

7.0 GENERAL PLAN CONSISTENCY

This Specific Plan provides a site specific, detailed description of regulations, standards, and guidelines for implementing General Plan goals and policies. To achieve this, the Specific Plan must be in conformance with and be consistent with the General Plan. The California Government Code states that a “Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan.”

Consistency with the General Plan is achieved when the various land uses within the Specific Plan are compatible with the objectives, policies, general pattern of land uses and programs contained in the General Plan. Consistency is defined as follows: “An action, program, or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment.” This statement from the Governor’s Office of Planning and Research (OPR) describes how a Specific Plan should be consistent with the General Plan.

The Site D Specific Plan implements the goals and policies of the City of Diamond Bar General Plan. As such, Site D is consistent with the goals and policies of the General Plan (Source: Diamond Bar General Plan, adopted July 25, 1995). A detailed element by element discussion of General Plan conformance pertaining to applicable goals and policies is provided below.

• **Land Use Element**

Vision Statement: It is the overall goal of the land use element to ensure that the land

uses and development decisions of Diamond Bar maintain and enhance the quality of life for its residents.

Goal: Consistent with the Vision Statement, maintain a mix of land uses which enhance the quality of life of Diamond Bar residents, providing a balance of development and preservation of significant open space areas to assure both economic viability and retention of distinctive natural features of the community.

Consistency: The Site D project is a mixed use development that provides quality high-density residential housing within proximity to a neighborhood-retail center, and open space.

Goal: Consistent with the Vision Statement, manage land use with respect to the location, density, and intensity, and quality of development. Maintain consistency with the capabilities of the City and special districts to provide essential services which achieve sustainable use of environment and manmade resources.

Consistency: The Site D project is located at the corner of a major and a secondary arterial in the Diamond Bar area identified by the City’s General Plan as a prime location for mixed-use development. This Specific Plan document will guide the build-out of Site D in a manner which is consistent with City and State policies and standards and assures that the project is developed in a coordinated manner.

Goal: Consistent with the Vision Statement, maintain recognition within Diamond Bar and the Surrounding region as

being a community with a well planned and aesthetically pleasing physical environment.

Consistency: The Site D project is consistent with the needs of the Diamond Bar community by offering housing and employment opportunities in an integrated, aesthetically pleasing, mixed-use development. Additionally, the commercial-retail facilities will provide service to both residents of the City of Diamond Bar and surrounding regions.

Goal: Consistent with the Vision Statement, encourage long-term and regional perspectives in local land use decisions, but not at the expense of the quality of life for Diamond Bar residents.

Consistency: The Site D project sets the precedent for a new and vibrant mixed-use development in the City of Diamond Bar. Interweaving high-density residential housing with a centrally located commercial-retail center, and open space, will allow Site D to be a quality mixed-use development that will positively contribute to the City of Diamond Bar.

- **Housing Element**

Vision Statement: It is the overall goal of the housing plan that there is adequate housing in the City, both in quality and quantity, to provide appropriate shelter for all without discrimination.

Goal: Consistent with the Vision Statement, preserve and conserve the existing housing stock and maintain property values and residents' quality of life.

Consistency: This Specific Plan has been developed in accordance with the General Plan's land use strategy for this area and creates logical and orderly development. Commercial-retail, high-density residential and open space land uses have been carefully sited with regards to adjacent existing and proposed surrounding land uses. Furthermore, the project may enhance surrounding property values, which will create a long-term positive fiscal impact to the City of Diamond Bar.

Goal: Consistent with the Vision Statement, provide opportunities for development of suitable housing to meet the diverse needs of existing and future residents.

Consistency: The high-density residential housing of Site D meets the fiscal and culturally diverse needs of both future and existing City of Diamond Bar residents by offering an alternative to the predominantly detached single-family residential market largely found in the City of Diamond Bar.

Goal: Provide adequate sites through appropriate land-use and zoning designations to accommodate future housing growth.

