



NOTICE OF PUBLIC HEARING

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

TO: Property Owners within a 1,000 foot radius of subject site
FROM: City of Diamond Bar, Planning Commission

NOTICE IS HEREBY GIVEN, that the Planning Commission will conduct a public hearing to determine whether or not the requests described herein shall be recommended for approval to the Diamond Bar City Council.

DATE AND TIME OF HEARING: Tuesday, March 24, 2020, 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: Zone Change and Development Review Planning Case No. PL2015-253 (“Project”)

REQUEST: Under the authority of DBMC Sections 22.48 and 22.70, the property owner and applicant are requesting a Zone Change to modify the existing zoning district from Neighborhood Commercial (C-1) to Low Density Residential (RL) to be consistent with the General Plan land use designation; and approval of Development Review application to construct a new 4,333 square-foot, two story single family residence measuring 28'-8" high on an 11,225 square-foot (0.26 acre) undeveloped, vacant lot.

PROJECT LOCATION: 1111 N. Diamond Bar Blvd., Diamond Bar, CA 91789 (APN: 8706-008-013)

PROPERTY OWNER: James Chin Chou, 1359 Bentley Court, West Covina, CA 91791

APPLICANT: Creative Design Associates, 17528 Rowland Street, 2nd Floor, City of Industry, CA 91748

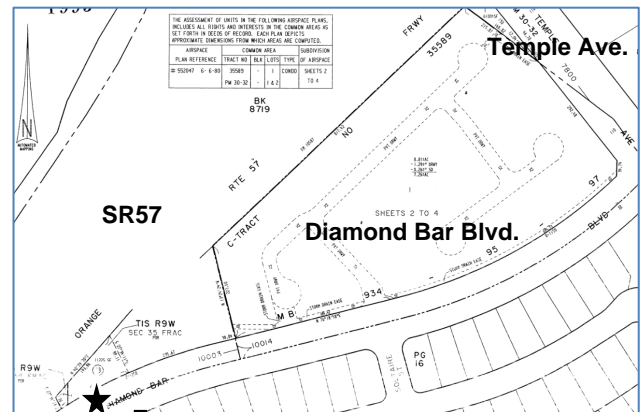
ENVIRONMENTAL DETERMINATION: The Project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the Project to be exempt from CEQA under the CEQA Guidelines Section 15061(b)(3) in that “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The site is a vacant and unimproved lot. The Zone Change will allow the site to be developed with a new two-story single family residence to be consistent with the General Plan land use designation. The subject site is an irregular and physically constrained lot. The topography and tapering lot depths limits the site’s overall development potential. The modification will rectify an existing inconsistency between the General Plan and Zoning Maps, and allow for development of an underutilized parcel. The modification of the site’s zoning designations for the purposes of allowing a single family residential use is the most viable option in comparison to commercial uses as currently zoned. The Zone Change lowers the potential intensity of the land use, fits more appropriately with the fabric of the surrounding area, and will allow a single family residence that generate less environmental impacts such as air quality, traffic and parking, and utilities and service systems in comparison to commercial uses. Therefore, no further environmental review is required.

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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



1111 N. Diamond Bar Blvd.

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