



City of Diamond Bar Planning Commission Agenda

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

Meeting Date: Tuesday, July 28, 2026

Regular Meeting 6:30 p.m.

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

WELCOME TO A MEETING OF THE DIAMOND BAR PLANNING COMMISSION

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

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

RESOURCES

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

AMERICANS WITH DISABILITY ACT ACCOMMODATION

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

PUBLIC INPUT

The public may provide public comment by attending the meeting in person or by sending an email. 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 Members and noted for the record at the meeting.

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 Mehta, Rawlings, Torres, Vice Chair Mao, Chair Worthington

APPROVAL OF AGENDA: Chair

2. PUBLIC COMMENTS:

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

3. CONSENT CALENDAR:

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

3.1 May 26, 2026, Planning Commission Meeting Minutes**Recommended Action:**

Staff recommends the Planning Commission approve the May 26, 2026, Planning Commission meeting minutes as received.

4. PUBLIC HEARINGS:

- 4.1 Case No. PL2025-77: The property owner, Rita Huang, and applicant, Daphne Shen, are requesting approval of a Vesting Tentative Tract Map (VTTM) and Development Review (DR) for the construction of a new four-story, 36-unit residential condominium development with a gym, clubhouse, open courtyard, and a community rooftop garden on a 0.99-acre undeveloped parcel located between the westerly terminus of Gentle Springs Lane and South Prospectors Road. The Project site is identified in the City's Housing Element as a site suitable for the development of affordable housing. The applicant proposes designating 3 of the 36 units for sale to low-income households, and the proposed project is designed to incorporate a twenty percent (20%) density bonus, one incentive/concession, three waivers and reductions of development standards, and reduced parking ratios pursuant to the State Density Bonus Law (SDBL). This project will be the first development within the newly adopted Town Center Specific Plan area and implements the Specific Plan's land use and housing objectives. The applicant has invoked the new Assembly Bill 130 (AB 130) CEQA exemption for infill housing developments, and the proposed project is therefore subject to an expedited review and decision by the Planning Commission and City Council.

The project was originally noticed for a public hearing before the Planning Commission on July 14, 2026, but the public hearing was rescheduled to July 28, 2026, at the applicant's request.

Environmental Assessment:

This Project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, Staff recommends that the Planning Commission recommend that the City Council determine that the proposed project is exempt from CEQA pursuant to AB 130. (Codified as Public Resources Code § 21080.66.)

AB 130 created a new statutory CEQA exemption for infill housing development projects meeting specified criteria and which have undergone a consultation process with California Native American tribes that are traditionally and culturally affiliated with the project site. (Codified as Public Resources Code § 21080.66.) Among other requirements, the exemption applies to housing development projects that are located within an urbanized area and on a site that is less than 20 acres in size and consistent with the applicable General Plan and zoning designation. The project must also achieve a minimum density of 15 dwelling units per acre and comply with objective development standards and applicable State housing laws, including density bonus provisions where applicable. In addition, the site cannot be located within environmentally sensitive or hazardous areas identified by State law, such as wetlands, designated conservation lands, very high fire hazard severity zones (in certain circumstances), hazardous waste sites, or other historic or otherwise protected resource areas listed in the statute.

Based on City staff's review and the AB 130 CEQA Checklist provided by the applicant on June 23, 2026 (included as Attachment 4), the proposed 36-unit residential condominium development is located within a developed urban area, is consistent with the site's land use designation and zoning regulations, and complies with applicable objective development standards. The project site is not located within any of the environmentally sensitive or hazardous areas identified in the statute, and no historic resources have been identified on the property. Accordingly, City staff has determined that the Project satisfies the applicable requirements of Assembly Bill 130 and is therefore recommending that the proposed project be found to be exempt from further environmental review under CEQA.

Freeway Proximity Requirements

For projects located within 500 feet of a freeway, AB 130 requires that buildings have a centralized HVAC systems with air intakes facing away from the freeway, provide specified air filtration media that must be replaced at the manufacturer's designated interval, and not have any balconies facing the freeway. The proposed project is located within 500 feet of the 60 Freeway, but meets (or will be conditioned to meet) all of these requirements.

Tribal Cultural Resources

While AB 130 provides a statutory exemption from further environmental review for qualifying housing development projects, the legislation established its own tribal consultation requirements to ensure that potential impacts to tribal cultural resources are

identified and addressed.

As required by AB 130, the City initiated and concluded AB 130 tribal consultation with each tribe that is traditionally and culturally affiliated with the project site and that requested such consultation. Based on tribal consultation, measures have been incorporated into the project's conditions of approval that are designed to avoid significant impacts to tribal cultural resources.

A summary of AB 130 Tribal Consultation for the Tranquil Garden project is included as Attachment 5.

Recommended Action:

Conduct a public hearing and adopt the attached Resolution (Attachment 1) recommending that the City Council approve the Tranquil Garden 36-unit residential condominium project (Case No. PL2025-77), consisting of a State Density Bonus Law Application, Vesting Tentative Tract Map No. 83259, and Development Review, subject to conditions, making necessary findings pursuant to provisions of Government Code Section 65915, Government Code Section 65863, and Diamond Bar City Code (DBCC) Chapters 22.18, 21.20, and 22.48, and find that the Project is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66.

5. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

6. STAFF COMMENTS/INFORMATIONAL ITEMS:

6.1 Project Status Report

Recommended Action:

Staff recommends the Planning Commission receive and file the Project Status Report dated July 28, 2026.

7. SCHEDULE OF FUTURE EVENTS:

7.1 City Council Meeting - August 4, 2026 - 6:30 p.m., SCAQMD Main Auditorium, 21865 Copley Dr.

7.2 Planning Commission Meeting - August 11, 2026 - 6:30 p.m., City Hall Windmill Room, 21810 Copley Dr.

7.3 City Council Meeting - August 18, 2026 - 6:30 p.m., SCAQMD Main Auditorium, 21865 Copley Dr.

7.4 Planning Commission Meeting - August 25, 2026 - 6:30 p.m., City Hall Windmill Room, 21810 Copley Dr.

8. 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: July 24, 2026