Consistency: The City of Diamond Bar's General Plan Land Use Map designates the 70.5-acre Site D site as a Specific Plan Overlay. The Specific Plan Overlay designation requires a Specific Plan to be prepared and adopted to provide direction related to site planning, architectural design, and site specific development standards. The Site D Specific Plan provides a means to properly develop the site in a coordinated manner, taking into account all local goals, policies, and objectives. Additionally, the

mixed-uses envisioned for the Specific Plan area will contain high-density residential housing, thereby increasing housing opportunities within the Diamond Bar community.

Goal: Consistent with the Vision Statement, encourage equal and fair housing opportunities for all economic segments of the community.

Consistency: Site D will provide high-density residential uses in the form of attached housing, which can accommodate various economic segments of the Diamond Bar community and its residents by supporting the variation in character of the Diamond Bar housing stock.

- **Resource Management Element**

Vision Statement: It is the overall goal of the resource management element to provide and maintain adequate open spaces in the City to serve the diverse recreational needs of its residents, while fostering the wise use of limited natural resources.

Goal: Consistent with the Vision Statement, create and maintain an open space system which will preserve scenic beauty, protect important biological resources, provide open space for outdoor recreation and the enjoyment of nature, conserve natural resources, and protect public health and safety.

Consistency: The project preserves 8.0 acres of the 30.0-acre Site D site as open space, which includes manufactured slopes and roads.

- **Public Health and Safety Element**

Vision Statement: It is the overall goal of the public health and safety element to provide a safe and healthy environment for the residents of Diamond Bar.

Goal: consistent with the Vision Statement, create a secure public environment which minimizes potential loss of life and property damage, as well as social, economic, or environmental disruption resulting from natural and manmade disasters.

Consistency: The Site D mixed-use development will provide a safe and secure environment for City residents by promoting the policies and ideals particular to the City of Diamond Bar. Specific standards are included in this Specific Plan regulating development within the project area, which will minimize potential loss of life and property damage. Additionally, each stage of development permitted by this Specific Plan will adequately provide vehicular access, public facilities, and infrastructure for public health and safety.

- **Circulation Element**

Vision Statement: It is the overall goal of the circulation element to provide a safe, adequate, and environmentally sensitive transportation system to meet the circulation needs of the citizens of Diamond Bar.

Goal: Consistent with the Vision Statement, enhance the environment of the City's street network. Work toward improving the problems presented by the intrusion of regionally oriented commuter traffic through the City and into residential neighborhoods. Consider programs to

reinforce the regional transportation and circulation system to adequately accommodate regional needs.

Consistency: Site D's improvement of interior roadways and circulation will ensure safe, direct, and convenient vehicular and pedestrian access to and through the project's various land uses. Because the site is bordered by existing and improved roadways (Diamond Bar Boulevard and Brea Canyon Road), no major exterior roadway modifications will be developed by this Specific Plan. To the extent possible, existing lane configurations and right-of-way improvements on exterior project roadways will be retained. However, minor landscape and parkway improvements shall be provided along these roadways as well as additional strategically placed entrances, which will make Site D an easily accessible location for residents of the City of Diamond Bar.

Goal: Consistent with the Vision Statement, provided a balanced transportation system for the safe and efficient movement of people, goods, and services through the City.

Consistency: The Site D project will contain a strong internal circulation network that will serve to provide direct and efficient access to the site. While the automobile will be the predominant form of travel, the Site D Specific Plan recognizes the importance of alternative modes of transportation. A convenient and easily accessible transit system becomes an essential element of a mixed-use development such as Site D. Bus stops are located adjacent to Site D and facilitate alternative modes of transportation. Transit is expected to be provided by the

Metropolitan Transit Authority (MTA), Foothill Transit, and the City's fixed-route transportation system.

Goal: Consistent with the Vision Statement, maintain an adequate level of service on area roadways.

