energy expenditures for vehicular travel would result from the proposed project.

The proposed project would not result in additional development or induce growth beyond what was considered in the Certified EIR. As such, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to resulting in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operations.

(b) *Would the proposed project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to a conflict with or obstruction of a state or local plan for renewable energy or energy efficiency. As with the Certified EIR, the proposed project would result in less than significant impacts in relation to a conflict with or obstruction of a state or local plan for renewable energy or energy efficiency. The application of the proposed project to future multifamily and mixed-use development would be subject to project-specific development review requirements. In addition, the proposed project would be required to comply with existing energy-based regulations, including the General Plan 2040, Title 24 of the California Green Building Standards, SCAG's Connect SoCal, and the City's CAP. Future multifamily and mixed-use development also would be required to comply with energy conservation regulations embedded in California Code of Regulations Title 20, Division 2, Chapter 4; and CCR Title 6. The updates to Connect SoCal and the California Code of Regulations since adoption of the Certified EIR include more stringent energy efficiency goals and regulations, when compared to the regional plans discussed in the Certified EIR, and future development in the City would continue to be subject to these most recent versions. Further, the proposed project does not include changes or reductions in energy efficiency that would conflict with energy or sustainable development standards and, therefore, would not change the findings in the Certified EIR. Additionally, as previously discussed, the proposed project includes functional architectural elements for a variety of building types that would decrease electricity consumption and other non-renewable energy expenditures.

The proposed project would not result in additional development beyond what was previously evaluated in the Certified EIR. As such, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts that would conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to energy. No further mitigation measures are required for the proposed project.

Cumulative Impact Analysis

The implementation of the proposed project would not result in or contribute to a cumulative energy impact. This proposed project is a design overlay that works within the regulatory framework and cumulative growth assumptions of the Certified EIR and is consistent with the

analysis of cumulative impacts under the development evaluated in the General Plan 2040. The Certified EIR concluded that the environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operations, conflict with or obstruct a state or local plan for renewable energy or energy efficiency would not be cumulatively considerable. Consistent with the Certified EIR, implementation of the proposed project would not result in cumulatively considerable impacts in relation to energy. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to energy.

3.6 GEOLOGY, SOILS, AND SEISMICITY

This section evaluates the effects on geology and soils impacts from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.6, *Geology, Soils, and Seismicity*, of the Certified EIR. Potential impacts to geology and soils from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR concluded that the General Plan 2040 would result in less than significant impacts to geology and soils. Consistent with the Certified EIR, geology and soils for the proposed project were evaluated with regard to the Los Angeles County General Plan Safety element; County of Los Angeles All-Hazard Mitigation Plan, the USGS 7.5-minute series topographic quadrangle; California Division of Mines and Geology (CDMG) publications; the most recent Alquist-Priolo Earthquake Fault Zone (APEFZ) Map; the City of Diamond Bar Natural Hazards Mitigation Plan; published maps; and technical studies. Review of available records and literature determined that no new information has become available since the certification of the Certified EIR.

3.6.1 Setting

The project setting for geology and soils remains consistent with the setting considered in the Certified EIR.

3.6.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to hydrology and water quality was evaluated in relation to the following questions in Appendix G of the State CEQA Guidelines.

- (a) *Would the proposed project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the rupture of a known earthquake fault. The Certified EIR established that the project area is not within an Alquist-Priolo Earthquake Fault Zone, and no known active faults transect the area. Therefore, the risk of surface fault rupture is consistently considered very low. Since the proposed project is limited to the design and articulation of the building envelope, the ODS exerts no influence on regional tectonic hazards or the potential for surface rupture. The proposed project would not increase the degree of exposure to this hazard beyond the existing baseline and the General Plan's projections. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding rupture of a known earthquake fault.

ii. Strong seismic ground shaking?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to strong seismic ground shaking. The Certified EIR concluded that impacts from strong seismic ground shaking are less than significant because all new buildings must be constructed in compliance with the California Building Code (CBC), Section 1613, which requires structures to be designed and constructed to resist seismic forces in accordance with the Minimum Design Loads for Buildings and Other Structures (ASCE standards). The proposed project comprises a set of aesthetic, functional, and form-based requirements (e.g., facade articulation, frontage types) that are subordinate to the CBC. Further, structural integrity and seismic design are governed by mandatory project-specific engineering and the CBC and required for all development within the General Plan 2040 inclusive of the proposed project. The proposed project would not compromise the seismic integrity of future development. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

The proposed project would not exceed General Plan 2040 assumptions, and would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to seismic-related ground failure, including liquefaction. The Certified EIR identified a risk of liquefaction and lateral spreading in areas underlain with loose saturated cohesionless soils, notably within valley basins and along major highway corridors. The proposed project is intended to regulate visual design and has no effect on subsurface hydrogeologic conditions or soil mechanics. All future development subject to the proposed project, particularly those within identified liquefaction hazard zones, are mandatorily required to undergo site-specific geotechnical investigations as part of the permitting process. These investigations, in conjunction with the CBC, prescribe specific foundation design, soil stabilization, and ground improvement techniques necessary to mitigate liquefaction risk. The proposed project does not override these critical regulatory requirements. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding strong seismic ground shaking.

iv. Landslides?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to landslides. The Certified EIR acknowledged that steep hills (30 percent slope or greater) in the Planning Area are subject to a high risk of seismically induced landslides. However, the impact was determined to be less than significant because all development must address these hazards through site-specific geotechnical studies and conform to the current design provisions of the CBC and General Plan 2040 policies protecting hillside development. The proposed project applies primarily to urbanized and infill areas designated for multifamily and mixed-use development, which are generally located outside the most sensitive steep hillsides. Future development subject to the proposed project that occurs on or adjacent to slopes, the proposed project architectural requirements will not supersede the need for comprehensive geotechnical reporting and the implementation of slope stability measures required by the City Engineer and the CBC. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding landslides.

(b) Would the proposed project result in substantial soil erosion or the loss of topsoil?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantial soil erosion or the loss of topsoil. The Certified EIR concluded that development under the General Plan 2040 could expose soils to erosion during earthwork activities. However, the impact was found to be less than significant due to mandatory compliance with the National Pollutant Discharge Elimination System (NPDES) permit requirements for projects disturbing over one acre, which includes the implementation of a Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs). Additionally, General Plan 2040 policies RC-P-24 and RC-P-26 specifically require these measures to control erosion and sedimentation during and after construction.

The proposed project would not expand the total area of land disturbance; nor would it increase the overall development capacity of the City beyond the levels analyzed in the Certified EIR. Future development (new multifamily and mixed-use buildings) subject to the proposed project remain fully subject to all mandatory federal, state, and local regulations related to water quality and soil protection, including the requirements for NPDES permits, SWPPPs, and BMPs. While the proposed project influences exterior elements like landscaping and courtyards, the critical engineering aspects of site preparation, grading, and permanent drainage control are governed by the City Engineer and mandatory grading permits, which prioritize erosion control. The proposed project will not compromise the mandatory regulatory framework that prevents substantial soil erosion and loss of topsoil. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding substantial soil erosion or the loss of topsoil.

(c) Would the proposed project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to unstable geologic units or soils. The Certified EIR concluded that areas with unstable underlying materials (undocumented fills, soft compressible deposits, expansive soils) exist within the proposed project area, particularly in areas of hilly terrain and near valley basins. However, the EIR determined that the potential for adverse impacts from geologic hazards (landslide, lateral spreading, subsidence, liquefaction, or collapse) was less than significant for the General Plan 2040 buildout due to the integration of geotechnical requirements into the planning and design process. Since all future development remains fully subject to the strict regulatory framework and policies designed to eliminate risks associated with unstable soils and geologic units, the proposed project does not introduce any new mechanism that would destabilize soils or increase exposure to these hazards. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding unstable geologic units or soils resulting in landslide, lateral spreading, subsidence, liquefaction or collapse.

- (d) *Would the proposed project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to expansive soils. The Certified EIR acknowledged that areas within the Planning Area contain soils with expansive properties, which swell and shrink with changes in moisture content, potentially causing damage to foundations, pavements, and utility lines, thereby creating risks to life or property. However, the Certified EIR concluded this impact was less than significant. The proposed project comprises a set of architectural and aesthetic design criteria and is entirely unrelated to subsurface soil mechanics, geotechnical engineering, or structural foundation design. The proposed project would not authorize any development that would be exempt from the mandatory requirements for site-specific geotechnical investigation and mitigation measures enforced by the City Engineer and the CBC. Therefore, the proposed project would not introduce any new risks to life or property in areas of the City that may contain expansive soils. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to expansive soil hazards.

- (e) *Would the proposed project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the capability of soils to support septic systems. The Certified EIR indicated that the General Plan 2040 and the overall project area are already served by extensive public sewer infrastructure, provided by various agencies including the Sanitation Districts of Los Angeles County. The General Plan 2040's anticipated growth, which is the maximum potential growth accommodated by the proposed project, is based on the assumption that all new development will connect to and utilize the existing and planned public wastewater conveyance and treatment facilities. The proposed project applies to multifamily and mixed-use infill development within the urbanized areas of the City, which are already fully serviced by public sewers. There are no anticipated instances where future development subject to the proposed project would rely on septic tanks or alternative on-site wastewater disposal systems. Furthermore, the proposed project is a design standard and has no bearing on the presence, functionality, or capacity of public sewer systems or the use of private disposal systems. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts as it relates to the capacity of soils to support septic or alternative wastewater disposal systems.

- (f) *Would the proposed project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the destruction of unique paleontological or geologic resources. The Certified EIR concluded that, while the Planning Area contains underlying geologic formations (such as the Fernando Formation) known to contain paleontological resources and includes potentially unique geologic features (like steep hillsides), the potential for destruction was

determined to be less than significant due to mandatory regulatory compliance and mitigation measures MM-GEO-1 and MM-GEO-2. The proposed project does not determine the extent of ground disturbance or excavation depth, which are the primary factors leading to the destruction of these resources. The amount of earthwork is dictated by the maximum density and intensity of the General Plan 2040. Furthermore, all future development subject to the proposed project is required to abide by the appropriate regulatory requirements, including the cessation of earth-moving activity if potential resources are discovered, and the mandatory recovery and preservation of any unique paleontological resources in accordance with the Los Angeles County Paleontological Resource Assessment and Guidelines. Since the proposed project must adhere to existing General Plan policies and protocols for resource discovery and preservation, the proposed project does not introduce any new significant risks that would destroy a unique resource. However, consistent with the Certified EIR, all development subject to the proposed project would continue to implement mitigation measures MM-GEO-1 and MM-GEO-2 to ensure that impacts to paleontological resources would be less than significant. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts that would directly or indirectly cause the destruction of a unique paleontological resource or site or unique geologic feature.

Mitigation Measures

As with the Certified EIR, mitigation measures MM-GEO-1 and MM-GEO-2 are required for implementation in order to lessen and/or alleviate the impacts related to paleontological resources expected to result from implementation of the proposed project (Appendix B).

No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to geology and soils for the proposed project that were not previously analyzed in the Certified EIR. As evaluated in the Certified EIR, cumulative increases in population and development that would result from the implementation of the full buildout of the General Plan 2040 would increase the number of residents and employees exposed to the region's known seismic hazards; however, conformance with the CBC and proposed General Plan 2040 policies would preserve building integrity during a seismic event, and other regulatory measures would reduce geohazards impacts to below the level of significance. As a result, cumulative impacts would be minimized and less than significant. Consistent with the Certified EIR, the proposed project would not result in a significant adverse cumulative impact to geology and soils as the proposed project is strictly an architectural and functional design overlay. In addition, the proposed project does not increase underlying development capacity, nor does it override mandatory safety regulations. All future development, regardless of ODS requirements, is obligated to follow the CBC and requires site-specific geotechnical investigations to mitigate risks from seismic shaking, liquefaction, landslides, and expansive soils. Therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to geology and soils.

3.7 GREENHOUSE GAS EMISSIONS

This section evaluates the effects on greenhouse gas (GHG) emissions from the proposed project. This Addendum relies on and incorporates by reference the physical setting and regulatory setting as described in Section 3.5, *Energy, Climate Change, and Greenhouse Gases*, of the Certified EIR. Potential impacts to GHG emissions from the proposed project are discussed relative to the conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant GHG emissions impacts, with no mitigation measures required. Consistent with the Certified EIR, the proposed project was evaluated with regard to the General Plan 2040, the CARB Scoping Plan Update, Executive Orders S-3-05 and B-48-18, SCAG's Connect SoCal, and the City's CAP.

3.7.1 Setting

The project setting for GHG emissions is the same as that considered in the Certified EIR. A review of available records and literature determined that new GHG emissions information has become available since the Certified EIR, including (1) a 2024 update to Connect SoCal, which includes a revision from CARB to set more stringent GHG reduction targets for the SCAG region at 8 percent below 2005 per capita emissions levels by 2020 and 19 percent below 2005 per capita emissions levels by 2035,¹³ and (2) a 2022 update to the CARB Scoping Plan,¹⁴ which includes more stringent GHG reduction goals compared to the 2017 Scoping Plan update analyzed in the Certified EIR. While these regional plan updates are reviewed for consistency, the updates to SCAG's Connect SoCal and the CARB Scoping Plan would not result in substantial changes to the regional framework analyzed in the Certified EIR with respect to GHG emissions and, thus, would not result in changes to the findings made in the Certified EIR.

3.7.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to GHG emissions was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

- (a) *Would the proposed project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to generating direct or indirect GHG emissions that may have a significant impact on the environment. The Certified EIR determined that the General Plan 2040 would result in less than significant impacts. According to AB 32, GHG emissions are defined as emissions of the following gases: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). While SCAG's Connect SoCal and the CARB Scoping Plan have been updated since adoption of the

¹³ Southern California Association of Governments. 2024. Connect SoCal: A Plan for Navigating to a Brighter Future. <https://scag.ca.gov/sites/default/files/2024-05/23-2987-connect-socal-2024-final-complete-040424.pdf> (accessed November 5, 2025).

¹⁴ California Air Resources Board. December 2022. 2022 Scoping Plan for Achieving Carbon Neutrality. <https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf> (accessed November 3, 2025).

