



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, City Council

NOTICE IS HEREBY GIVEN, that the City Council will conduct a public hearing to determine whether or not the requests described herein shall be approved under the provisions of State law and the Diamond Bar Municipal Code (DBMC).

DATE AND TIME OF HEARING: Tuesday, July 21, 2020, 6:30 P.M. (or as soon thereafter that the matter can be heard)

PLACE OF HEARING: Consistent with the Governor's Executive Order to Stay at Home, avoid gatherings and maintain social distancing, this meeting will be conducted telephonically and Members of the City Council and staff will be participating via Teleconference. There will be no physical meeting location.

All interested persons are invited to attend the City Council hearing online or by telephone. You can participate in the meeting by visiting the City's website at www.diamondbarca.gov, click on Agenda and Minutes, scroll to July 21, 2020, City Council Meeting and click on Agenda. The GoToWebinar link and instructions for log in will be provided. You may also call the Community Development Department at (909) 839-7030. Written comments may also be submitted in advance of the hearing via email to GLee@diamondbarca.gov.

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.

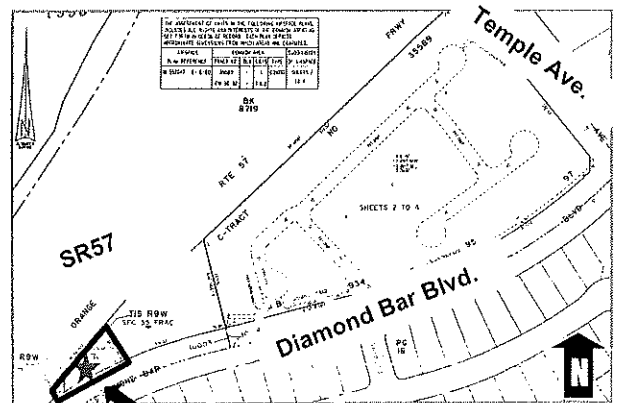
PROJECT LOCATION: 1111 N. Diamond Bar Blvd., Diamond Bar, CA 91789 (APN: 8706-008-013)
PROPERTY OWNER: James Chin Chou, 1359 Bentley Court, West Covina, CA 91791
APPLICANT: Creative Design Associates, 17528 Rowland Street, 2nd Floor, City of Industry, CA 91748

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.

Published in:
San Gabriel Valley Tribune: Friday, July 10, 2020

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 City Council at, or prior to the public hearing.



1111 N. Diamond Bar Blvd.