Consistency: The required California Environmental Quality Act (CEQA) document associated with development of the Site D Specific Plan includes an analysis of project area roadways and existing and build-out levels of service. Appropriate mitigation measures shall be provided if area roadways are found to be operating under the required level of service as a result of the Site D development.

Goal: Consistent with the Vision Statement, provide or regulate the provision of the supply of parking to meeting the needs for both residents and commercial business.

Consistency: The Site D mixed-use development will be consistent with Chapter 22.30, Off-Street Parking, of the Diamond Bar Development Code.

- **Public Services and Facilities Element**

Vision Statement: It is the overall goal of the public services and facilities element that the City acquire and maintain adequate resources to meet the needs of its residents.

Goal: Consistent with the Vision Statement, provide adequate infrastructure facilities and public services to support development and planned growth.

Consistency: Public services and utilities, including water, sewer, gas, electricity,

telephone, and cable will be extended into the Specific Plan area to support the Site D development.

Goal: Consistent with the Vision Statement, achieve a fiscally solvent, financially stable community.

Consistency: Site D will contain a high-quality, mixed-use development, composed of commercial-retail, high-density residential, and open space land uses. The provision of residential uses on-site creates an immediate market for retail and service uses, thereby enhancing the potential for establishing a successful mixed-use master planned development. Additionally, Site D will provide housing and job opportunities to the City of Diamond Bar residents, which will generate property and sales taxes that can be used for improvement of public services and facilities. Due to the project's convenient location and site planning, Site D presents an economically viable plan that is good for the City of Diamond Bar and its residents.

8.0 APPENDICES**8.1 LIST OF EXHIBITS**

1. OWNERSHIP DIAGRAM
2. CITY OF DIAMOND BAR GENERAL PLAN
3. CITY OF DIAMOND BAR ZONING PLAN
4. REGIONAL LOCATION AND VICINITY MAP
5. SITE AERIAL
6. LAND USE PLAN
7. IRREDUCIBLES DIAGRAM
8. CONCEPTUAL RECREATION AND OPEN SPACE DIAGRAM
9. COMMERCIAL ARCHITECTURE IMAGES
10. RESIDENTIAL ARCHITECTURE IMAGES
11. CONCEPTUAL LANDSCAPE ZONE DIAGRAM
12. CONCEPTUAL CIRCULATION DIAGRAM
13. TYPICAL STREET SECTIONS
14. CONCEPTUAL SEWER AND DOMESTIC WATER DIAGRAM
15. CONCEPTUAL GRADING DIAGRAM
16. SITE SECTIONS
17. CONCEPTUAL PHASING DIAGRAM
18. ASSESSOR'S PARCEL MAP
19. TENTATIVE TRACT MAP
20. VIEW SIMULATION 1
21. VIEW SIMULATION 2
22. VIEW SIMULATION 3
23. VIEW SIMULATION 4
24. VIEW SIMULATION 5
25. VIEW SIMULATION 6
26. VIEW SIMULATION 7

8.2 LIST OF TABLES

- 3.1 RESIDENTIAL DEVELOPMENT STANDARDS
- 3.2 COMMERCIAL DEVELOPMENT STANDARDS

-----THIS PAGE LEFT BLANK INTENTIONALLY-----

Legend

- Owned by the City of Diamond Bar
- Owned by the Walnut Valley School District (WVUSD)
- Owned by the Los Angeles County Flood Control District (LA CO FCD)

