



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. At the July 21, 2020, City Council meeting, the Council remanded the matter back to the Planning Commission for a physical public hearing in order to enable the public to attend and provide testimony on the proposed project in person.

For the safety of all members of the public and City staff during the COVID-19 pandemic, a temperature test and symptom screening will be required to enter a City facility. Anyone with a temperature test result of 100.4 degrees Fahrenheit or higher, and/or displaying a symptom of COVID-19, or experienced a symptom associated with COVID-19 within the 72 hours prior to the meeting, will be denied access to a City facility. Face coverings and social distancing protocols are mandatory upon entry to the City facility.

DATE AND TIME OF HEARING: Tuesday, August 25, 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 Sections 15303(a)(construction of a new single-family residence) and 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. 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.