Certified EIR to set more stringent GHG reduction targets, these updates would not change the conclusions of the Certified EIR, and the proposed project would not conflict with the reduction targets. Future development in the City that would be subject to the proposed project would continue to be subject to the most recent versions of SCAG's Connect SoCal and the CARB Scoping Plan to meet the most recent reduction targets. The proposed project is a set of design standards and does not increase development capacity; as such, it would not result in unplanned development in the City beyond the development that was evaluated for GHG emissions in the Certified EIR. As found in the Certified EIR, future multifamily residential and mixed-use development subject to the proposed project would have the potential to emit these GHG emissions from area, energy, and mobile sources. However, there would be no additional development that would increase VMT as a result of the proposed project compared to the Certified EIR (see Section 3.13, *Transportation*). Thus, no additional GHG emissions from vehicular travel, as measured by VMT, would result from the proposed project. Similarly, the proposed project would not involve area or energy sources that would result in an exceedance in GHG emissions, and no additional development would occur that was not planned in the General Plan 2040 and considered in the Certified EIR. Furthermore, the application of the proposed project to future multifamily and mixed-use development would be subject to project-specific development review requirements and compliance with existing GHG emissions regulations. The proposed project includes a requirement for at least 25 percent of outdoor space to be dedicated to landscaping (e.g., shrubs, cover, and/or trees) for walk-up flats, courtyard multifamily buildings, wrap buildings, and urban blocks, which could provide for an increase in available carbon storage opportunities within the City.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to generating direct or indirect GHG emissions that may have a significant impact on the environment.

(b) Would the proposed project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to any conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As with the Certified EIR, the proposed project would result in less than significant impacts. The proposed project would comply with existing energy regulations, including the most recent versions of the General Plan 2040, the CARB Scoping Plan Update, Executive Orders S-3-05 and B-48-18, SCAG's Connect SoCal, and the City's CAP. While SCAG's Connect SoCal and the CARB Scoping Plan have been updated since adoption of the Certified EIR to set more stringent GHG reduction targets, these updates would not change the conclusions of the Certified EIR, and the proposed project would not conflict with the reduction targets. Future development in the City that would be subject to the proposed project would continue to be subject to the most recent versions of SCAG's Connect SoCal and the CARB Scoping Plan to meet the most recent reduction targets. The proposed project is a set of design standards and does not increase development capacity; as such, it would not result in unplanned development in the City beyond the development that was evaluated for GHG emissions in the Certified EIR. The application of the proposed project to future multifamily and mixed-use development would be subject to project-specific development review requirements. The proposed project includes landscaping design standards for a variety of building types which could provide for an increase in available carbon storage opportunities within the City.

The proposed project does not propose new development and would not alter the growth projections analyzed in the Certified EIR. The proposed project also does not increase the overall development capacity or change the level of intensity that was the basis for the Certified EIR analysis. As such, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to conflict with applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to GHG emissions. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to GHG emissions for the proposed project not previously evaluated in the Certified EIR. The Certified EIR found that the General Plan 2040 would not result in cumulatively considerable impact to the generation of direct or indirect GHG emissions and regarding conflict with goals, policies, and regulations established for reducing GHG emissions. Consistent with the findings of the Certified EIR, implementation of the proposed project would not result in a cumulatively considerable impact on GHG emissions. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts to GHG emissions.

3.8 HAZARDS AND HAZARDOUS MATERIALS

This section evaluates the potential impacts associated with hazards and hazardous materials resulting from the proposed project. This Addendum relies on and incorporates by reference the physical setting and regulatory setting as described in Section 3.7, *Hazards, Hazardous Materials, and Wildfire*, of the Certified EIR. This analysis assesses the potential impacts associated with the use, transport, or disposal of hazardous materials, hazardous materials sites, airport hazards, emergency response planning, and wildfire hazards. Potential impacts are discussed relative to the conclusions in the Certified EIR.

3.8.1 Setting

The project setting for hazards and hazardous materials is consistent with that considered in the Certified EIR. The proposed project would not alter the physical or regulatory conditions described in the Certified EIR.

3.8.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to hazards and hazardous materials was evaluated in relation to the following questions as stated in Appendix G of the State CEQA Guidelines.

- (a) *Would the proposed project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the routine transport, use, or disposal of hazardous materials. The Certified EIR analyzed the potential for hazardous materials generation from the construction activities associated with the General Plan 2040. The construction and operation of new multi-family and mixed-use buildings includes the routine use of common hazardous materials such as cleaning agents, landscaping chemicals, vehicle fluids, fuels, oils, and construction related materials. The Certified EIR concluded that the implementation of applicable federal, state, and local regulations and policies would be sufficient to lessen the risk of death, injury, and property loss.

The routine use of hazardous materials by the proposed project is limited to materials commonly found in residential and low-intensity commercial settings, such as paints, cleaning agents, and landscape chemicals. Since the proposed project is limited to aesthetic details and architectural goals that require specific exterior finishes or color schemes, the proposed project would not increase the volume of construction, operational hazardous materials, or waste generated beyond what was anticipated and deemed less than significant in the Certified EIR. All handling, storage, and transport of hazardous materials and waste associated with future development remain subject to a robust regulatory framework, including federal, state, and local regulations (e.g., Resource Conservation and Recovery Act, Emergency Planning and Community Right-to-Know Act, Hazardous Materials Transportation Act, California Health and Safety Code, and the Consolidated Fire Code). Compliance with the Hazardous Materials Business Plan (HMBP) for threshold quantities and regulations specifying storage areas designed to prevent accidental

release and protect against fire or health hazards remains mandatory. Since there are currently no permitted hazardous waste facilities in the City, disposal practices are governed strictly by state and local standards. Furthermore, the Certified EIR noted that the General Plan 2040 includes policies that seek to lessen the risk from transport by minimizing truck traffic through residential areas and promoting safe goods distribution. The transport of hazardous materials is primarily related to General Plan 2040 construction development (fuel deliveries), and the movement of household/commercial hazardous waste would not be affected by the proposed project. Since the proposed project would not result in land use changes or increase traffic volumes beyond the Certified EIR, the proposed project would not increase the number of vehicles transporting materials on highways (SR-57 and SR-60) or local roads. Existing regulations and policies manage the safety risks associated with transport. The proposed project does not introduce new types of hazards, increase the scale of hazardous materials used beyond the General Plan's projections, or override any mandatory federal, state, and local regulations that promote safe handling, storage, and emergency response.

The proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to routine transport, use, or disposal of hazardous materials.

(b) Would the proposed project create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental conditions involving the release of hazardous materials into the environment?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to the accidental release of hazardous materials. The Certified EIR concluded that, given the existing regulations and programs and the General Plan 2040 policies that address the potential for hazardous materials upsets and promote the ability of emergency services to respond to incidents, impacts associated with the release of hazardous materials into the environment would be less than significant.

The potential releases of hazardous materials associated with the proposed project are the same as described in the Certified EIR. The Certified EIR describes new development (housing and mixed-use) could increase the risk of the potential upset of routinely used hazardous materials, such as household cleaners and landscaping chemicals, but these would not be present in sufficient quantities to pose a significant risk to the public and must be used in accordance with all applicable laws and regulations. The implementation of the proposed project does not alter site grading, construction methods, or safety protocols. Therefore, the same potential impacts associated with site contamination that were described in the Certified EIR could occur with the proposed project. Grading, drilling, or excavation at a future development site have the potential to mobilize hazardous materials (if currently present in the soil), which could result in exposure of personnel and other sensitive receptors, such as plants and wildlife, to contaminant levels that could result in short- and long-term health effects. Accidental release from operational and construction activities would be addressed through mandatory regulatory compliance. All future development remains subject to existing regulations regarding storage, transport, and safety protocols designed to prevent accidental releases, and facilities handling hazardous materials are subject to routine inspections by the Los Angeles County Fire Department. Furthermore, construction activities for future development must also adhere to strict protocols regarding the handling and storage of construction related hazardous materials, as well as Occupational Safety and Health Administration (OSHA) worker safety standards. The proposed project is an architectural design guide and has no role in regulating the use, storage, or handling of hazardous

materials or the remediation of contaminated sites. As such, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to the reasonably foreseeable upset and accidental conditions involving the release of hazardous materials into the environment.

- (c) *Would the proposed project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the emission of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The Certified EIR concluded that the General Plan 2040 would result in less than significant impacts regarding hazardous emissions and materials within one-quarter mile of a school. The Certified EIR conclusion noted that the most intense uses likely to handle acutely hazardous materials (e.g., Light Industrial) are confined to specific areas, with only one school, Walnut Elementary, falling within a quarter mile of such designation. The proposed project would only apply to multifamily and mixed-use projects, meaning it would not increase exposure of students to industrial hazardous materials beyond what was identified in the Certified EIR. The proposed project would not change the type of land uses allowed or intensity the manufacture, use, transport, or disposal of hazardous materials, within one-quarter mile of any of the 14 existing schools identified in the Certified EIR. The allowed land uses remain limited to residential, commercial, or mixed-use, which are generally not substantial emitters or handlers of acutely hazardous waste. The General Plan 2040 has policies in place (e.g., PS-P-26) that prohibit the development of projects anticipated to emit hazardous air emissions or handle extremely hazardous substances within one-quarter mile of a school. The proposed project would not interfere with the Local Hazard Mitigation Plan and Emergency Operations Plan's (EOP) (PS-G-8) ability to respond to local hazards, including hazardous materials incidents, and to plan for the protection of critical facilities (i.e., schools). Furthermore, the small quantities of routine hazardous materials (household cleaners, paints, etc.) associated with the proposed project would be the same as those considered in the Certified EIR analysis; these types of hazardous materials are not present in sufficient quantities to pose a significant risk to the public or schools and are subject to mandatory state regulations. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- (d) *Would the proposed project be located on a site which is included on a list of hazardous materials site compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to development on designated hazardous materials sites. The Certified EIR acknowledges the existence of numerous sites in the City that are included on the "Cortese List" (Government Code No. 65962.5) or require further investigation (as depicted in Figure 3.7-1 and Table 3.7-1 of the Certified EIR). These sites, often located along major local roadways (e.g., Diamond Bar Boulevard, Grand Avenue, Golden Springs Drive), have experienced releases resulting in soil and groundwater contamination. The Certified EIR

concluded that, while redevelopment of these sites could potentially pose a hazard, the impact would be less than significant because these sites are strictly regulated by existing federal and state policies and are in various stages of the mandatory cleanup process. The proposed project, which guides architectural and site design elements (e.g., building placement, facade articulation) for future multifamily and mixed-use development, has no influence, jurisdiction, or impact over the environmental cleanup, remediation, or regulatory compliance required for contaminated sites. The proposed project would not change the underlying zone or increase the maximum density or intensity of development allowed on these specific sites. Therefore, the proposed project would not increase the degree of intrusion into contaminated soil or groundwater beyond the scope already anticipated and analyzed by the Certified EIR. Compliance with the established regulatory framework will continue to ensure that impacts related to development on designated hazardous material sites are appropriately addressed. The proposed project is a design standard that would not modify the regulatory or remedial requirements governing Cortese List sites. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to development on designated hazardous materials sites.

- (e) *For a proposed project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to airport-related safety hazards or excessive noise for people residing or working in the proposed project area. The Certified EIR concluded that the implementation of the General Plan 2040 would have no impact on an airport-related safety hazard because there is no public airport located within two miles of the City. The closest facility, Brackett Field, is located over six miles away, and its Air Impact Assessment (AIA) area does not overlap with the City. The proposed project would apply to the entire City, which is not located within two miles of a public airport or public use airport. Since the proposed project is entirely outside the relevant airport safety and noise influence zones, the proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area related to airport operations. Consistent with the findings of the Certified EIR, the project would have no impact related to an airport-related safety hazard or excessive noise. Thus, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to airport noise.

- (f) *Would the proposed project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to interference with an adopted emergency response plan or emergency evacuation plan. The Certified EIR established that the overall buildout of the General Plan 2040 would result in less than significant impacts to emergency response due to the enforcement of existing regulations and specific General Plan 2040 policies. Compliance with the General Plan 2040's policies regarding emergency access, evacuation route development, and roadway development would ensure that emergency vehicle movement could efficiently access all parts of the planning area. The proposed project is a design guide and would not authorize new infrastructure, change the function of existing roadways, or affect the protocols established

in the City's adopted emergency plans. The proposed project includes requirements for building placement and parking (e.g., Principle 8: Parking and Vehicle Areas) that seek to place parking at the rear of buildings and prioritize street frontage. These requirements are intended to improve pedestrian experience and visual quality, and they do not supersede the requirements of the Fire Code or the City's Engineering Division. Future multifamily and mixed-use development must still undergo development review to ensure compliance with the Los Angeles County Fire Code and the Diamond Bar Emergency Operations Plan (EOP). This mandatory review dictates minimum driveway widths, turning radii, and fire department access routes necessary for the movement of emergency vehicles. Aesthetic or site design standards in the proposed project cannot be approved if they conflict with minimum fire and emergency access requirements. Future development projects, to which the ODS applies, would still be required to be reviewed by the Los Angeles County Fire Department and other relevant emergency service providers to ensure compliance with all mandatory access, water flow, and life safety standards. The ODS does not modify or interfere with these regulatory mechanisms. The proposed project would not introduce any elements or changes to primary circulation that would physically interfere with designated emergency evacuation routes. Since the ODS is subordinate and works in tandem with the mandatory Fire Code and the City's EOP (General Plan Policy PS-G-8), the proposed project would have no potential to physically interfere with an adopted emergency response or evacuation plans. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to interference with an adopted emergency response plan or emergency evacuation plan.

(g) Would the proposed project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to wildland fire risk. The Certified EIR assessed wildfire risk for the General Plan 2040 buildout and determined impacts would be less than significant with adherence to regulatory requirements. The proposed project does not include new development or increase the intensity of development beyond the buildout already analyzed in the Certified EIR. The proposed project would likewise not expand the development footprint into areas adjacent to wildlands or Wildland-Urban Interface (WUI) zones. All developments in or near a Very High Fire Hazard Severity Zone (VHFHSZ) must comply with the California Public Resources Code and the Los Angeles County Fire Code, including defensible space, fire-resistant building materials, and fuel modification zones. The ODS has an emphasis on durable, high-quality, and non-combustible exterior materials that provide incidental support for fire-safe building practices, which are mandatory under the California Building Code and Fire Code. The proposed project is limited to urbanized areas; therefore, the proposed project would not expose people or structures to a new or increased risk related to wildland fires beyond the analysis already contained in the Certified EIR. The proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to wildland fire risk.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to hazards and hazardous materials. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to hazards and hazardous materials for the proposed project that were not previously analyzed in the Certified EIR. The proposed project would result in no new significant cumulative impacts related to hazards and hazardous materials than those disclosed in the Certified EIR. Due to rigorous state and federal regulatory frameworks covering hazardous material handling, site cleanup, and mandatory fire safety compliance, cumulative impacts would be less than significant. Implementation of the proposed project does not conflict with or otherwise negate any existing mandatory hazard reduction policies. Furthermore, the proposed project would not add new physical development or increase the severity of any underlying hazard exposure beyond the baseline established in the Certified EIR. Therefore, the proposed project would not introduce any new types of hazardous activities, result in any additional development, or undermine the protective regulatory environment.. The cumulative impact related to hazards and hazardous materials remains less than significant, consistent with the findings of the Certified EIR. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to hazards and hazardous materials.