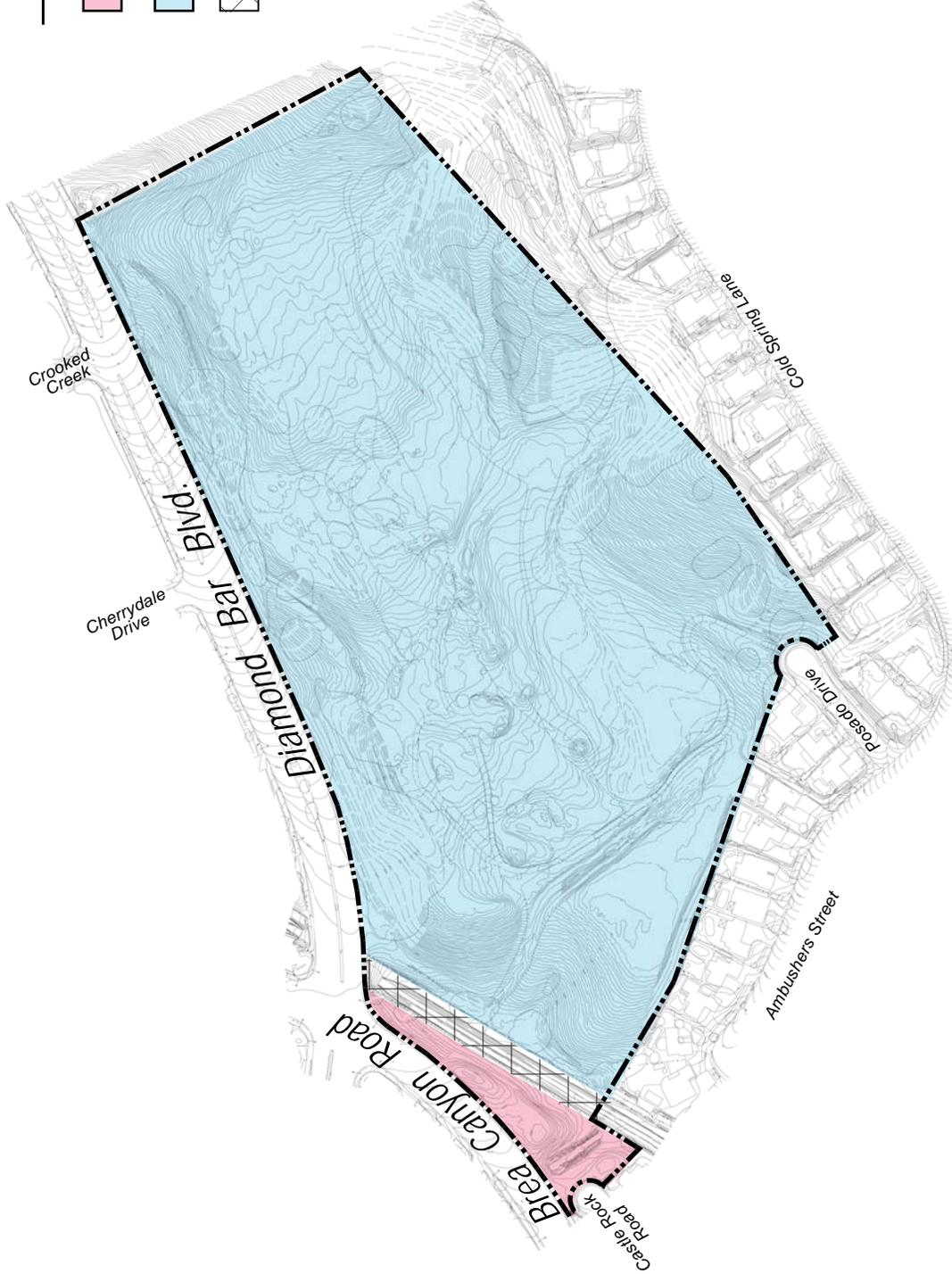
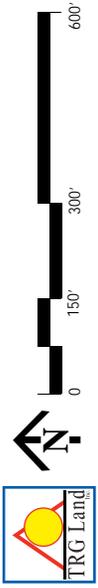


Exhibit 1 OWNERSHIP DIAGRAM

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



Legend

- General Commercial (GC)
- Public Facilities (PF)
- Owned by the Los Angeles County Flood Control District (LA CO FCD)

