



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, September 8, 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 July 28, 2026, Planning Commission Meeting Minutes**Recommended Action:**

Staff recommends the Planning Commission approve the July 28, 2026, Planning Commission meeting minutes as received.

4. PUBLIC HEARINGS:

- 4.1 Tentative Parcel Map No. 83773 Case No. PL2022-119: The applicant is requesting City approval to subdivide an existing 100,188 square-foot (2.3 gross acre) lot developed with an existing single-family residence into two lots for the future development of a new single-family residence on the newly created lot. Proposed Parcel 1 is 48,352 square feet (1.11 gross acres) and proposed Parcel 2 is 51,836 square feet (1.19 gross acres). The existing single-family residence will remain on proposed Parcel 1 and a new single-family residence will be proposed on proposed Parcel 2 at a future time. The property is zoned Rural Residential (RR), and the underlying General Plan land use designation is also named Rural Residential.

After evaluating the application, staff finds that the proposed Tentative Parcel Map complies with the City's Subdivision Ordinance and that the subdivision findings required pursuant to Diamond Bar City Code Section 21.20.080 can be made.

Environmental Assessment:

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Staff prepared and filed an Initial Study/Environmental Checklist and Notice

of Intent to Adopt a Mitigated Negative Declaration for the project on August 12, 2026, with the Los Angeles County Clerk and it is part of this report (Attachment 2). Pursuant to CEQA Section 15105, the public review period for the Mitigated Negative Declaration began on August 12, 2026, and ended September 1, 2026. The average slope of the subject property is 32 percent. The project would otherwise qualify for a categorical exemption from CEQA pursuant to Article 19, Section 15315, Class 15 (Minor Land Divisions) of the CEQA Guidelines. However, because the average slope of the property exceeds 20 percent, the project does not qualify for the exemption.

The Initial Study is a preliminary analysis to determine whether a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report (EIR) is needed for a project. If the Initial Study concludes that the proposed project will not significantly affect the environment or may have the potential to affect the environment but can be mitigated to a level of less than significant, a Negative Declaration or a Mitigated Negative Declaration may be prepared, respectively.

A Mitigated Negative Declaration is a document that briefly describes the reasons that a proposed project will not have a significant effect on the environment. It is used to guide and assist the City staff, Planning Commission, City Council, and the public in the consideration and evaluation of potential environmental impacts that may result from the proposed project's development.

Once the Initial Study and Mitigated Negative Declaration are prepared, a Notice of Intent to Adopt a Mitigated Negative Declaration is posted at the Los Angeles County Clerk and published in the *San Gabriel Valley Tribune* newspaper. The public review period must be no less than 20 days.

Staff prepared the Initial Study/Environmental Checklist for the proposed project, which documents reasons to support the findings that the proposed project would not have any potentially significant impacts on the environment with the proposed mitigation measures.

Assembly Bill 52 – Tribal Consultation

AB 52 requires notification/request for tribal consultation for projects subject to CEQA. A notification list was obtained from the Native American Heritage Commission and the City sent notices to the Tribes informing them of the opportunity to request consultation. On January 20, 2026, the City received a letter from the Gabrieleño Band of Mission Indians (Kizh Nation) stating that the project area adjoins or overlaps the tribe's ancestral territories. The tribe thus requested that a certified Native American Monitor be on site during any and all ground disturbances—including, but not limited to, pavement removal, post holing, auguring, boring, grading, excavation and trenching—to protect any cultural resources which may be affected during construction or development. Staff has included all mitigation measures proposed by the tribe (TCR-1 to TCR-3) in the Mitigation Monitoring and Reporting Program.

Recommended Action:

Adopt the attached Resolution (Attachment 1) recommending the approval of Tentative Parcel Map No. 83773 Case No. PL2022-119 to the City Council, to allow a subdivision of an existing lot into two separate lots, based on the findings, subject to conditions of approval

as listed within the draft resolution.

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 September 8, 2026.

7. SCHEDULE OF FUTURE EVENTS:

- 7.1 City Council Meeting - September 15, 2026 - 6:30 p.m., SCAQMD Main Auditorium, 21865 Copley Dr.
- 7.2 Planning Commission Meeting - September 22, 2026 - 6:30 p.m., City Hall Windmill Room, 21810 Copley Dr.
- 7.3 City Council Meeting - October 6, 2026 - 6:30 p.m., SCAQMD Main Auditorium, 21865 Copley Dr.
- 7.4 Planning Commission Meeting - October 13, 2026 - 6:30 p.m., City Hall Windmill Room, 21810 Copley Dr.
- 7.5 City Council Meeting - October 20, 2026 - 6:30 p.m., SCAQMD Main Auditorium, 21865 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: September 3, 2026