3.9 HYDROLOGY AND WATER QUALITY

This section discusses the effects on hydrology and water quality from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.8, *Hydrology and Water Quality*, of the Certified EIR. Potential impacts to hydrology and water quality from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant impacts to hydrology and water quality, with no mitigation measures required. Consistent with the Certified EIR, hydrology and water quality impacts were evaluated in relation to the General Plan 2040, groundwater basin data from the California Department of Water Resources,¹⁵ and National Flood Insurance Program Flood Insurance Rate Maps for Los Angeles County.¹⁶

3.9.1 Setting

The environmental and regulatory setting for Hydrology and Water Quality remains unchanged from that described in the Certified EIR. A review of available records and literature confirms that no new information of importance has been identified since the Certified EIR, including changes to regulations or permitting requirements regulated by the Federal Clean Water Act (CWA), the State Water Resources Control Board, the Construction General Permit (CGP), the Greater Los Angeles County Region Integrated Regional Water Management Plan (GLACR IRWM), or the City of Diamond Bar Water Pollution Control Regulations including the Stormwater and Urban Runoff Pollution Control Ordinance.

3.9.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to hydrology and water quality was evaluated in relation to the following questions in Appendix G of the State CEQA Guidelines.

- (a) *Would the proposed project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the potential violation of water quality standards. The proposed project primarily dictates aesthetic and functional design components (e.g., sense of place, style, details) for specific types of development and substantial improvements, and does not require new construction, operation, or maintenance activities that would deviate from the types of activities, or the associated impacts, already analyzed and addressed in the Certified EIR.

As discussed in the Certified EIR, the General Plan 2040 may result in local and temporary impacts related to water quality during construction, but such impacts would be less than significant due to compliance with federal, state, and local water quality regulations and General Plan 2040 policies. The proposed project would not alter the fundamental construction scenario,

¹⁵ California Department of Water Resources. 2003. California's Groundwater. Bulletin 118 – Update 2003.

¹⁶ Federal Emergency Management Agency. 2008. National Flood Insurance Program Flood Insurance Rate Map for Los Angeles County and Incorporated Areas.

scale, or duration of future development; the proposed project establishes ODS for projects that already fall under the scope of the Certified EIR. Consistent with the Certified EIR, to minimize impacts to surface and ground water quality, measures to minimize and contain erosion and sedimentation would be implemented in accordance with the Los Angeles County Grading Code, and a grading permit would be submitted to the County for approval prior to commencement of any construction activities. Furthermore, for projects that disturb more than one acre, compliance with the NPDES General Construction Permit would be required. As required by this permit, future development would develop a SWPPP and comply with any regional requirements to meet State water quality objectives. To prevent hazardous materials from entering drainages and affecting water quality, future development would be required to implement a Hazardous Materials Business Plan and submit it to the Los Angeles County Environmental Health Services Department for review and approval. Though local and temporary water quality impacts are possible during the construction of developments that would be subject to the proposed project, any future development would implement NPDES compliance, which is designed to minimize and mitigate potential impacts, as specified in the Certified EIR.

The proposed project would not require construction, operation, or maintenance efforts that were not previously addressed in the Certified EIR. Impacts related to water quality standards or waste discharge requirements are expected to be less than significant as described in the Certified EIR. The City's existing development review process, which would incorporate the proposed ODS checklist, and the mandatory regulatory framework (e.g., NPDES, SWPPP, Grading Code) require future development demonstrate compliance with all required water quality permits prior to commencement of construction activities. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to water quality standards or waste discharge requirements.

(b) Would the proposed project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to groundwater supplies or groundwater recharge. The Certified EIR concluded that the General Plan 2040 would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, and impacts would be less than significant. The General Plan 2040 contains policies that are specifically designed to support groundwater recharge and conserve groundwater. These policies include the goal of preserving permeable surfaces, ridgelines, and hillsides, which directly aids in maintaining the natural filtration and recharge capabilities of the land. The City's Water Pollution Ordinance and General Plan 2040 policies also aim to protect groundwater from potential sources of contamination, thereby ensuring the quality of the resource. In addition, the Certified EIR noted that groundwater-supplied recycled water could be a potential source for landscape irrigation, reducing potential impacts on imported and surface potable water supplies.

The proposed project does not increase the maximum number of dwelling units, building square footage, or site coverage allowed by the existing zoning. Therefore, the proposed project does not increase the City's overall water demand or impervious surface area beyond what was already analyzed in the Certified EIR, nor does it override the City's existing conservation policies. Any increase in new impervious surface would be localized and distributed, constituting a small fraction of the City's overall permeable surface area. The proposed project would not have a measurable effect on groundwater recharge at the basin level. Any small, localized increase in

runoff would be managed by existing stormwater regulations and Low Impact Design (LID) standards (as discussed in the Certified EIR) and would not result in a significant impact to the overall volume of groundwater recharge. The proposed project would not fundamentally alter the scale of development or the regulatory environment pertaining to water conservation and stormwater management established by the Certified EIR. The proposed project would not introduce new or greater impacts related to groundwater demand or interfere with groundwater recharge beyond the levels previously determined to be less than significant in the Certified EIR. Accordingly, the proposed project would not impede on sustainable groundwater management of the basin, and impacts related to groundwater supplies and recharge remain less than significant. Accordingly, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to groundwater supplies or recharge.

(c) *Would the proposed project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

i. Result in a substantial erosion or siltation on- or off-site?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantially altering the existing drainage patterns. The Certified EIR determined that development or redevelopment anticipated by the General Plan 2040 could increase impervious surfaces, such as roofs, patios, driveways, and parking areas and lead to increased stormwater flow, but impacts would be less than significant. The Certified EIR states the majority of development that could occur in the City would be redevelopment of areas with already impervious surfaces and would comply with City ordinances and General Plan 2040 policies that reduce erosion. The proposed project would not change the requirements for all future development disturbing over one acre to develop and implement a SWPPP and comply with the NPDES Construction General Permit. The proposed project does not override any water quality regulatory requirements or alter standard construction practices that are already subject to the Los Angeles County Grading Code. As such, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts from erosion or siltation.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to surface runoff. The Certified EIR already analyzed the maximum potential increase in impervious surfaces and runoff. The Certified EIR determined that development or redevelopment anticipated by the General Plan 2040 could increase impervious surfaces, such as roofs, patios, driveways, and parking areas and lead to increased stormwater flow, but impacts would be less than significant. The Certified EIR states the majority of development that may occur in the City is redevelopment of areas with already impervious surfaces and would comply with City ordinances and General Plan 2040 policies that reduce runoff. The proposed project applies to development already considered in the Certified EIR; it would not increase the maximum impervious area beyond what was previously considered. Furthermore, post-development runoff is regulated by the MS4 Permit (Order No. R4-2012-0175) and local ordinances, which mandate the incorporation of LID practices to detain, retain, or treat

runoff and prevent an increase in post-development flow rates that could cause flooding. These practices are designed to manage runoff rate and volume to prevent new flooding, regardless of the architectural style required by the proposed project. For these reasons, impacts associated with the proposed project would be less than significant and the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts from surface runoff that could result in flooding.

- iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to runoff in excess of stormwater drainage systems. The Certified EIR determined that development or redevelopment anticipated by the General Plan 2040 could increase impervious surfaces, such as roofs, patios, driveways, and parking areas and lead to increased stormwater flow, but impacts would be less than significant. The Certified EIR states the majority of development that may occur in the City is redevelopment of areas with already impervious surfaces and would comply with City ordinances and General Plan 2040 policies that reduce runoff and pollution. Stormwater drainage capacity is managed through adherence to the MS4 Permit's Hydromodification Management requirements which include engineering controls and detention/retention features to ensure that the post-development hydrograph does not substantially exceed the pre-development hydrograph. Polluted runoff is strictly controlled by BMPs required by the MS4 Permit. The ODS requirements in the proposed project, such as providing off-street parking in surface lots or garages at the rear of buildings (Principle 8) or orienting building façades (Principle 5), relate to site layout but do not introduce new or substantial sources of pollution not previously addressed in the Certified EIR. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to existing or planned stormwater draining systems or providing additional sources of polluted runoff.

- iv. Impede or redirect flood flows?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to impeding or redirecting flood flows. The Certified EIR determined that development or redevelopment anticipated by the General Plan 2040 could change site layouts, but impacts would be less than significant. The Certified EIR states the majority of development that may occur in the City is redevelopment of areas with already impervious surfaces and would comply with City ordinances and General Plan 2040 policies that reduce flood flows. The proposed project does not contain specific mandates for grading or filling that would inherently impede flood flows. Future development in the City must comply with the City's Floodplain Management Ordinance and all required permits, which ensures flood flows are not redirected in a manner that causes off-site impacts. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding flood flows.

- (d) *In flood hazard, tsunami, or seiche zones, would the proposed project risk release of pollutants due to project inundation?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the potential release of pollutants in flood hazard, tsunami, or seiche zones. The Certified EIR found that impacts would be less than significant because the City is located sufficiently inland to be out of what would be considered a potential hazard area for seiches, tsunamis, and sea level rise. The proposed project would not require or encourage the placement of development or new significant sources of pollutants within high-risk inundation zones that were not already anticipated by the Certified EIR. Any future development subject to the proposed project must comply with state and local regulations for the storage and management of hazardous materials and waste, which minimizes the risk of pollutant release during an inundation event. Future development must comply with all federal, state, and local safety codes, including the preparation and implementation of a Hazardous Materials Business Plan (if required), which ensures that materials are stored to minimize the risk of release during an inundation event. Therefore, the proposed project would result in less than significant impacts regarding the risk of pollutant release due to inundation in flood hazard, tsunami, or seiche zones, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding the risk of pollutant release due to such inundation.

- (e) *Would the proposed project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a conflict with a water quality control plan or sustainable groundwater management plan. The Certified EIR found that impacts would be less than significant because development would be subject to the RWQCB requirements, the Diamond Bar City Code, and General Plan 2040 policies. Consistent with the Certified EIR, development subject to the proposed project would continue to be subject to those requirements. Future development associated with the proposed project would not conflict with the MS4 Permit (NPDES Permit CAS004001) or the City's Stormwater and Urban Runoff Pollution Control Ordinances. The proposed project must adhere to these mandatory regulatory requirements, including the use of source control, treatment, and LID BMPs. The proposed project would not affect the water demand projections in the General Plan 2040 and would not override the General Plan's policies that are designed to preserve permeable surfaces, reduce impervious areas, and support groundwater recharge. The Certified EIR states the General Plan 2040's goals and policies ensure that water quality is protected to the maximum extent practicable. Thus, the proposed project would not substantially degrade water quality or impede sustainable groundwater management and impacts would be less than significant. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts that would conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to hydrology and water quality. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to hydrology and water quality for the proposed project that were not previously analyzed in the Certified EIR. The Certified EIR analyzed the cumulative impacts of full buildout under the General Plan 2040, which includes the maximum potential for new impervious surfaces, increased runoff, and associated water quality degradation from anticipated future development and redevelopment in the City. The Certified EIR concluded that the impacts to hydrology and water quality were less than significant because the General Plan 2040 mandates rigorous regulatory compliance. Consistent with the Certified EIR, development subject to the proposed project would continue to be subject to the RWQCB requirements, the Diamond Bar City Code, and General Plan 2040 policies, ensuring that cumulative impacts to hydrology and water quality would remain less than significant with implementation of the proposed project. This conclusion is based on the function of the proposed project as a design overlay that works within the regulatory framework and cumulative growth assumptions of the Certified EIR. Therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to hydrology and water quality.

3.10 LAND USE AND HOUSING

This section evaluates the effects on land use and housing from the proposed project. This Addendum relies on and incorporates by reference a project setting and regulatory setting as described in Section 3.9, *Land Use, Population, and Housing*, of the Certified EIR. Potential impacts to land use and housing from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that impacts related to the physical division of an established community; conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; and displacement of substantial numbers of existing people or housing, necessitating the construction or replacement of housing elsewhere, would be less than significant with no mitigation measures required. Consistent with the Certified EIR, land use and housing impacts from the proposed project were evaluated with regard to the General Plan 2040 and Title 22 (Development Code) of the Diamond Bar City Code.

3.10.1 Setting

The project setting for land use and housing is the same as that considered in the Certified EIR. However, while the Certified EIR considered the entire City, the study area for the proposed project is established as areas where the General Plan 2040 land use designations allow for multifamily residential and mixed-use development (Figure 1). A review of available records and literature determined that new housing information has become available since certification of the EIR, including the City's adoption of the 2021-2029 Housing Element Update. The 2021-2029 Housing Element Update conducted an analysis of the City's demographic and housing characteristics and subsequently projected housing needs based on the 2021-2029 RHNA. The RHNA is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6th Housing Element cycle extending from July 2021 to October 2029. The RHNA for the 6th cycle was adopted by SCAG in March 2021. The total housing growth need for the City during the 2021–2029 planning period is 2,521 units, distributed by income category (Table 2, *2021–2029 Regional Housing Needs Assessment*).

**TABLE 3.10-1
2021–2029 Regional Housing Needs Assessment**

Very Low	Low	Moderate	Above Moderate	Total
844	434	437	806	2,521
Source: City of Diamond Bar. 2022. 2021-2029 Housing Element Update to the Diamond Bar General Plan 2040.				

3.10.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to land use and housing was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

(a) *Would the proposed project physically divide an established community?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified

significant impacts in relation to physically dividing an established community. The Certified EIR determined that the General Plan 2040 would result in less than significant impacts and would not physically divide any established community. The proposed project would not physically divide the community in the City since the proposed project would only apply toward the design of future multifamily and mixed-use development that is already planned in the General Plan 2040 and considered in the Certified EIR. Furthermore, Principle 4 of the ODS aims to “animate building edges on the ground floor to create an inviting Public Realm and pedestrian friendly environment and to support multi-modal development and mobility,” which would make it easier for the community to travel locally within the City. All future development projects subject to the ODS would also be subject to project-specific development review requirements and compliance with existing land use-based regulations that focus on improving land use.

The proposed project would not result in additional development or induce growth greater than what was considered in the Certified EIR. Rather, the proposed project would inform the design of future multifamily and mixed-use development that is already planned for within the City. As such, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to physically dividing an established community.