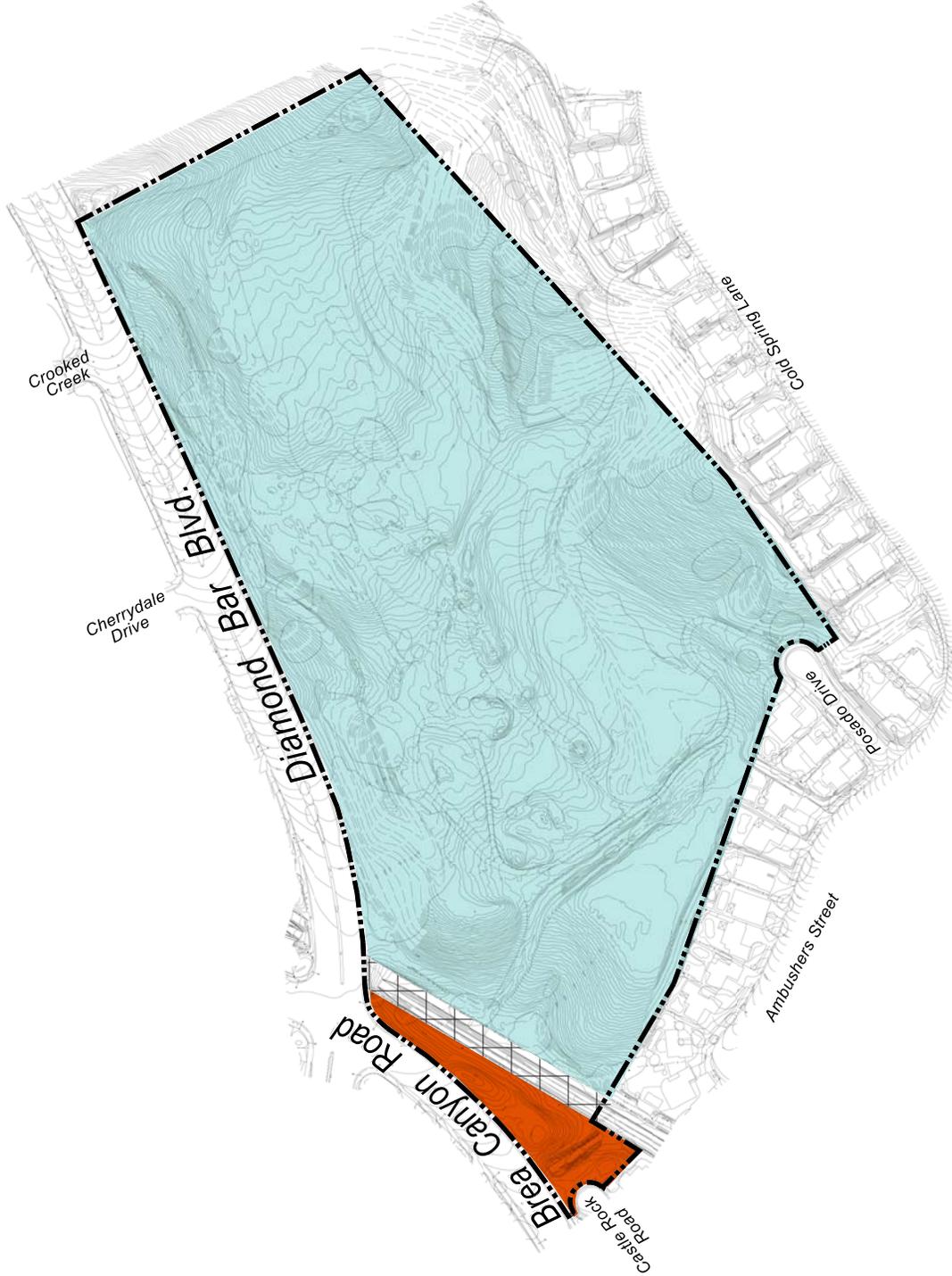
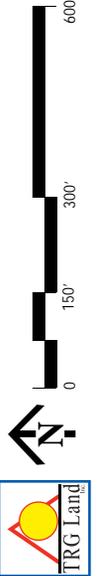


