



NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

City of Diamond Bar, 21810 Copley Drive, Diamond Bar, CA 91765 (909) 839-7030

NOTICE: Pursuant to the provisions of the California Environmental Quality Act (CEQA – Public Resources Code, Section 21100 et. Seq.), the City of Diamond Bar has determined that the project referenced hereinafter will not have a significant effect on the environment. A draft Mitigated Negative Declaration has been prepared for review and approval in connection with project approvals and conditions of approval that the City proposes to impose on the project.

PROJECT TITLE: Brea Canyon Business Park (Planning Case No. PL2017-169)

PROJECT ADDRESS: 850 Brea Canyon Road, Diamond Bar, CA 91765

PROJECT DESCRIPTION: The applicant is proposing to build a new commercial development consisting of a 109-room, four-story hotel; a 47,642 square-foot, three-story office building; and 8,900 square-foot, one level medical office building on an approximately 5.7-acre vacant parcel located on the east side of south Brea Canyon Road between Lycoming Street and SR-60 freeway.

Prior to June 2019, the property operated as a recreational vehicle and boat storage facility. Pursuant to Titles 21 and 22 – Subdivision and Development Code Sections 22.70, 22.32, 22.58, 21.20, 22.48, 22.30.050 and 22.36.060, the proposed project consists of the following:

General Plan Amendment to change the land use designation from Professional Office (OP) to General Commercial (C).

Zone Change to change the zoning district from Light Industry (I) to Regional Commercial-Planned Development Overlay(C-3-PD).

Tentative Parcel Map to subdivide the subject property into four parcels, and to create a condominium subdivision for two office buildings. The condominium subdivision proposed to subdivide air space for 34 office units within the three-story office building, and subdivide air space for 2 medical office units within the one-story office building.

Development Review to approve the site and architectural designs of a new commercial development to ensure consistency with the General Plan, Development Code, and compliance with all applicable design guidelines and standards.

Conditional Use Permit to approve development on a site subject to a Planned Development Overlay District and allow modifications to the building height limit to allow a 64' high, four-story hotel and a 55'-2" high, three-story office buildings (where 35 feet is the maximum allowed); reduce the parking requirement to allow 289 spaces (where 299 spaces are required); and deviate from the parking design standard by reducing the size of 53 parking spaces to 8'X16' to allow for compact spaces (where 9'X19' is required).

Parking Permit to share access and parking between the proposed parcels.

Comprehensive Sign Program to establish design criteria for all signage associated with the proposed buildings.

PROPERTY OWNER: Philip Lee, Lycoming LLC, 17777 Center Court #725, Cerritos, CA 90703

APPLICANT: Roger Dietos, GAA Architects, Inc., 8811 Research Drive, Suite 200, Irvine, CA 92618

A copy of the Initial Study, documenting reasons to support the findings that said project would not have a significant effect and contains mitigation measures in the project to avoid potentially significant effects, is attached hereto for public review and available at the Planning Division. An Environmental Impact Report is not required for this project.

Environmental Determination: Pursuant to the provisions of the California Environmental Quality Act (CEQA), Section 15070, the City prepared an Initial Study and Mitigated Negative Declaration for this project. Pursuant to CEQA Section 15105, the public review period for the Mitigated Negative Declaration begins September 20, 2019 and ends October 19, 2019. The Diamond Bar Planning Commission will consider whether or not to recommend approval to the City Council to adopt the proposed Mitigated Negative Declaration at the following regularly scheduled meeting:

TIME OF HEARING: 6:30 p.m. (or as soon thereafter that the matter can be heard)
DATE OF PUBLIC HEARING: Wednesday, October 30, 2019
LOCATION: Diamond Bar City Hall – Windmill Community Room
21810 Copley Drive
Diamond Bar, California 91765

CASE MATERIALS are available for review between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Friday, at the City of Diamond Bar, Community Development Department/Planning Division, 21825 Copley Dr., Diamond Bar, CA 91765.