(b) *Would the proposed project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Certified EIR found that the General Plan 2040 does not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; and amendments to the Diamond Bar City Code were required for consistency with the General Plan 2040. The Certified EIR concluded that impacts would be less than significant. As discussed in Section 2, *Project Description*, implementation of the proposed project would require amendments to Title 22 (Development Code) of the Diamond Bar City Code. All future development projects subject to the ODS would also be subject to project-specific development review requirements and compliance with existing land use-based regulations that focus on improving land use.

As the proposed project would not result in additional development or induce growth greater than what was considered in the Certified EIR, the project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts that would conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

(c) *Would the proposed project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to inducing substantial unplanned population growth. The Certified EIR determined that the City would undergo planned population growth through 2040 that was analyzed throughout the Certified EIR, particularly concentrated in four focus areas, including a

new Town Center and mixed-use neighborhood. The Certified EIR determined that housing growth under the General Plan 2040 would be sufficient to accommodate the associated increase in population. The proposed project would not induce substantial unplanned growth in an area, either directly or indirectly. The proposed project would only apply toward the design of future multifamily and mixed-use development that has been planned for in the General Plan 2040 and considered in the Certified EIR. The proposed project does not propose new development and would not alter the land use designations and growth projections analyzed in the Certified EIR. The proposed project does not increase the overall development capacity, modify the General Plan land use boundaries, or change the level of intensity that was the basis for the Certified EIR's analysis. Additionally, the proposed project would not extend utility infrastructure or extend roads that would support additional housing in new areas of the City. Finally, the proposed project does not include provisions for new businesses or other commercial development that could require a new workforce that would lead to population growth or demand for housing.

As the proposed project would not result in additional development or induce growth greater than what was considered in Certified EIR, the project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to the inducement of substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

(d) *Would the proposed project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to displacing people or housing. The Certified EIR found that the General Plan 2040 would result in less than significant impacts and would not displace substantial numbers of people or housing, as it would increase the overall number of dwelling units and incentivize housing development. As with the Certified EIR, the proposed project would result in less than significant impacts in relation to displacing substantial numbers of existing people or housing. The proposed project does not contain any provisions for removal of housing; rather, adoption of ODS would allow the City to utilize existing State legislation options for streamlining housing development. As described in Section 2, *Project Description*, adoption of ODS encourages streamlined housing production through SB 35, SB 6, and AB 2011. As such, the proposed project would not displace substantial numbers of existing people or housing but, rather, provide a benefit to housing in the community. Therefore, the proposed project would not result in new significant impacts or a substantial increase in the severity of previously identified significant impacts related to displacing substantial numbers of existing people or housing, necessitating the construction or replacement housing elsewhere.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to land use or housing. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to land use or housing for the proposed project that were not previously analyzed in the Certified EIR. As evaluated in the Certified EIR, impacts from the physical division of an established community and from conflict with existing

plans are not cumulative in nature; however, population growth and housing impacts can be cumulative in nature through direct and indirect effects. The Certified EIR determined that the General Plan 2040 would have a less than cumulatively considerable contribution to impacts on land use and housing. As discussed above, there would be no additional development or induce growth greater than what was considered in Certified EIR, and the proposed project would only apply toward the design of future multifamily and mixed-use development that has been planned in the General Plan 2040 and considered in the Certified EIR. Consistent with the findings of the Certified EIR, cumulative impacts to land use and housing would remain less than significant with implementation of the proposed project, when compared to the General Plan 2040. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to land use and housing.

3.11 NOISE

This section evaluates the potential noise effects from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.10, *Noise*, of the Certified EIR. Potential impacts are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that implementation of the General Plan 2040 would result in less than significant impacts regarding the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; and the generation of excessive groundborne vibration or groundborne noise levels. The Certified EIR determined that there would be no impact regarding excessive noise level exposure due to public or private airport proximity. Consistent with the Certified EIR, noise generated from the proposed project was evaluated with regard to the City's General Plan 2040 Noise Element; and Diamond Bar City Code Sections 8.12.530, 8.12.540, 8.12.720, and 8.12.840. Based on a review of established local general plan or noise ordinance, or applicable standards of other agencies covering the project area, the regulatory framework for noise remains consistent with the Certified EIR.

3.11.1 Setting

The project setting for noise remains consistent with the setting considered in the Certified EIR.

3.11.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts from noise was evaluated in relation to the following questions as stated in Appendix G of the State CEQA Guidelines.

- (a) *Would the proposed project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Certified EIR found that impacts from traffic, construction, railway noise would be less than significant, and that stationary noise would be less than significant with adherence to General Plan 2040 policies. The application of the proposed project to future multifamily housing and mixed-use development would be subject to development review requirements and compliance with existing regulations that focus on improving noise, such as those in the City's General Plan 2040 Noise Element; and Diamond Bar City Code Sections 8.12.530, 8.12.540, 8.12.720, and 8.12.840.

The proposed project does not propose new development and would not alter the land use designations and growth projections analyzed in the Certified EIR. The proposed project would not increase the overall development capacity or change the level of intensity that was the basis for the Certified EIR's analysis. Therefore, the proposed project would not result in a new significant

impact or a substantial increase in the severity of previously identified significant impacts related to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

(b) Would the proposed project result in generation of excessive groundborne vibration or groundborne noise levels?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the generation of excessive groundborne vibration or groundborne noise levels. The application of the ODS to future multifamily and mixed-use development within the City would be consistent with the construction phases, activities, and anticipated construction equipment outlined in the Certified EIR. Any change in construction noise from future multifamily housing and mixed-use development would be, therefore, negligible. Compared to the Certified EIR, there would be no new groundborne vibration and noise during operations as the proposed project would not result in additional development beyond what is analyzed in the Certified EIR. The application of the proposed project to future multifamily housing and mixed-use development would be subject to development review requirements and compliance with existing regulations that focus on reducing noise and vibration.

The proposed project does not propose new development and would not alter the land use designations and growth projections analyzed in the Certified EIR. The proposed project would not increase the overall development capacity or change the level of intensity that was the basis for the Certified EIR's analysis. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to an excessive generation of groundborne vibration or groundborne noise levels.

(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a project located within an airport land use plan or within two miles of a public use airport or private airstrip. The Certified EIR confirmed that the City is not located within an airport land use plan or within two miles of a public use airport or private airstrip. The City of La Verne hosts the closest airport, Brackett Field Airport, located approximately 3.5 miles from the northernmost boundary of the City.

As the proposed project would not result in additional development beyond the Certified EIR, or result in any new or additional growth within or near an airport land plan or within two miles of a public use airport or private airstrip area, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to excessive noise level exposure due to public or private airport proximity.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to noise. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to noise for the proposed project that were not previously analyzed in the Certified EIR. The Certified EIR determined that General Plan 2040 would result in less than significant cumulative impacts regarding the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; and an excessive generation of groundborne vibration or groundborne noise levels. Consistent with the findings of the Certified EIR, cumulative impacts to noise would remain less than significant with the implementation of the proposed project, as it is a set of design standards that does not contain provisions for additional development beyond what was evaluated in the Certified EIR. Therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts in relation to noise.

3.12 PUBLIC FACILITIES AND RECREATION

This section evaluates the potential impacts on public facilities and recreation from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section, 3.11, *Public Facilities and Recreation*, of the Certified EIR. Potential impacts to public services from the proposed project are discussed relative to the conclusions in the Certified EIR. The Certified EIR for the General Plan 2040 concluded that impacts on fire protection, police protection, schools, parks, and other public facilities would be less than significant due to compliance with existing regulations, General Plan policies, and the concentration of growth in areas already served by infrastructure. Consistent with the Certified EIR, public services for the proposed project were evaluated based on a review of the Los Angeles County General Plan, the Los Angeles County Code of Ordinances, and the Los Angeles County Fire Department Fuel Modification Plans and Wildlife Action Plan, the City of Diamond Bar Sheriff's Office, and the websites for the Pomona Unified School District (PUSD) and the Walnut Valley Unified School District (WVUSD). Review of available records and literature determined that no new information of substantial importance was identified that was not known at the time of the certification of the Certified EIR.

3.12.1 Setting

The project setting for public services and recreation remain consistent with those considered in the Certified EIR.

3.12.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to public facilities and recreation was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

- (a) *Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

- i. *Fire protection?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered fire protection facilities. The Certified EIR determined that the anticipated population increase associated with the General Plan 2040 would not necessitate the construction of new fire stations, as new development anticipated by the General Plan 2040 would be efficiently located within three miles of existing stations, and new policies would reduce the need for new facilities. As stated in Section 3.10, *Land Use and Housing*, the proposed project does not propose new development, increase development capacity, change land use designations, extend utility infrastructure or roads, nor include provisions for new businesses. As such, the proposed project would not increase the projected

population or housing units that generate service demand. The proposed project, which sets ODS that regulate building design and site layout (e.g., parking, frontage), is subordinate to the Los Angeles County Fire Code and the City's emergency response protocols. The proposed project must satisfy mandatory requirements regarding building materials, fire flow, and minimum dimensions for emergency vehicle access and turning radius. The proposed project would not compromise the Fire Department's ability to maintain acceptable response times or service ratios. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered fire protection facilities.

ii. Police protection?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered police protection facilities. The Certified EIR determined that the anticipated population increase associated with the General Plan 2040 would not necessitate the construction of new police stations, as new development anticipated by the General Plan 2040 would be efficiently located within three miles of existing stations, and new policies would reduce the need for new facilities. As stated in Section 3.10, *Land Use and Housing*, the proposed project does not propose new development, increase development capacity, change land use designations, extend utility infrastructure or roads, nor include provisions for new businesses. As such, the proposed project would not increase the projected population or housing units that generate service demand. Therefore, implementation of the proposed project would not result in the need to construct new, or to physically alter existing, police protection facilities to maintain acceptable services. The design elements of the proposed project, such as requirements for enhanced pedestrian visibility, active frontages, and parking placement (Principle 8), could potentially improve Crime Prevention Through Environmental Design (CPTED) principles, which may reduce calls for service in new developments. The proposed project is expected to result in better-designed, safer environments without increasing the demand placed upon the Los Angeles County Sheriff's Department beyond the levels previously determined to be acceptable. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered police protection facilities.

iii. Schools?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered school facilities. The Certified EIR's analysis of the Diamond Bar public school system projected a net decline in student enrollment rates between 2017 and 2040, despite the addition of up to 3,264 new housing units. No new school facilities were required. The proposed project applies to multi-family residential and mixed-use units, but it does not increase the total number of units beyond the General Plan's scope. As stated in Section 3.10, *Land Use and Housing*, the proposed project does not propose new development, increase development capacity, change land use designations, extend utility infrastructure or roads, nor include provisions for new businesses. As such, the proposed project would not increase the projected population or housing units that generate service demand. Thus,

the demographic trends in the General Plan 2040 and the resulting determination that no new school facilities would be required remain valid. The proposed project would not affect the number of students generated or the service standards of the school district. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered school facilities.

iv. Parks?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered park facilities. The Certified EIR concluded that impacts to parks would be less than significant because the General Plan 2040 would improve the citywide parkland ratio (to 2.77 acres per 1,000 residents) and would utilize existing park dedication and fee ordinances. As stated in Section 3.10, *Land Use and Housing*, the proposed project does not propose new development, increase development capacity, change land use designations, extend utility infrastructure or roads, nor include provisions for new businesses. As such, the proposed project would not increase the projected population or housing units that generate service demand. The proposed project would not affect the number of residents or the park service standards of the City. Additionally, the proposed project establishes ODS that would require new multifamily and mixed-use projects to incorporate various forms of on-site private recreational open space (e.g., courtyards, common areas). The proposed project would minimize the demand placed on public parks by requiring high-quality, private recreational amenities within the new development projects. Specifically, the proposed project contains standards that are designed to encourage architectural diversity and ensure all buildings contribute to an active public realm while providing private outdoor amenities such as gardens, courtyards, and porches, where appropriate. The provision of these functional, on-site, private recreational spaces would lessen the demand on existing public neighborhoods and regional parks generated by residents, thereby protecting the service ratios and physical integrity of the public park system. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered park facilities.

v. Other public facilities?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts on other public facilities. As stated in Section 3.10, *Land Use and Housing*, the proposed project does not propose new development, increase development capacity, change land use designations, extend utility infrastructure or roads, nor include provisions for new businesses. As such, the proposed project would not increase the projected population or housing units that generate service demand. The proposed project would not affect the number of residents or the service standards of the City. The proposed project would not influence the operational needs, staffing levels, or physical requirements of other public facilities, such as administrative or library facilities. The proposed project does not increase the projected growth, therefore, the demand for other public facilities remains consistent with the assumptions in the Certified EIR. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered public facilities.

- (b) *Would the proposed project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the substantial physical deterioration of recreational facilities. The Certified EIR determined that impacts related to substantial physical deterioration of recreational facilities would be significant and unavoidable, as the potential increase in population anticipated by the General Plan 2040 could place additional physical demands on existing parks. The potential increase in population has the potential to increase the use of vital park elements such as vegetation, built structures, paths, and sport facilities, resulting in increased wear and tear and a shortened lifespan.

However, the implementation of the proposed project would not accelerate the physical deterioration of recreational facilities because the proposed project would not increase the City's population or growth rate beyond the levels analyzed in the Certified EIR (please see Section 3.10, *Land Use and Housing*). Moreover, the proposed project establishes ODS that would require new multifamily and mixed-use projects to incorporate various forms of high-quality, on-site, private outdoor amenities such as gardens, courtyards, and porches, where appropriate. This would ensure that new residents have immediate and attractive recreational options within their own development. By providing functional, well-designed private recreational space, the proposed project would disperse and absorb recreational usage that might otherwise fall onto public parks, supporting the longevity of existing neighborhood and regional parks and decreasing the severity of the significant impact identified in the Certified EIR. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to the substantial physical deterioration of recreational facilities.