Exhibit 2 CITY OF DIAMOND BAR GENERAL PLAN

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



Legend

-  Community Commercial (C-2)
-  Low/Low-Medium Residential (R-1)
-  Owned by the Los Angeles County Flood Control District (LA CO FCD)

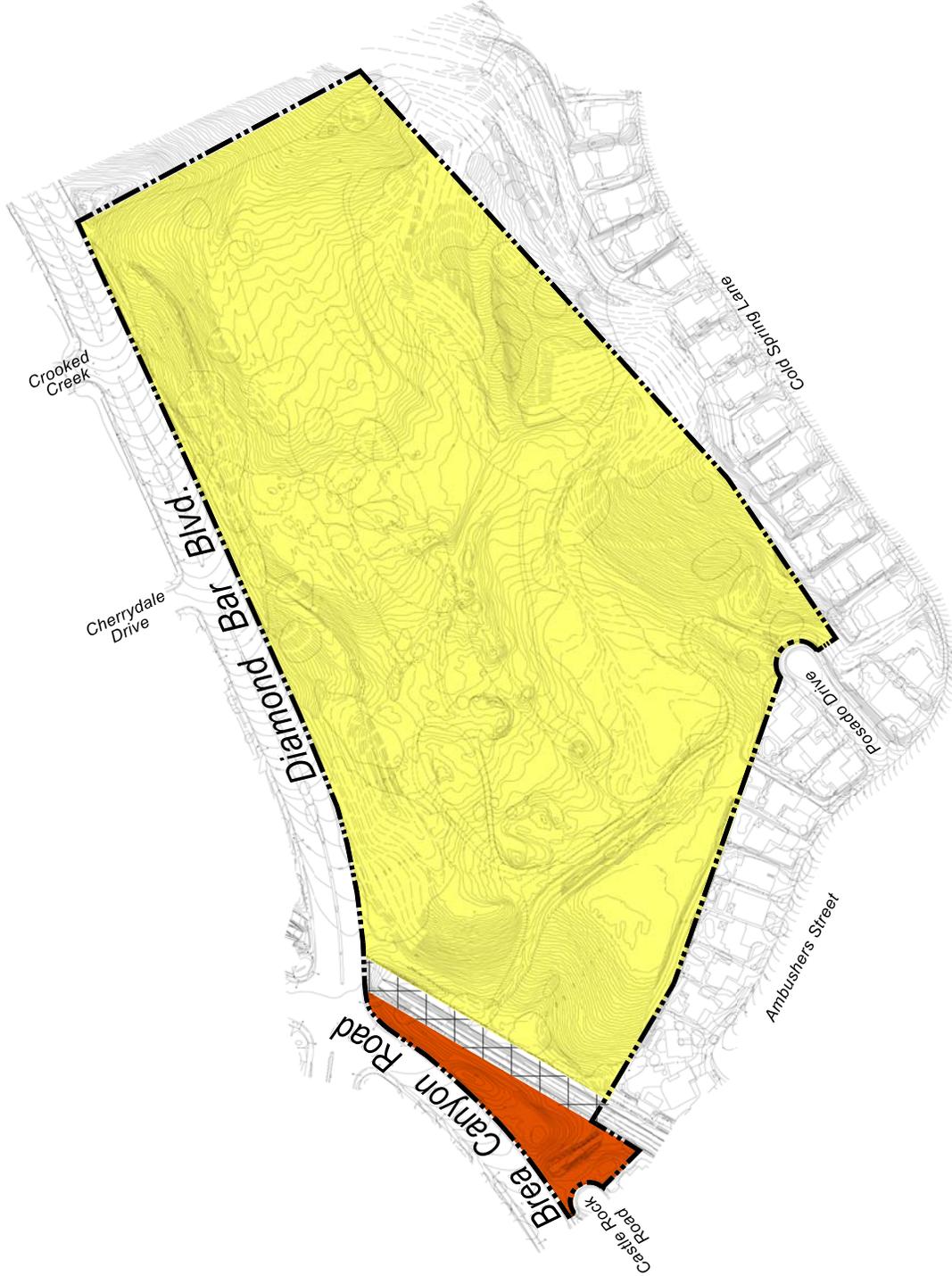
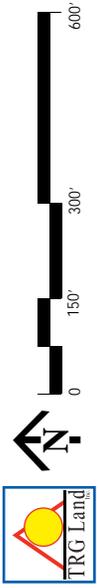
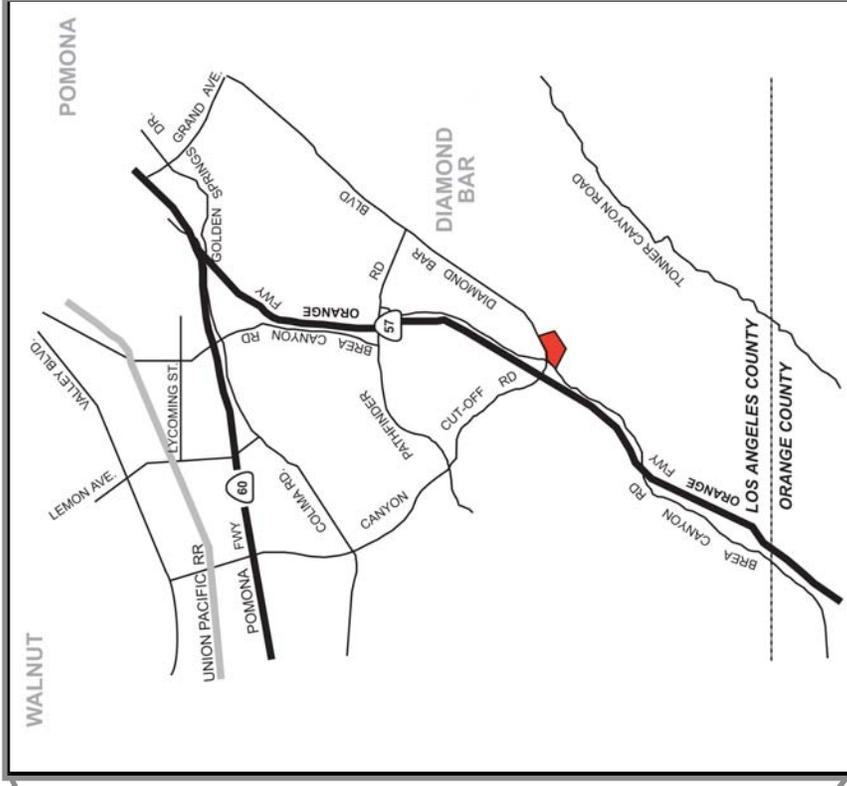
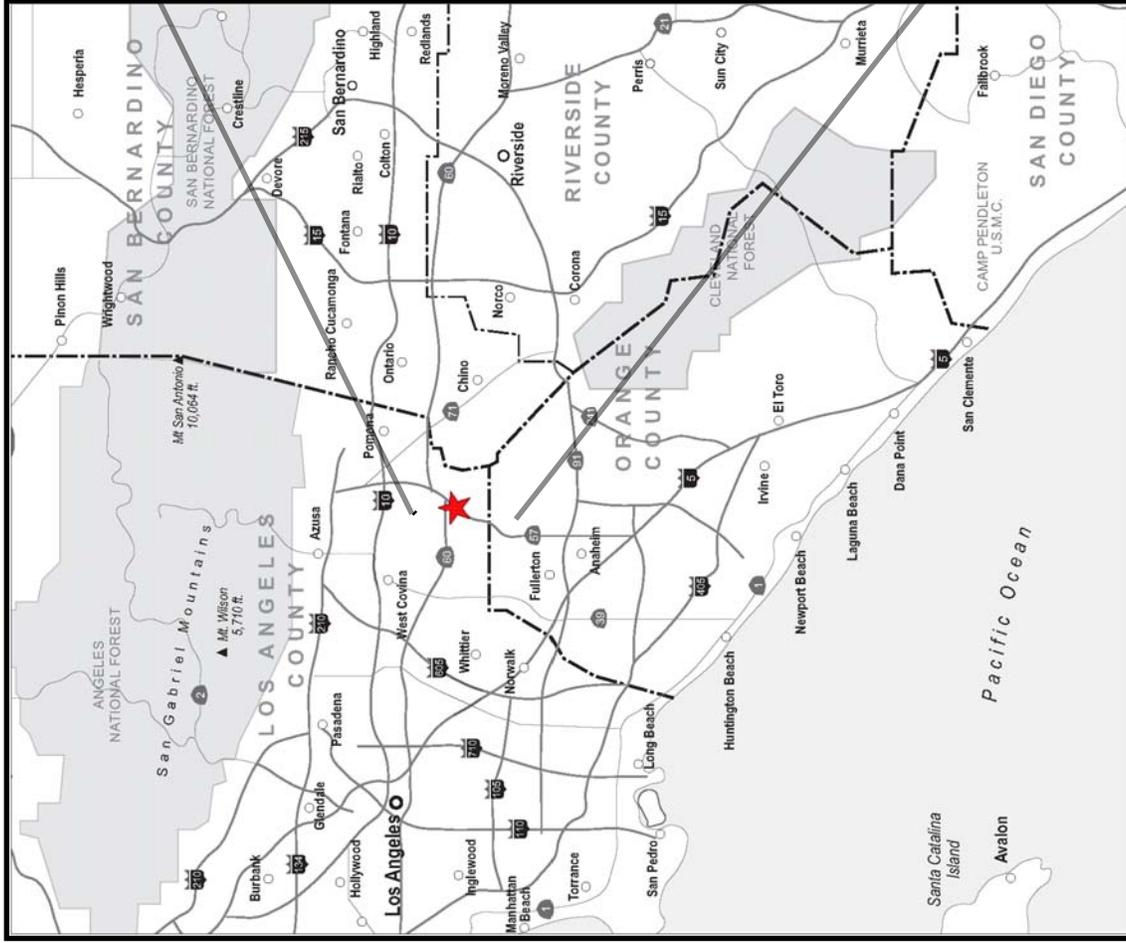


