



NOTICE OF SPECIAL PUBLIC HEARING

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

TO: Property Owners within a 700 foot radius of subject site
FROM: City of Diamond Bar, Planning Commission

NOTICE IS HEREBY GIVEN, That the Planning Commission will conduct a special meeting on the matters described in this notice to determine whether or not the subject requests shall be recommended for approval to the City Council.

DATE AND TIME OF HEARING: **Wednesday, October 30, 2019, 6:30 P.M. (or as soon thereafter that the matter can be heard)**

PLACE OF HEARING: **Diamond Bar City Hall – Windmill Community Room
21810 Copley Drive, Diamond Bar, CA 91765**

SUBJECT: **Brea Canyon Business Park – Planning Case No. PL 2017-169 (“Project”)**

REQUEST: 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.

PROJECT ADDRESS: 850 Brea Canyon Road, Diamond Bar, CA 91765 (APN 8719-01-3017)
PROPERTY OWNER: Philip Lee, Lycoming LLC, 17777 Center Court Drive #725, Cerritos, CA 90703
APPLICANT: Roger Dietos, GAA Architects, Inc., 8811 Research Drive, Suite 200, Irvine, CA 92618

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 began September 20, 2019 and ended October 19, 2019.

Published in:
San Gabriel Valley Tribune: Friday, October 18, 2019
Inland Valley Daily Bulletin: Friday, October 18, 2019

If you are unable to attend the public hearing, but wish to send written comments, please write to the City of Diamond Bar Community Development Department/Planning Division at the address given below. To preview case materials or for further information on this subject, please contact Senior Planner, Grace S. Lee at (909) 839-7032.

If you challenge this application and project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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 Community Development Department/Planning Division, 21810 Copley Drive, Diamond Bar, CA 91765.