- (c) *Does the proposed project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the construction or expansion of recreational facilities. The Certified EIR found that new park developments required to serve the General Plan's anticipated growth could result in adverse physical effects, including conversion of habitat, water pollution during construction, increased noise levels, and an increase in impermeable surfaces. However, the Certified EIR determined that with compliance with existing regulations and General Plan 2040 policies, the overall impact would be less than significant. The proposed project does not include or require the construction or expansion of any public recreational facilities (e.g., new public parks, public sports fields). The proposed project is a set of ODS that would include the incorporation of private recreational facilities (e.g., internal courtyards, communal plazas, and gardens) as features of new multifamily residential and mixed-use developments. Consistent with the Certified EIR, impacts associated with new recreation facilities would be less than significant with implementation of existing regulations and proposed General Plan policies. Additionally, new developments and associated private recreational spaces would be subject to project-specific CEQA requirements for environmental assessment. Therefore, the proposed project would not

result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to construction or expansion of recreational facilities.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to public facilities and recreation. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to public facilities or recreation for the proposed project that were not previously analyzed in the Certified EIR. The Certified EIR determined that the General Plan 2040 would not result in cumulatively considerable adverse impacts to fire stations, police stations, schools, or other public facilities. However, the Certified EIR determined that the project population growth may result in a cumulatively considerable impact on parkland due to the overuse and degradation of existing park facilities, as the General Plan 2040 would not provide sufficient park access to all residents. Elements of the proposed General Plan 2040 were designed to minimize potentially cumulatively considerable environmental impacts of new development, including developing sustainable park and recreational facility design and planning standards. The proposed project is an architectural and functional design overlay that regulates the visual quality and on-site amenities of new development. As stated in Section 3.10, *Land Use and Housing*, the proposed project does not propose new development, increase development capacity, change land use designations, extend utility infrastructure or roads, nor include provisions for new businesses. As such, the proposed project would not increase the projected population or housing units that generate service demand. The proposed project would also not affect the number of residents or the service standards of the City, and it does not introduce any new demand for public services that was not already accounted for in the Certified EIR. The proposed project is an implementing tool that regulates the design of development already assessed in the Certified EIR. Further, the proposed project contains provisions that functionally reduce stress on public park resources due to the provision of private on-site amenities such as courtyards, plazas, and gardens. The proposed project thereby would reduce the overuse and degradation of existing public park facilities that was found in the Certified EIR. Therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts to fire stations, police stations, schools, parks, or other public facilities.

3.13 TRANSPORTATION

This section evaluates the effects on transportation from the proposed project. This Addendum relies on and incorporates by reference a project setting and regulatory setting as described in Section 3.12, *Transportation*, of the Certified EIR. Potential impacts to transportation from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that impacts related to conflict or inconsistency with State CEQA Guidelines Section 15064.3(b) would be significant and unavoidable, with no feasible mitigation available to reduce these impacts to a less than significant level. The Certified EIR determined that impacts related to conflicts with applicable plans, substantial increases in hazards due to a geometric design feature, and inadequate emergency access would be less than significant. Consistent with the Certified EIR, transportation impacts from the proposed project were evaluated with regard to the General Plan 2040.

3.13.1 Setting

A review of available records and literature determined that no new information of substantial importance was identified that was not known at the time of the certification of the Certified EIR. Thus, the project setting for transportation is consistent with the setting considered in the Certified EIR.

3.13.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to transportation was evaluated in relation to the following questions as stated in Appendix G of the State CEQA Guidelines:

- (a) *Would the proposed project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The proposed project would set new minimum design standards for future multifamily and mixed-use development throughout the City (see Section 2.2). These new minimum design standards would work in tandem with City regulations related to transportation and traffic, including Title 22 of the City's Development Code and General Plan 2040. Application of the proposed project to future multifamily and mixed-use development would be subject to project-specific development review requirements and compliance with existing regulations that focus on improving transportation and traffic.

As the proposed project would not result in additional development beyond what was considered in the Certified EIR, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to any conflicts with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

(b) *Would the proposed project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a conflict or inconsistency with State CEQA Guidelines Section 15064.3(b). The Certified EIR found that the implementation of the General Plan 2040 would increase both resident and employee VMT per capita on a citywide basis, even with the City's goals and policies to reduce potential impacts. State CEQA Guidelines Section 15064.3(b) denotes criteria for the analysis of transportation impacts; specifically, the change in VMT as a result of a project. According to State CEQA Guidelines Section 15064.3(a), VMT refers to "the amount and distance of automobile travel attributable to a project."¹⁷ The proposed project is a design overlay that works within the regulatory framework and cumulative growth assumptions of the Certified EIR and would not add more vehicles compared to the Certified EIR; thus, there would be no increase in VMT as a result of the proposed project. According to Principle 4, the ODS aim to "support multi-modal development and mobility." Multi-modal development and mobility rely on expanding travel mode choice, which "will help to promote business, provide access to opportunity, and improve the quality of life across our state."¹⁸ Expanding travel mode choices helps to decrease overall VMT because of the availability of greater travel options (e.g., bicycles, ride-hailing services). Section 5.12 of the ODS (Appendix A) provides short-term guidelines regarding bicycle parking standards for site and open space standards. Therefore, there would be no conflict with State CEQA Guidelines Section 15064.3(b). As mentioned in Section 3.13, the application of the proposed project to future multifamily housing and mixed-use development would be subject to development review requirements and compliance with existing regulations that focus on improving transportation and traffic.

As there would be no increase in VMT from the application of the proposed project to future multifamily and mixed-use development, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts previously identified in the Certified EIR as it relates to CEQA Guideline Section 15064.3, Subdivision (b).

(c) *Would the proposed project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantial increase in hazards due to a geometric design feature or incompatible uses. The Certified EIR found that impacts regarding an increase in hazards due to a design feature or incompatible uses would be less than significant with adherence to General Plan 2040 policies. As discussed in Section 3.13, the proposed project would set new minimum design standards for future multifamily and mixed-use development throughout the City (see Section 2.2) and would work in tandem with City regulations related to transportation and traffic, including Title 22 of the City's Development Code and General Plan 2040. The application of the

¹⁷ California Association of Environmental Professionals. January 2025. 2025 California Environmental Quality Act (CEQA) Statute and Guidelines. https://www.califaep.org/docs/CEQA_Handbook_2025combined.pdf (accessed October 29, 2025).

¹⁸ State of California: Governor's Office of Land Use and Planning. 2025. CEQA: Transportation Impacts (SB 743). <https://lci.ca.gov/ceqa/sb-743/> (accessed October 29, 2025).

proposed project to future multifamily housing and mixed-use development would be subject to development review requirements and compliance with existing regulations that focus on improving transportation and traffic.

Specifically, Principle 8 of the ODS would “provide off-street parking in surface lots or garages at the rear of buildings so that parking does not dominate the built environment,” thereby, reducing incompatible land uses in the City. In addition, Principle 2 of the ODS would “ensure that streets and spaces with high volumes of pedestrian traffic are comfortable ... and physically engaging at the ground level.” Furthermore, no sharp curves or dangerous intersections would be included as part of the proposed project.

As the proposed project would not result in additional development beyond what was considered in the Certified EIR, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to an increase in hazards due to a design feature or incompatible uses.

(d) Would the project result in inadequate emergency access?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to inadequate emergency access. The Certified EIR found that impacts would be less than significant, as inadequate emergency access would not occur with adherence to General Plan 2040 policies. The proposed project would not add more vehicles compared to the Certified EIR. As such, the proposed project would not contribute to congestion and, therefore, not inhibit emergency access to future multifamily housing and mixed-use developments in the case of an emergency. In addition, the proposed project would not result in greater multifamily housing and mixed-use density and would not result in a greater need for emergency response, compared to the Certified EIR. While the proposed project would not adversely affect the emergency access system, all future multifamily housing and mixed-use development subject to the proposed project would continue to be subject to development review requirements and compliance with existing regulations that focus on improving transportation and traffic, including Title 22 of the City’s Development Code and the General Plan 2040. The proposed project would not result in additional development beyond what was considered in the Certified EIR. As there would be no additional development, there would be no additional vehicles added as a result of the proposed project. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to inadequate emergency access.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to transportation. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to transportation for the proposed project that were not previously analyzed in the Certified EIR. The Certified EIR found that, as a result of the amount of development anticipated by the General Plan 2040, the travel demand and VMT was the cumulative condition for CEQA purposes. Under the General Plan 2040 cumulative scenario, VMT was expected to increase compared to existing conditions. Per CEQA Guidelines Section 15064.3, this constitutes a considerable contribution to the significant impact regarding

VMT. However, the General Plan 2040 would result in a less than cumulatively considerable contribution towards conflicts with programs and plans that address the circulation system given that the proposed General Plan includes multiple policies that improve multi-modal mobility and would expand the existing bicycle and pedestrian facilities while accommodating vehicle traffic. Additionally, the proposed General Plan 2040 would have a less than cumulatively considerable impact on hazards and emergency access. The proposed project would not create new or substantially more adverse significant impacts related to the cumulative transportation impacts from those previously disclosed in the Certified EIR. The proposed project would not increase population, change land uses, or otherwise add more vehicles to the road; therefore, it would not increase VMT beyond levels previously analyzed in the Certified EIR. With respect to conflict with adopted policies, plans, ordinances, or programs; hazardous design features; and inadequate emergency access, the proposed project's impacts would be negligible. Therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to transportation.

3.14 TRIBAL CULTURAL RESOURCES

This section evaluates the potential environmental effects on tribal cultural resources from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.4, *Cultural, Historic, and Tribal Cultural Resources*, of the Certified EIR. Potential impacts to tribal cultural resources from the proposed project are discussed relative to the conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant impacts to tribal cultural resources.

3.14.1 Setting

The environmental setting for tribal cultural resources is consistent with what was described in the Certified EIR. As discussed in the Certified EIR, no tribal cultural resources have yet been recorded within the City. The regulatory setting applicable to tribal cultural resources presented in the Certified EIR, including the California Register of Historic Resources, AB 52, SB 18, and all applicable state and local regulations are the same and apply to the proposed project.

3.14.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts on tribal cultural resources was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

- (a) *Would the proposed project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
- i. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*
 - ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to tribal cultural resources. The Certified EIR determined that impacts would be less than significant. As discussed in the Certified EIR, no tribal cultural resources have been recorded within the City. However, it is possible that future development could result in discovery of yet unrecorded tribal cultural resources. Implementation of state and local regulatory guidelines pertaining to tribal cultural resources, such as AB 52 that would require Native American consultation to identify and mitigate potential adverse effects to tribal cultural resources, would reduce potential adverse effects to less than significant. The proposed project

is intended to regulate visual design and would have no effect on tribal cultural resources beyond those effects previously evaluated in the Certified EIR. Further, consistent with the Certified EIR, regulatory compliance with state and local regulatory guidelines would ensure that impacts would be less than significant for the proposed project. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to tribal cultural resources.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to tribal cultural resources. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to land use or housing for the proposed project that were not previously analyzed in the Certified EIR. As evaluated in the Certified EIR, cumulative impacts to tribal cultural resources would not be cumulatively considerable with implementation of AB 52 involving consultation with Native American tribes to establish development processes that avoid or mitigate adverse impacts to tribal cultural resources. Therefore, the proposed project's contribution to cumulative impacts of tribal cultural resources is not cumulatively considerable. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to tribal cultural resources.

3.15 UTILITIES AND SERVICE SYSTEMS

This section evaluates the effects on utilities and service systems from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.13, *Utilities and Service Systems*, of the Certified EIR. Consistent with the Certified EIR, utilities and service systems for the proposed project were evaluated with regard to the Los Angeles County General Plan, Los Angeles County Code, the GLACR IRWM, the Walnut Valley Water District UMWP and the Diamond Bar City Code.

3.15.1 Setting

The physical and regulatory environmental setting for utilities and service systems is the same as described in the Certified EIR. The proposed project does not alter the physical or regulatory conditions described in the Certified EIR.

3.15.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to utilities and service systems was evaluated in relation to the following questions as stated in Appendix G of the State CEQA Guidelines.

- (a) *Would the proposed project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the relocation or construction of new or expanded utilities and service systems. Implementation of the ODS would not increase demand for utilities or service systems because it would not increase the number of residences or commercial development in the City. All future multifamily and mixed-use development that would be subject to the ODS are already anticipated under the General Plan 2040 and analyzed in the Certified EIR. As such, the proposed project would not require the expansion of utilities or service systems as it would not increase overall service demand beyond the General Plan's projections. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the construction of new or expanded utilities and service systems.

- (b) *Would the proposed project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to sufficient water supplies. The Certified EIR determined that the Walnut Valley Water District, which serves the Planning Area, has sufficient water supply (per its

UWMP) to meet the projected demand from the full buildout of the General Plan 2040 during normal, dry, and multiple dry years, resulting in a less than significant impact.

As the proposed project would not increase the number of housing units or commercial development beyond that which was analyzed in the Certified EIR, the proposed project would not add any new, unanalyzed demand on water supplies. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to water supplies.

(c) *Would the proposed project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to wastewater treatment capacity. The Certified EIR concluded that the wastewater treatment provider, the Los Angeles County Sanitation Districts, has adequate capacity to serve the projected increase in demand resulting from the full buildout of the General Plan 2040. The proposed project would not generate new wastewater flow beyond the amount projected in the General Plan 2040 and Certified EIR. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to wastewater treatment capacity.

(d) *Would the proposed project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the generation of solid waste. The Certified EIR determined that the projected increase in solid waste generation from the General Plan 2040 buildout would not exceed local infrastructure capacity or impair reduction goals, due to mandatory compliance with state laws (e.g., AB 341, AB 1826, SB 1383) that require source reduction and recycling.

As the proposed project would not increase the number of housing units or commercial development beyond the that which was analyzed in the Certified EIR, the proposed project would not generate any additional solid waste. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the generation of solid waste.

(e) *Would the proposed project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to compliance with solid waste statutes and regulations. The proposed project does not contain any provision that contradicts or overrides mandatory federal, state, or local statutes governing solid waste management (such as SB 1383). Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to compliance with solid waste statutes and regulations.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to utilities and service systems. No further mitigation measures are required.

Cumulative Impact Analysis

The implementation of the proposed project would not result in or contribute to a cumulative utilities and service systems impact. This conclusion is based on the function of the ODS as a design overlay that works within the regulatory framework and cumulative growth assumptions of the Certified EIR. The Certified EIR analyzed the cumulative impacts of full buildout under the General Plan 2040, which includes the maximum demand for utilities and service systems in the City. The Certified EIR concluded that the cumulative impacts to utilities and service systems would not be cumulatively considerable. Therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts in relation to utilities and service systems.

3.16 WILDFIRE

This section discusses the effects on wildfire from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.7, *Hazards, Hazardous Materials, and Wildfire*, of the Certified EIR. Potential impacts to wildfire from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant wildfire impacts, with no mitigation measures required. Consistent with the Certified EIR, wildfire for the proposed project was evaluated with regard to the General Plan 2040 and the California Department of Forestry and Fire Protection (Cal FIRE) Fire Hazard Severity Zone (FHSZ) maps.

3.16.1 Setting

As previously described, the project setting for wildfire is the same as that considered in the Certified EIR. A review of available records and literature determined that new wildfire information has become available since the certification of the EIR, including: (1) a March 2025 update to Cal FIRE's FHSZ maps based on revised wildfire modeling and climate data, and updated risk assessments; and (2) development standards ingrained under Title 32 – the County of Los Angeles Fire Code, which incorporates the California Fire Code. The Certified EIR found that FHSZs are present in several locations throughout the City but are confined exclusively to those areas that the General Plan 2040 designates for open and rural residential land uses. However, based on review of the March 2025 CAL FIRE FHSZ maps, the study area contains lands classified as Very High FHSZ (VHFHSZ) and a Local Responsibility Area (LRA).¹⁹

3.16.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to wildfire was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

If located in or near state responsibility areas (SRAs) or lands classified as VHFHSZs, would the proposed project:

- (a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantially impairing an adopted emergency response plan or emergency evacuation plan. The Certified EIR found that the General Plan 2040 would result in less than significant impacts in relation to applicable adopted emergency response plans or emergency evacuation plans through compliance with existing local programs, regulations, and

¹⁹ California Department of Forestry and Fire Protection (Cal FIRE) Office of the State Marshall. 2025. Find Your Fire Hazard Severity Zone (FHSZ). <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones> (accessed November 5, 2025).

General Plan 2040 policies. The City is located within lands classified as VH FHSZ and an LRA.²⁰ The future multifamily and mixed-use developments that would be subject to the proposed project would also be subject to project-specific development review requirements and compliance with existing wildfire-based regulations, including Title 32 of the County Fire Code, Cal FIRE's FHSZ maps, and the General Plan 2040 (e.g., policies PS-P-16 and PS-P-23 to ensure minimal development intensification within or around VHFHSZs). Future multifamily and mixed-use development would also need to assess, as part of development review requirements, consistency with the County's disaster routes²¹ and the Diamond Bar Local Hazard Mitigation Plan.²² The proposed project does not introduce any elements or changes to primary circulation that would physically interfere with designated emergency evacuation routes. As discussed in Section 3.13, *Transportation*, the proposed project would not result in greater multifamily housing and mixed-use density and would not result in a greater need for emergency response nor increase congestion, compared to the Certified EIR. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to substantial impairment of an adopted emergency response plan or emergency evacuation plan.

(b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to exacerbating wildfire risks and exposing occupants to wildfire hazards. The Certified EIR found that the General Plan 2040 would result in less than significant impacts, as intensive development is not expected to occur in or around SRAs or VHFHSZs, and compliance with existing local programs, regulations, and General Plan 2040 policies would ensure that impacts would be less than significant. The proposed project would set new minimum design standards for future multifamily and mixed-use development throughout the City (see Section 2, *Project Description*) and would not change the land uses established in the General Plan 2040 and considered in the Certified EIR. Differing from the Certified EIR, multifamily and mixed-use development may occur in or around SRAs or VHFHSZs. However, consistent with the Certified EIR, the future multifamily and mixed-use development subject to the proposed project would continue to be subject to project-specific development review requirements and compliance with existing regulations, which would reduce impacts associated with wildfire risks from slope, prevailing winds, and other factors to be below the level of significance.

Accordingly, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to slope, prevailing winds, and other factors, exacerbating wildfire risk.

²⁰ California Department of Forestry and Fire Protection (Cal FIRE) Office of the State Marshall. 2025. Find Your Fire Hazard Severity Zone (FHSZ). <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones> (accessed November 5, 2025).

²¹ County of Los Angeles. N.d. Disaster Route Maps (by City): Area D – Diamond Bar. <https://dpw.lacounty.gov/dsg/DisasterRoutes/city.cfm> (accessed November 5, 2025)

²² City of Diamond Bar. 2022. 2022 Hazard Mitigation Plan. <https://www.diamondbarca.gov/DocumentCenter/View/10286/Diamond-Bar-Local-Hazard-Mitigation-Plan-2022?bidId=> (accessed November 20, 2025).

- (c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the installation or maintenance of infrastructure that may exacerbate fire risk. The Certified EIR found that the General Plan 2040 would result in less than significant impacts, as infrastructure development of the General Plan 2040 would be located away from SRAs and VHFHSZs, and General Plan 2040 policies serve to mitigate wildfire risk. The City contains lands classified as VHFHSZs and an LRA, and the proposed project has the potential to apply to development in these areas. However, consistent with the Certified EIR, “should development occur in or around State Responsibility Areas or VHFHSZs, components of the [General Plan 2040] serve to mitigate wildfire risk, and would thus keep the construction of additional infrastructure needed to combat fire to a minimum.”²³ Specifically, the Certified EIR found that the following General Plan 2040 policies would address risks associated with wildfire exposure: Policies PS-G-3, PS-P-14, PS-P-16, PS-P-17, PS-P-18, PS-P-19, PS-P-20, PS-P-22, PS-P-23, PS-P-32, PS-P-33, LU-G-2, LU-G-4, LU-P-2, LU-G-28, and LU-P-56.²⁴ The future multifamily and mixed-use development subject to the proposed project would also be subject to project-specific development review requirements and compliance with existing regulations. Furthermore, the proposed project is a set of design standards and would not include new roads, fuel breaks, emergency water sources, power lines, or other utilities compared to the Certified EIR.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to requiring the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

- (d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to exposing people or structures to significant risks as a result of runoff, postfire slope instability, or drainage changes. The Certified EIR determined that the General Plan 2040 would result in less than significant impacts through compliance with existing local programs, regulations, and General Plan 2040 policies. The future multifamily and mixed-use development that would be subject to the proposed project would continue to be subject to project-specific development review requirements and compliance with existing regulations. As discussed in Section 3.9, *Hydrology and Water Quality*, LID development practices as regulated by local ordinances and MS4 Permit (Order No. R4-2012-0175) would help manage the runoff rate and volume to prevent new flooding, regardless of the architectural style required by the proposed project. All future development would be subject to the provisions of CEQA inclusive of

²³ City of Diamond Bar. 2019. Diamond Bar Comprehensive General Plan Update and Climate Action Plan Draft Environmental Impact Report. P. 3.7-5. <https://ceqanet.opr.ca.gov/2018051066/2>

²⁴ City of Diamond Bar. 2019. Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/DocumentCenter/View/7072/Diamond-Bar-General-Plan-2040?bidId=> (accessed November 5, 2025).

additional survey, design, and engineering and would be required to abide by city, state, and federal regulations. As discussed in Section 3.6, *Geology, Soils, and Seismicity*, future development subject to the proposed project would not expose people or structures to landslides since these future developments would not be located within steep hillsides in the City, which are areas that can produce landslides. Additionally, comprehensive geotechnical reporting and compliance with the design provisions of the CBC and General Plan 2040 policies for hillside development would be required for all future development subject to the proposed project. As such, consistent with the Certified EIR, future development subject to the proposed project would comply with existing local programs, regulations, and General Plan 2040 policies such that people or structures would not be exposed to significant risks.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to exposing people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to wildfire. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to wildfire for the proposed project that were not previously analyzed in the Certified EIR. As evaluated in the Certified EIR, the General Plan 2040 would result in a less than cumulatively considerable impact on the implementation of emergency response plans, fire risk, and associated effects on soil and water movement due to compliance with existing local programs, regulations, and General Plan 2040 policies. As discussed, the proposed project would not result in additional development that was not considered in the Certified EIR. The proposed project would not change the conclusions stated in the Certified EIR. Consistent with the Certified EIR, implementation of the proposed project would not result in a cumulatively considerable impact on wildfire, as all development would continue to comply with existing local programs, regulations, and General Plan 2040 policies that reduce fire risk. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to wildfire.

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APPENDIX A

Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development

REMOVED (SEE EXHIBIT TO DRAFT ORDINANCE FOR ODS)

APPENDIX B

Mitigation Monitoring and Reporting Program

Mitigation Monitoring & Reporting Program

for the

CITY OF DIAMOND BAR GENERAL PLAN 2040 AND CLIMATE
ACTION PLAN 2040 ENVIRONMENTAL IMPACT REPORT

SCH No. 2018051066

City of Diamond Bar

November 2019

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1 Purpose

State of California Public Resources Code Section 21081.6(a)(1) requires a lead or responsible agency that approves or carries out a project where an Environmental Impact Report (EIR) has identified significant environmental effects to adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The City of Diamond Bar (the "City") is the lead agency for the EIR prepared for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040 (SCH No. 2018051066), hereafter referred to as "Proposed Project," and therefore is responsible for the adoption and implementation of the required mitigation monitoring and reporting program. An EIR has been prepared for the Proposed Project that addresses potential environmental impacts and, where appropriate, recommends measures to mitigate these impacts.

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Public Resources Code Section 21081.6(a)(1). It is the intent of this program to:

1. Verify satisfaction of the required mitigation measures of the EIR;
2. Provide a methodology to document implementation of the required mitigation;
3. Provide a record of the monitoring program;
4. Identify monitoring responsibility;
5. Establish administrative procedures for the clearance of mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize existing review processes wherever feasible.

The MMRP describes the procedures that will be used to implement the mitigation measures adopted in connection with the approval of the Proposed Project and the methods of monitoring such actions. A monitoring program is necessary only for impacts which would be significant if not mitigated.

If, during the course of project implementation, any of the mitigation measures identified cannot be successfully implemented, the City shall immediately inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required, and/or whether alternative mitigation is appropriate.

The following consists of a monitoring program table noting the responsible entity for mitigation monitoring, the timing, and a list of all project-related mitigation measures.

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2 Mitigation Monitoring and Reporting Plan

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Complete Initial</i>
<i>Air Quality</i>						
Construction associated with implementation of the Proposed Project would create new sources of VOC and NOx emissions that exceeds SCAQMD's project-level thresholds and contribute to the nonattainment designation of the South Coast Air Basin for O ₃ .	<p>MM-AQ-1 Construction Features. Future development projects implemented under the General Plan will be required to demonstrate consistency with SCAQMD construction emission thresholds. Where emissions from individual projects exceed SCAQMD thresholds, the following measures shall be incorporated as necessary to minimize impacts. These measures do not exclude the use of other, equally effective mitigation measures.</p> <ul style="list-style-type: none"> Require all off-road diesel equipment greater than 50 horsepower (hp) used for this Project to meet current USEPA standards, which are currently Tier 4 final off-road emission standards or equivalent. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including a California Air Resources 	Include in project conditions of approval.	Prior to issuance of construction permit.	City of Diamond Bar Community Development Department		

Impact	Mitigation Measure	Method of Verification	Timing of Verification	Responsibility for Verification	Verification Complete Date Initial
	<p>Board certified Level 3 Diesel Particulate Filter (DPF) or equivalent. This DPF will reduce diesel particulate matter and NOX emissions during construction activities.</p> <ul style="list-style-type: none"> • Require a minimum of 50 percent of construction debris be diverted for recycling. • Require building materials to contain a minimum 10 percent recycled content. • Require materials such as paints, primers, sealants, coatings, and glues to have a low volatile organic compound concentration compared to conventional products. If low VOC materials are not available, architectural coating phasing should be extended sufficiently to reduce the daily emissions of VOCs. 				
<p>Operational sources under the Proposed Project would generate emissions of VOC, NOx, CO, PM₁₀, and PM_{2.5} that exceeds SCAQMD's project-level thresholds and contribute to the nonattainment designation of the SCAB for O₃, PM_{2.5}, and PM₁₀.</p>	<p>MM-AQ-2: Future development. Under the Proposed Project, future development would be required to demonstrate consistency with SCAQMD's operational thresholds. For projects where operational emissions exceed regulatory thresholds the following measures may be used to reduce impacts. Note the following measures are not all inclusive and developers have the option to add or substitute measures that are equally or</p>	<p>Include in project conditions of approval.</p>	<p>Prior to discretionary project approval.</p>	<p>Construction contractor; City of Diamond Bar Community Development Department</p>	

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	<p>more appropriate for the scope of their project.</p> <ul style="list-style-type: none"> • Develop a project specific TDM program for residents and/or employees that provides opportunities for carpool/vanpools. • Provide onsite solar/renewable energy in excess of regulatory requirements. • Require that owners/tenants of non-residential or multi-family residential developments use architectural coatings that are 10 grams per liter or less when repainting/repairing properties. • Require driplless irrigation and irrigation sensor units that prevent watering during rain storms. • Ensure all parking areas are wired capability of future EV charging and include EV charging stations that exceed regulatory requirements. 					
Biological Resources						
Construction associated with implementation of the Proposed Project could have an adverse effect on special-status plant species.	<p>MM-BIO-1A Preconstruction Surveys for Special-Status Plants: To mitigate impacts on special status plant species, the applicant shall implement the following measures:</p> <ul style="list-style-type: none"> • Prior to initiating disturbance activities, clearance surveys for special-status plant species shall be performed by a qualified biologist(s) 	Submittal of preconstruction surveys.	Prior to issuance of construction permit.	Construction contractor; City of Diamond Bar Community Development Department		

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	<p>within the boundaries of the future project disturbances. If any special-status plants are found on the Planning Area, a qualified biologist(s) with a CDFG Scientific Collection Permit shall prepare a plan to relocate these species to suitable habitats within surrounding public open space areas that would remain undisturbed. For those species that cannot be physically transplanted, the biologist(s) shall collect seeds from the plants. (Note: Lilies generally can be transplanted in bulb-form.)</p> <ul style="list-style-type: none"> To the extent feasible the preconstruction surveys shall be completed when species are in bloom, typically between May and June and reference populations checked. Two species, the white rabbit-tobacco and San Bernardino aster, are perennial herbs that grow up to three feet in height and can be identified by their dried stalks and leaves following their blooming period. 					
Construction associated with implementation of the Proposed Project could have an adverse effect on special-status plant species.	MM-BIO-1B Special-Status Plant Planting Plan: Prior to any ground disturbance for projects that have the potential to cause direct or indirect impacts on special-status plants, the project applicants shall prepare a Special Status Plant Planting Plan for the species	Submittal of Special Status Plant Planting Plan and appropriate documentation.	Prior to start of ground disturbance activities.	Construction contractor; City of Diamond Bar Community Development Department		

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i> <i>Initial</i>
	to be transplanted. At a minimum, the plan shall include a description of the existing conditions of the project and receiver site(s), transplanting and/or seed collection/off-site seeding or installation methods, an adaptive two-year monitoring program, any other necessary monitoring procedures, plant spacing, and maintenance requirements. In the event that the City of Diamond Bar determines that agreed success criteria are not met, additional remediation may be required beyond the two-year maintenance/monitoring period to ensure mitigation requirements are met. The City shall also require proof that the plan preparer consulted with US Fish and Wildlife Service and California Department of Fish and Wildlife personnel or appropriate herbarium botanists in order to maximize transplanting success. (Note: Appropriate botanists include those at CDFW in Ontario, the Rancho Santa Ana Botanical Gardens in Claremont, UC Riverside, or Cal Poly Pomona.)				
Construction associated with implementation of the Proposed Project could have an adverse effect on special-status plant species.	MM-BIO-1C Listed Endangered and Threatened Plants: In addition to MM BIO-1A and -1B, the City shall require the project applicant to provide proof of the US Fish and Wildlife Service and California Department of Fish and Wildlife permitting the take of	Submittal of USFWS and CDFW permits and documentation.	Prior to issuance of construction permit.	Construction contractor; City of Diamond Bar Community Development Department	

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	<p>listed endangered and threatened plants. The FESA does not address listed plants on private property. However, if a federal action is required for a project (funding, Clean Water Act compliance, etc.), a permit from the USFWS and CDFW to take a listed species is required.</p>					
<p>Implementation of the Proposed Project could result in indirect impacts on special-status plant species, sensitive natural communities, preserved open space, and wildlife corridors.</p>	<p>MM-BIO-1D Environmental Awareness Program: In order to reduce indirect impacts on special-status plants, sensitive natural communities, preserved open space and wildlife corridors, the City shall implement the following measures:</p> <ul style="list-style-type: none"> The City shall implement an Environmental Awareness Program on its web site intended to increase awareness to developers, residents and city workers of the sensitive plants, wildlife and associated habitats that occur in the preserved open space areas. The intention of the program shall be to inform developers, city workers, and residents and encourage active conservation efforts to help conserve the habitats in the preserved open space. The program shall address impacts associated with the introduction of invasive plant species as a result of new development. At a minimum, the 	<p>Implementation of Environmental Awareness Program.</p>	<p>Ongoing.</p>	<p>City of Diamond Bar Community Development Department</p>		

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	<p>Environmental Awareness Program shall include the following components:</p> <ul style="list-style-type: none"> o Informational kiosks shall be added or modified at entrance points to hiking and equestrian trails to inform city workers, residents and trail users on the sensitive flora and fauna that rely on the habitats found within the preserved open space. The intent of these kiosks is to bring awareness to the sensitive plants, wildlife and associated habitats which occur in the area. o The City shall provide future project applicants a brochure which includes a list of sensitive plant and tree species to avoid impacting as well as suggested plant palettes to be used in residential landscaping near natural areas to prevent the introduction of invasive plant species to the surrounding natural communities. 					

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
Construction associated with implementation of the Proposed Project could have an adverse effect on special-status animal species.	MM-BIO-1E Preconstruction Surveys for Special-Status Wildlife: Within one (1) week prior to initiating disturbance activities, clearance surveys for special-status animal species shall be performed by a qualified biologist(s) within the boundaries of the future project disturbances. If any special-status animals are found on the site, a qualified biologist(s) flag the area for avoidance and discuss possible seasonal avoidance measures with the developer. If avoidance is not feasible, the Project Biologist, with a CDFG Scientific Collection Permit shall relocate these species to suitable habitats within surrounding open space areas that would remain undisturbed, unless the biologist determines that such relocation cannot reasonably be accomplished at which point CDFG will be consulted regarding whether relocation efforts should be terminated. Relocation methods (e.g., trap and release) and receiver sites shall be verified and approved by the CDFG prior to relocating any animals.	Submittal of preconstruction surveys.	Prior to issuance of construction permit.	Construction contractor; City of Diamond Bar Community Development Department		
Implementation of the Proposed Project could cause direct or indirect impacts on suitable habitat for federally or	MM-BIO-IF Listed Endangered or Threatened Wildlife: Prior to approval of individual projects that have the potential to cause direct or indirect impacts on suitable habitat for federally or state listed endangered or	Submittal of findings and documentation.	Prior to discretionary project approval.	City of Diamond Bar Community Development Department		

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
state listed endangered or threatened species.	<p>threatened species, the City shall require a habitat evaluation to be completed by a qualified biologist well versed in the requirements of the associated species to be completed. If no suitable habitat for listed species is identified within 300 feet of construction or maintenance activities, no further measures would be required in association with the project. If suitable habitat for the species is identified within 300 feet of such activities, prior to construction, the City shall require that a survey be completed by a qualified biologist for the species in accordance with protocols established by the US Fish and Wildlife Service. Table 3.3-5 provides a listing of endangered and threatened species by habitat type and potential for occurrence.</p> <p>In the event a state or federal listed species is determined to occupy the proposed Planning Area or its immediate surroundings, the CDFW and/or USFWS shall be consulted, as required by CESA and/or FESA. In order to address and acknowledge the potential for listed species to occur within the Planning Area or be impacted by future development projects, this assessment acknowledges future actions by state and federal resource agencies in</p>					

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	addition to the analyses necessary and required under CEQA. Compensation is likely to include one or more of the following on- or off-site measures: dedication/preservation of suitable habitat for the species; habitat enhancement/creation; and provisions for long-term habitat management.					
Clearing and grading activities associated with implementation of the Proposed Project could disturb nesting bird habitats.	<p>MM-BIO-1G Nesting Bird Surveys: All vegetation clearing for construction and fuel modification shall occur outside of the breeding bird season, if feasible, to ensure that no active nests would be disturbed unless clearing and/or grading activities cannot be avoided during that time period.</p> <p>If clearing and/or grading activities cannot be avoided during the breeding season, all suitable habitats shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to removal. Suitable nesting habitat on the Planning Area includes grassland, scrub, chaparral, and woodland communities. If any active nests are detected, the area shall be flagged, along with a 300-foot buffer for song birds and a 500-foot buffer for raptorial birds (or as otherwise appropriate buffer as determined by the surveying biologist), and shall be avoided until the nesting cycle is complete or it</p>	Submittal of findings and documentation.	Prior to start of clearing and/or grading activities.	City of Diamond Bar Community Development Department		

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	is determined by the surveying biologist that the nest is no longer active.					
Implementation of the Proposed Project could disturb active golden eagle nests.	<p>MM-BIO-1H Protection of Eagle Nests: No development or project activities shall be permitted within one-half mile of a determined active golden eagle nest unless the planned activities are sited in such a way that the activity has minimal potential to cause abandonment of the nesting site, as determined by a qualified biologist. In addition, the eagle nest (if active) shall be monitored by a biologist who is highly familiar with the signs of eagle distress during the project development activities. The monitoring shall continue until the monitoring biologist is confident the nest will not be disturbed. The monitoring biologist shall have the authority to stop project activities as needed.</p> <p>(Note: Generally, information regarding the location of raptorial bird nests is kept highly confidential. As such it is recommended that representatives of CDFW, USFWS and/or the Chino Hills State Park be notified of any proposed projects in the SOI or Tres Hermanos portions of the Planning Area. In consultation with agency representatives, it can be determined if the project is within one-half mile of the</p>	Submittal of findings and documentation.	Ongoing.	City of Diamond Bar Community Development Department		

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i> <i>Initial</i>
	eagle nest without the location being specifically identified.)				
Construction associated with implementation of the Proposed Project could disturb bat roosting habitat.	MM-BIO-1I Use of Buffers Near Active Bat Roosts: During the November 1 to March 31 hibernation season, construction activities shall not be conducted within 100 feet of woodland habitat that provides suitable bat roosting habitat. Bat presence is difficult to detect using emergence surveys during this period due to decreased flight and foraging behavior. If a qualified biologist who is highly familiar with bat biology determines that woodland areas do not provide suitable hibernating conditions for bats and they are unlikely to be present in the area, work may commence as planned.	Submittal of findings and documentation.	During the November 1 through March 31 hibernation season and shortly thereafter.	Construction contractor; City of Diamond Bar Community Development Department	
Construction associated with implementation of the Proposed Project could disrupt bat roosting habitat.	MM BIO-1J Bat Maternity Roosting Season: Night-time evening emergence surveys and/or internal searches within large tree cavities shall be conducted by a qualified biologist who is highly familiar with bat biology during the maternity season (April 1 to August 31) to determine presence/absence of bat maternity roosts near wooded project boundaries. All active roosts identified during surveys shall be protected by a buffer to be determined by a qualified bat biologist. The buffer will be determined by the type of bat observed,	Submittal of findings and documentation.	During the April 1 through August 31 maternity season. Surveys valid 30 days from survey date.	Construction contractor; City of Diamond Bar Community Development Department	

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	topography, slope, aspect, surrounding vegetation, sensitivity of roost, type of potential disturbance, etc. Each exclusion zone would remain in place until the end of the maternity roosting season. If no active roosts are identified, then work may commence as planned. Survey results are valid for 30 days from the survey date. Should work commence later than 30 days from the survey date, surveys should be repeated.				
Construction associated with implementation of the Proposed Project could disrupt bat roosting habitat.	MM BIO-1K Bat Roost Replacement: All special-status bat roosts that are destroyed by the project must be documented and shall be replaced at a 1:1 ratio on- or off-site with a roost suitable for the displaced species (e.g., bat houses for colonial roosters). The design of such replacement habitat shall be coordinated with CDFG. The new roost shall be in place prior to the time that the bats are expected to use the roost as determined by a qualified biologist who is highly familiar with bat biology, and shall be monitored periodically for five (5) years to ensure proper roosting habitat characteristics (e.g., suitable temperature and no leaks). The roost shall be modified as necessary to provide a suitable roosting environment for the target bat species.	Submittal of documentation.	Prior to the time the bats are expected to use the roost as determined by a qualified biologist. Monitoring shall occur periodically over 5 years thereafter.	Construction contractor; City of Diamond Bar Community Development Department	

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Implementation of the Proposed Project could result in adverse impacts to sensitive shrubland and scrub natural communities.	<p>MM BIO-2 Sensitive Natural Communities: To mitigate impacts on sensitive shrubland and scrub natural communities, project applicants shall implement the following mitigation measures prior to any ground disturbance:</p> <ul style="list-style-type: none"> • If avoidance cannot be reasonably accomplished, impacts on any shrubland, scrub or woodland alliance indicated as sensitive in Table 3.3-2 shall be mitigated through on- or off-site restoration/enhancement. For off-site restoration/enhancement, the applicant shall acquire mitigation land of similar habitat at a ratio of at least 1:1. On-site restoration/enhancement shall also be completed at a ratio of at least 1:1. • For projects that have the potential to result in direct or indirect impacts on sensitive natural communities, a habitat restoration plan shall be prepared prior to any ground disturbance. The Plan shall include adaptive management practices as specified by the Department of the Interior to achieve the specified ratio for restoration/enhancement. At a minimum, the Plan shall include a description of the existing conditions 	Submittal of documentation.	Prior to start of ground disturbance.	Construction contractor; City of Diamond Bar Community Development Department		

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	<p>of the receiver site(s), goals and timeline, installation methods, monitoring procedures, plant spacing, adaptive management strategies, and maintenance requirements to ensure the sensitive communities referred to above re-established successfully at the ratios set forth above.</p>				
<p>Implementation of the Proposed Project could result in adverse impacts on jurisdictional waters.</p>	<p>MM BIO-3 Jurisdictional Waters: To mitigate for impacts on jurisdictional waters, the applicant shall implement the following measures in consultation with the regulating agencies (USACE, CDFW, and RWQCB, where applicable) over the course of the project:</p> <ul style="list-style-type: none"> • The applicant shall provide on- and off-site replacement and/or restoration/enhancement of USACE, RWQCB and CDFG jurisdictional waters and wetlands at a ratio no less than 1.5:1 and/or include the purchase of mitigation credits at an agency-approved off-site mitigation bank. • If replacement and/or restoration/enhancement would occur, a restoration plan shall be prepared that describes the location of restoration and provides for replanting and monitoring for a 	<p>Submittal of documentation.</p>	<p>Ongoing.</p>	<p>Construction contractor; City of Diamond Bar Community Development Department</p>	

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	three-year period following construction.					
Implementation of the Proposed Project could result in a loss of oak woodland.	<p>MM-BIO-4 Oak Woodlands: In the event a future project would result in the loss of an oak woodland, the project shall be subject to the mitigation requirements set forth in the Los Angeles County Oak Woodland Conservation Management Plan Guide. If a future project cannot be redesigned to avoid impacts on oak woodland, then one of the following measures shall be implemented:</p> <ul style="list-style-type: none"> • Acquire oak woodland habitat that is comparable to the habitat that was impacted at a ratio of 1:1. • Restore degraded oak woodlands <ul style="list-style-type: none"> ○ Off-site restoration should be prioritized over on-site restoration and where feasible, should be located nearby the impacted property, preferably within the same watershed or sub-drainage as deemed appropriate by a qualified biologist, or within the same planning area as the impacted property. Off-site restoration may include any of the following: acquiring off-site fee title for oak woodland habitat; 	Submittal of final report.	<p>Ongoing.</p> <p>Mitigation areas shall be placed in a conservation easement within 6 months of a project's completion. Project mitigation shall be monitored and reported on over a 7-year period.</p>	Construction contractor; City of Diamond Bar Community Development Department		

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

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	<p>replacement planting; and/or restoring moderately or severely degraded oak woodlands (more specifically, removing exotics and restoring appropriate native plant diversity).</p> <ul style="list-style-type: none"> o On-site restoration of a ratio of at least 1:1 should be utilized when circumstances at the site allow for long-term sustainability of the replacement plantings, the potential to expand/connect to adjacent oak woodlands, and/or the improvement of degraded oak woodlands. If possible, on-site restoration areas should be located adjacent to preserved natural space. The project applicant shall replace/restore lost canopy area. More specifically, the project applicant shall provide mitigation trees of the same Oak species. All replacement trees should be planted on native undisturbed soil and should be the same species of oak (<i>Quercus</i> sp.) as the 				

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	<p>removed tree with appropriate associated native vegetation in the understory. The location of the replacement tree should be in the vicinity of other oak trees of the same species. If replacement trees cannot be planted on native undisturbed soil or are not in the vicinity of the same species of oak (<i>Quercus</i> sp.) as the removed tree, the city may require implementation of additional measures as listed in MM-BIO-4 to ensure that trees thrive.</p> <p>Mitigation areas or land should be at a minimum of two (2) to one (1) canopy cover area for the amount removed. This is the expected canopy extent of mature trees. All mitigation areas or land should be placed in a conservation easement within six months of a project's completion. If a conservation easement is not possible, the land shall be protected in perpetuity by other means deemed acceptable by the City. Mitigation land may be designated public open space by the City if deemed appropriate per the description of Open Space found in Chapter 2: Land Use of the proposed General Plan.</p>				

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	<p>Project mitigation shall be monitored and reported on over a seven-year period and shall incorporate an iterative process of annual monitoring and evaluation of progress and allow for adjustments to the program, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the City and should contain the following components: description of the project impact and mitigation site; specific objectives/success criteria, evaluated based on approved survival rates and percent cover of planted native species; control of invasive plant and animal species within the mitigation site; monitoring and maintenance activities conducted since the previous report; and any contingency measures implemented since the previous report. Success criteria should be based on a reference site supporting the desired oak species and understory that the mitigation site is designed to achieve.</p> <p>Once the mitigation project has been completed, the applicant shall submit a final report to the City. The report shall discuss the implementation, monitoring and management of the mitigation</p>					

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<p>Implementation of the Proposed Project could result in a loss of oak woodland.</p>	<p>project over the seven-year period, and indicates whether the mitigation project has, in part, or in whole, been successful based on established success criteria. The project shall be extended if success criteria have not been met at the end of the seven-year period to the satisfaction of the City.</p> <p>MM-BIO-5 Walnut Woodlands: In the event a future project would result in the loss of a walnut woodland, then one of the following measures shall be implemented:</p> <ul style="list-style-type: none"> • Acquire walnut woodland habitat that is comparable to the habitat that was impacted at a ratio of 1:1. • Restore degraded walnut woodlands <ul style="list-style-type: none"> ○ Off-site restoration should be prioritized over on-site restoration and where feasible, should be located nearby the impacted property, preferably within the same watershed or sub-drainage as deemed appropriate by a qualified biologist, or within the same planning area as the impacted property. Off-site restoration may include any of the following: acquiring off-site fee title for walnut woodland habitat; 	<p>Submittal of final report.</p>	<p>Ongoing.</p> <p>Mitigation areas shall be placed in a conservation easement within 6 months of a project's completion. Project mitigation shall be monitored and reported on over a 7-year period.</p>	<p>Construction contractor; City of Diamond Bar Community Development Department</p>	

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

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	<p>replacement planting; and/or restoring moderately or severely degraded walnut woodlands (more specifically, removing exotics and restoring appropriate native plant diversity).</p> <ul style="list-style-type: none"> o On-site restoration of a ratio of at least 1:1 should be utilized when circumstances at the site allow for long-term sustainability of the replacement plantings, the potential to expand/connect to adjacent walnut woodlands, and/or the improvement of degraded walnut woodlands. If possible, on-site restoration areas should be located adjacent to preserved natural space. The project applicant shall replace/restore lost canopy area. More specifically, the project applicant shall provide mitigation trees of the same species comprising the walnut woodland, including the constituent or co-dominant oak species. All replacement trees 					

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	<p>should be planted on native undisturbed soil and should be the same species of walnut (<i>Juglans</i> sp.) and oak (<i>Quercus</i> sp.) as the removed tree with appropriate associated native vegetation in the understory. The location of the replacement tree should be in the vicinity of other trees of the same species. If replacement trees cannot be planted on native undisturbed soil or are not in the vicinity of the same species as the removed tree, the city may require implementation of additional measures as listed in MM-BIO-5 to ensure that trees thrive.</p> <p>Mitigation areas or land should be at a minimum of two (2) to one (1) canopy cover area for the amount removed. This is the expected canopy extent of mature trees. All mitigation areas or land should be placed in a conservation easement within six months of a project's completion. If a conservation easement is not possible, the land shall be protected in perpetuity by other means deemed acceptable by the City. Mitigation land may be designated public</p>				

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

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	<p>open space by the City if deemed appropriate per the description of Open Space found in Chapter 2: Land Use of the proposed General Plan.</p> <p>Project mitigation shall be monitored and reported on over a seven-year period and shall incorporate an iterative process of annual monitoring and evaluation of progress and allow for adjustments to the program, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the City and should contain the following components: description of the project impact and mitigation site; specific objectives/success criteria, evaluated based on approved survival rates and percent cover of planted native species; control of invasive plant and animal species within the mitigation site; monitoring and maintenance activities conducted since the previous report; and any contingency measures implemented since the previous report. Success criteria should be based on a reference site supporting the desired walnut woodland species and understory that the mitigation site is designed to achieve.</p>					

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	<p>Once the mitigation project has been completed, the applicant shall submit a final report to the City. The report shall discuss the implementation, monitoring and management of the mitigation project over the seven-year period, and indicates whether the mitigation project has, in part, or in whole, been successful based on established success criteria. The project shall be extended if success criteria have not been met at the end of the seven-year period to the satisfaction of the City.</p>				
<p>Implementation of the Proposed Project could diminish the integrity of the Tonner Canyon movement corridor.</p>	<p>MM-BIO-6 Wildlife Movement Corridor: In order to ensure the existing integrity of the Tonner Canyon movement corridor, the following land use design criteria shall be adhered to when reviewing future projects:</p> <p><u>Corridor Features</u></p> <ul style="list-style-type: none"> • The corridor should be as wide as possible. The corridor width may vary with habitat type or target species, but a rule of thumb is about a minimum of 1,000 feet wide (but larger if possible). • Maintain as much natural open space as possible next to any culverts and road undercrossings to encourage the use of these by wildlife. 	<p>Include in project conditions of approval.</p>	<p>Prior to discretionary project approval.</p>	<p>Construction contractor; City of Diamond Bar Community Development Department</p>	

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	<ul style="list-style-type: none"> • Maximize land uses adjacent to the corridor that reduce human impacts on the corridor. • Avoid development or other impacts to project into the corridor to form impediments to movement and increase harmful edge effects. • If development is to be permitted next to the corridor, put conservation easements on adjacent lots to prohibit structures nearest the corridor. • Develop strict maximum brightness restrictions for development adjacent to the corridor to prevent light trespass into the corridor. Lights must be directed downward and inward toward the development. 				
	<p><u>Culvert Design</u></p>				
	<ul style="list-style-type: none"> • Bridged undercrossings are preferable. • If a bridge is not possible, use a 12-foot by 12-foot box culvert or bigger for larger animals. • Install a small, one-foot diameter tube parallel to the large box culvert for small animals. The upstream end of the small tube should be a few inches higher than the bottom of the upstream end of the box culvert, so that it will stay dry and free of debris. 				

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	<ul style="list-style-type: none"> • The culvert bottoms should be as close as possible to any canyon bottom and not be perched up a fill slope. • Use natural substrate on the bottom of the culvert, such as dirt with pebbles. • On roads above the undercrossings and culverts, install speed bumps and wildlife crossing signs to slow the cars, and avoid street lighting to facilitate use of the crossing. • Plant and maintain vegetative cover (shrubs and low cover) near the entrance-exits of the culverts, without visually or physically blocking the entries. • Install appropriate fencing (at least six feet in height) to funnel animals towards the undercrossings and culverts. <p><u>Vegetation Restoration</u></p> <ul style="list-style-type: none"> • Require maintenance or restoration of native vegetation, and long-term management. • Develop an adequate endowment program for restoration and management of the corridor. • Plant native trees, shrubs, and other plants to provide food and cover, as well as nesting opportunities for birds. 				

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<u>Management and Enforcement</u>						
	<ul style="list-style-type: none"> • If housing is to be permitted adjacent to the corridor, require the homeowners associations or each homeowner to maintain -- on their own property -- a mowed, 30-foot to 60-foot buffer along a flat or slightly sloped grade between the native vegetation in the corridor and each adjacent lot, for fire abatement. • Avoid fencing in the corridor that would bottleneck the corridor. • Unleashed domestic pets should not be allowed in the corridor. • Educate each landowner adjacent to the corridor about the regulations (lighting, mowing the buffer, no trespass, do not place pet food outside, etc.) and develop a pamphlet and convene a community meeting. In appropriate locations, install educational signs about the corridor and the species that could potentially use the corridor. 					
<u>Cultural, Historic, and Tribal Cultural Resources</u>						
Implementation of the Proposed Project could cause adverse impacts on historical resources.	MM-CULT-1 Prior to development of any project on a parcel containing at least one structure more than 45 years old and until such time a Citywide historic resource survey is completed, the project proponent shall retain a qualified architectural historian, defined	Submittal of findings and documentation.	Prior to discretionary project approval.	Construction contractor; City of Diamond Bar Community Development Department		

Impact	Mitigation Measure	Method of Verification	Timing of Verification	Responsibility for Verification	Verification Complete Date	Initial
	<p>as meeting the Secretary of the Interior’s Professional Qualification Standards for architectural history, to conduct a preliminary assessment. If the property appears to be potentially eligible for a local, state and/or federal listing, a full historic resources assessment shall be required. A full historic resources assessment shall include: a records search at the South Central Coastal Information Center; a review of pertinent archives, databases, and sources; a pedestrian field survey; recordation of all identified historic resources on California Department of Parks and Recreation 523 forms; and preparation of a technical report documenting the methods and results of the assessment. All identified historic resources will be assessed for the project’s potential to result in direct and/or indirect effects on those resources and any historic resource that may be affected shall be evaluated for its potential significance under national and state criteria prior to the City’s approval of project plans and publication of subsequent CEQA documents. The qualified architectural historian shall provide recommendations regarding additional work, treatment, or mitigation for affected historical resources to be implemented prior to their demolition or alteration. Impacts</p>					

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	on historical resources shall be analyzed using CEQA thresholds to determine if a project would result in a substantial adverse change in the significance of a historical resource. If a potentially significant impact would occur, the City shall require appropriate mitigation to lessen the impact to the degree feasible. This mitigation measure shall not apply to minor projects that would otherwise qualify for an exemption under CEQA, such as, but not limited to, room additions, reroofs, and the removal of minor accessory structures and landscaping projects.					
Implementation of the Proposed Project could cause adverse impacts on archaeological resources.	MM-CULT-2 Prior to development of a project that involves ground disturbance, the project proponent shall retain a qualified archaeologist, defined as meeting the Secretary of the Interior's Professional Qualification Standards for archaeology, to conduct an archaeological resources assessment including: a records search at the South Central Coastal Information Center; a Sacred Lands File search at the Native American Heritage Commission; a pedestrian field survey; recordation of all identified archaeological resources on California Department of Parks and Recreation 523 forms; an assessment of the project area's archaeological sensitivity and the potential to encounter subsurface archaeological	Submittal of archaeological resources assessment.	Prior to discretionary project approval.	Construction contractor; City of Diamond Bar Community Development Department		

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	resources and human remains; subsurface investigation to define the horizontal and vertical extents of any identified archaeological resources; and preparation of a technical report documenting the methods and results of the study. All identified archaeological resources shall be assessed for the project's potential to result in direct and/or indirect effects on those resources and any archaeological resource that cannot be avoided shall be evaluated for its potential significance prior to the City's approval of project plans and publication of subsequent CEQA documents. The qualified archaeologist shall provide recommendations regarding protection of avoided resources and/or recommendations for additional work, treatment, or mitigation of significant resources that will be affected by the project. This mitigation measure shall not apply to minor projects that would otherwise qualify for an exemption under CEQA, such as, but not limited to, the construction of a single-family residences, excavations for swimming pools, and landscaping projects.					
Geology, Soils, and Seismicity						
Implementation of the Proposed Project could cause adverse impacts	MM-GEO-1 Prior to development of projects that involve ground disturbance or excavations in	Submittal of technical report.	Prior to discretionary	Construction contractor; City of		

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on paleontological resources.	undisturbed native soils, the project proponent shall retain a paleontologist meeting the Society of Vertebrate Paleontology’s standards for qualified professional paleontologist (SVP, 2010) to conduct an paleontological resources assessment including: a site-specific database search at the Natural History Museum of Los Angeles County and/or other appropriate facilities (such as the University of California Museum of Paleontology); geologic map and scientific literature review; a pedestrian field survey, where deemed appropriate by the qualified professional paleontologist; assessment of the project area’s paleontological sensitivity and paleontological monitoring requirements (locations, depths, duration, timing); and preparation of a technical report that documents the methods and results of the study. The report shall be prepared prior to the City of Diamond Bar’s approval of project plans and publication of subsequent CEQA documents.		project approval.	Diamond Bar Community Development Department	
Implementation of the Proposed Project could cause adverse impacts on paleontological resources.	MM-GEO-2 The City shall require paleontological resources monitoring for any project that has a high potential for encountering subsurface paleontological resources. The location, depths, duration, and timing of monitoring shall be determined by the qualified professional paleontologist	Submittal of findings and documentation, followed by monitoring report.	Prior to discretionary project approval. Monitoring report shall	Construction contractor; City of Diamond Bar Community Development Department	

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	<p>based on the sensitivity assessment in the study required as part of MM-GEO-1. Prior to the start of ground disturbance, the project proponent shall retain a qualified monitor meeting the Society of Vertebrate Paleontology's standards for paleontological resource monitors (SVP, 2010), and who shall work under the direct supervision of the qualified professional paleontologist. In the event that paleontological resources are unearthed during ground-disturbing activities, the monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the discovery until the qualified professional paleontologist has determined its significance and provided recommendations for preservation in place or recovery of the resource. The monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After cessation of ground disturbance, the qualified professional paleontologist shall prepare a report that details the results of monitoring.</p>		<p>be prepared after cessation of ground disturbance.</p>		



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 February 24, 2026.

BACKGROUND/DISCUSSION:

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

PREPARED BY:

Arlene Laviera, Administrative Coordinator, Community Development

ATTACHMENTS:

1. 02-24-26 project

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 02/24/26	CC 03/03/26	PC 03/10/26	CC 03/17/26	PC 03/24/26	CC 04/07/26
Annual General Plan Status Report for 2025	N/A	GL	City of Diamond Bar	D					
Citywide Objective Design Standards	DCA PL2024-51	MN	City of Diamond Bar	PH					
22104 Rim Fire Lane (New Single-Family Residence)	DR PL2025-55	RL	Pete Volbeda					PH	
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-unit for sale development with Affordable Units)	SB 330, DR & TTM PL2025-77	GL	Tranquil Garden LLC	Under review					
2583 Indian Creek (New single-family residence)	DR PL2025-67	MN	Mike Lou	Second incomplete letter sent 1/20/26 – waiting for additional information					
2595 Indian Creek (New single-family residence)	DR PL2025-66	RL	Mike Lou	Second incomplete letter sent 1/16/26 – waiting for additional information					
1400 Montefino Ave (49-unit for-sale development)	GPA, ZC, TTM, DR, & CUP PL2025-29	MN	Sarah Klaustermeier	Under review					
23007 Ridge Line (New single-family residence)	DR PL2025-27	MN	Terry Chang	Second incomplete letter sent 1/7/26 – 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					

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
2867 Shadow Canyon (Addition and remodel to single-family residence)	DR PL2025-47	RL	Alan Gao	Under review
SB9 & Reasonable Accommodations Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review
20857 Quail Run (Two-story addition to legal nonconforming residence)	MCUP & PP PL2026-05	RL	Luo Yan	Under Review