Exhibit 3 CITY OF DIAMOND BAR ZONING MAP

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR





**Exhibit 4
REGIONAL LOCATION AND VICINITY MAP**

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



Legend

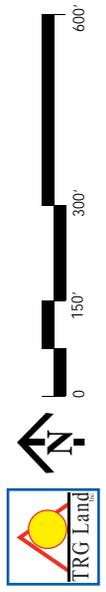


Site "D" Property Line



**Exhibit 5
SITE AERIAL**

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



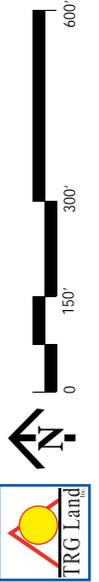
Legend

-  Commercial:
10.1 Acres at 0.35 FAR
-  Residential:
10.1 Acres; 0 to 20 DU/Ac
-  Access



Exhibit 6 LAND USE PLAN

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



Legend

-  Residential Pad
-  Commercial Pad
-  15' Residential Building Setback
-  30' Commercial Building Setback
-  35' Landscape Zone Setback
-  Residential to Commercial Trail
-  Landscape / Building Setback Overlay



Exhibit 7 IRREDUCIBLES DIAGRAM

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



0 150' 300' 600'



Legend

- Open Space / Circulation
- Possible Private Recreation Locations
- Access
- Trails



Exhibit 8
CONCEPTUAL RECREATION AND OPEN SPACE DIAGRAM
WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



Exhibit 9
COMMERCIAL ARCHITECTURE IMAGES
WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR