



# Town Center Specific Plan

Scoping Meeting— June 8, 2023



**TORTI  
GALLAS +  
PARTNERS**

# Site

45 acres = 0.5% of Diamond Bar land area



60 Freeway

Palompo Dr.

Diamond Bar Blvd.

Centie Springs Ln.

Torito Ln.

Golden Springs Dr.

S. Prospectors Rd.

5-min. walk - 1/4 Mile Radius

# List of Goals

1. Implement the Community Vision, Goals and Policies of the General Plan – Realization of Town Center to “foster the development of a vibrant, pedestrian-oriented Town Center - a place to shop, dine, and gather.”
2. Make the Town Center a Complete Neighborhood with a Sense of Place
3. Physical Design and Programming Support Health and Wellbeing
4. Provide for Car-Lite / Car-Optional Living
5. Great Public Spaces, Parks and Regenerative Landscapes
6. Accommodate a Range of Densities, Housing Types and Level of Affordability , so as to implement the 6th Cycle Housing Element and to fulfill the City’s commitment to provide affordable housing
7. Provide Flexibility for the Future – Particularly for Retail and Commercial Space
8. Developable in Phases

## THERE IS A STRONG OPPORTUNITY FOR THE DIAMOND BAR TOWN CENTER TO BE DEVELOPED AS A RESIDENTIAL ANCHORED, MIXED-USE DISTRICT WITH COMPLEMENTARY RETAIL SPACE AND HOTEL ROOMS

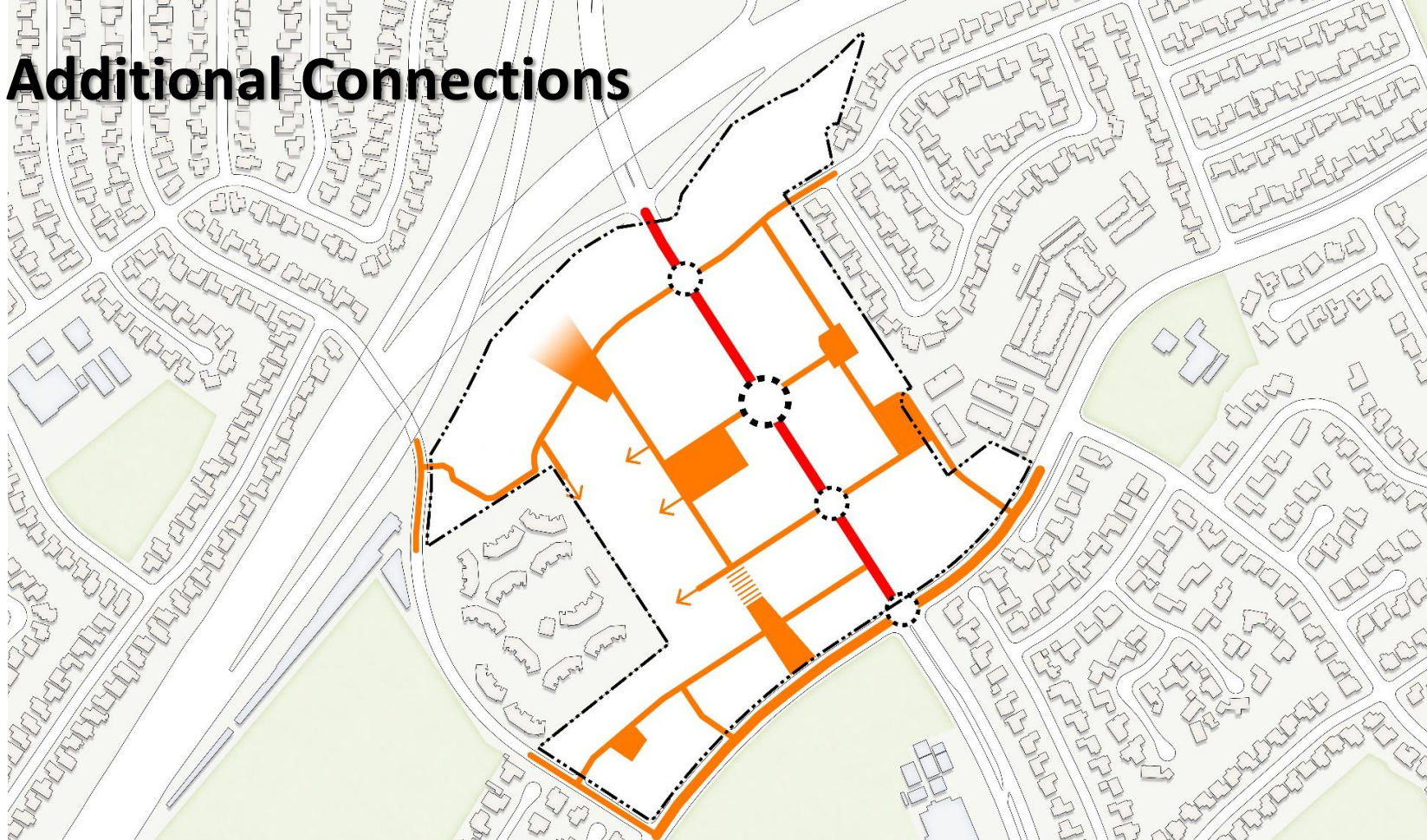
- ▶ RCLCO believes the Subject Site can support over 1,200 market-rate rental units, 310 affordable rental units, and 320 for-sale properties over the next decade.
- ▶ The site is proposed to be developed with a movie theater as a central point within the retail center to draw unmet cultural demand.

		ACHIEVABLE POSITIONING (RENT/PRICE)	TEN YEAR MARKET POTENTIAL
<b>RESIDENTIAL USES</b>			
<b>Market Rate Apartments (p. 31)</b>	360 Workforce apartments, 440 standard apartments, 320 premium apartments, and 125 rental townhomes	\$2,890 per month	1,245 units
		\$3.34 per square foot	Average 865 square feet
<b>Affordable Apartments (p. 31)</b>	310 affordable units - 20% of all housing units allocated to affordable housing at 50% AMI	\$1,225 per month	310 units
		\$1.57 per square foot	Average 780 square feet
<b>For-Sale (p. 44)</b>	200 For-sale townhomes and 120 stacked flat condos	\$977,000	320 units
		\$576 per square foot	Average 1,695 square feet
<b>Total</b>			1,875 units Average 995 square feet
<b>NON-TRADITIONAL RESIDENTIAL</b>			
<b>Senior Housing (p. 50)</b>		\$4,025 per month	180 units
		\$5.59 per square foot	Average 720 square feet
<b>COMMERCIAL USES</b>			
<b>Retail (p. 54)</b>	Retail town center anchored around a movie theater/large gym with increased entertainment & services, restaurant, and grocery space	\$3.00-\$4.00/SF/Mo. NNN	321,300 square feet
	Ground-floor retail at multifamily properties with street-level retail, grocery, and service spaces.	\$3.00-\$4.00/SF/Mo. NNN	125,000 square feet
<b>Total</b>			446,300 square feet
<b>Hotel (p. 66)</b>	Existing Hotel (Diamond Bar Best Western)	\$140 ADR	97 Rooms

Source: RCLCO



# Additional Connections



# Public Spaces



# Mix of Uses – 1<sup>st</sup> Floor Plan



# Roof Plan





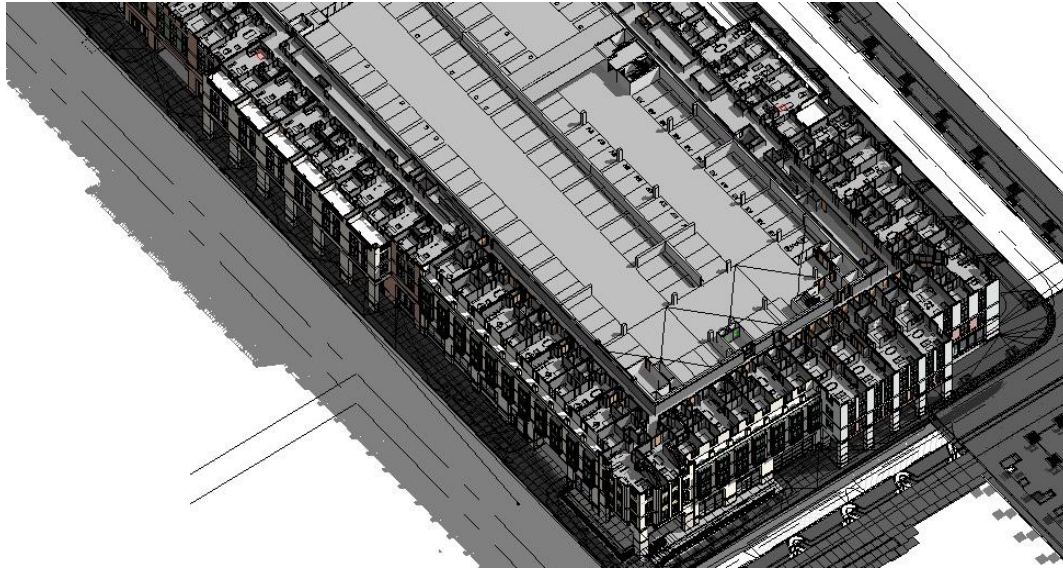
# Aerial View from South



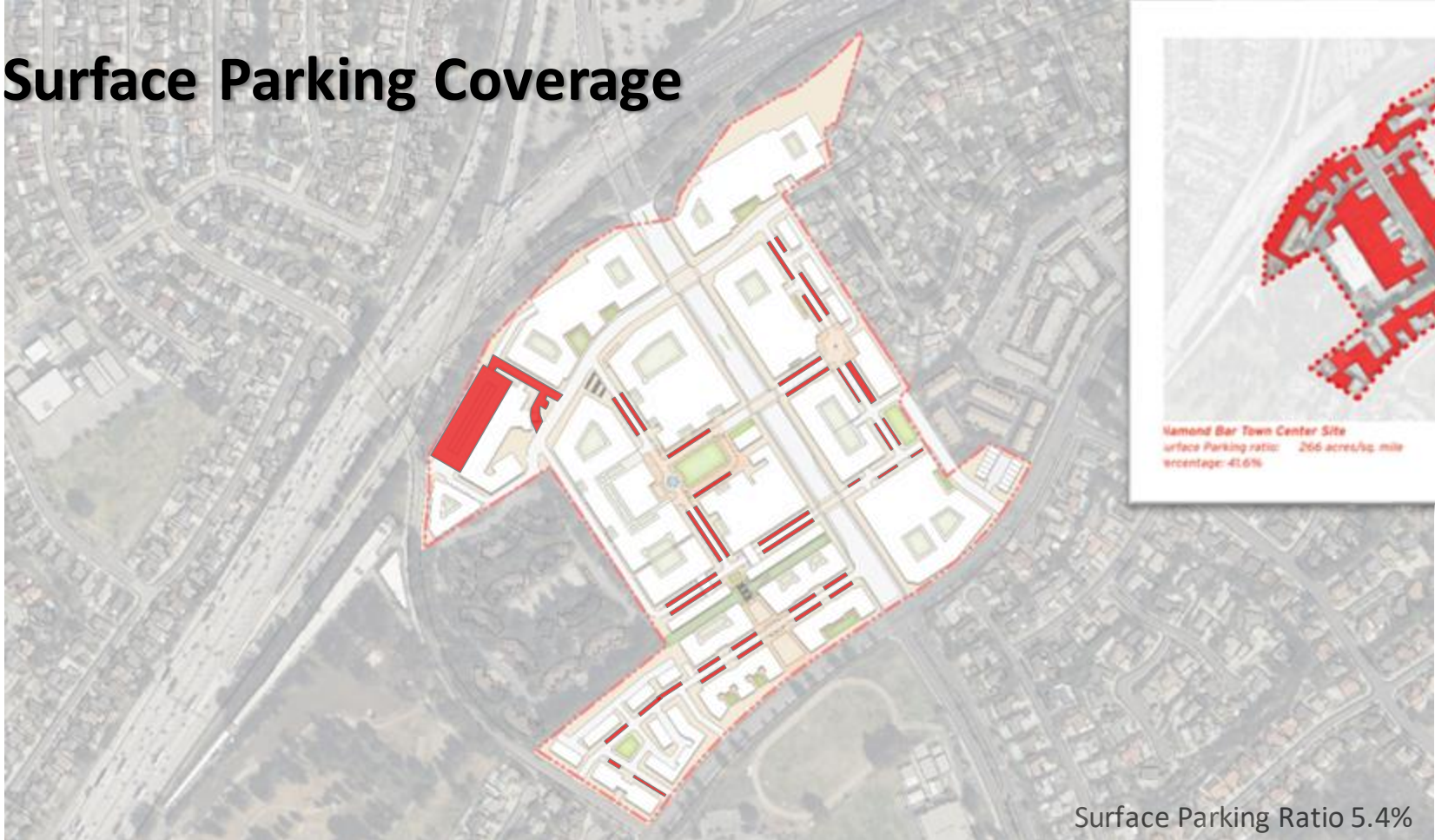
# Parking is Provided Mid-block



Typical Podium and Wrap Building Section



# Surface Parking Coverage

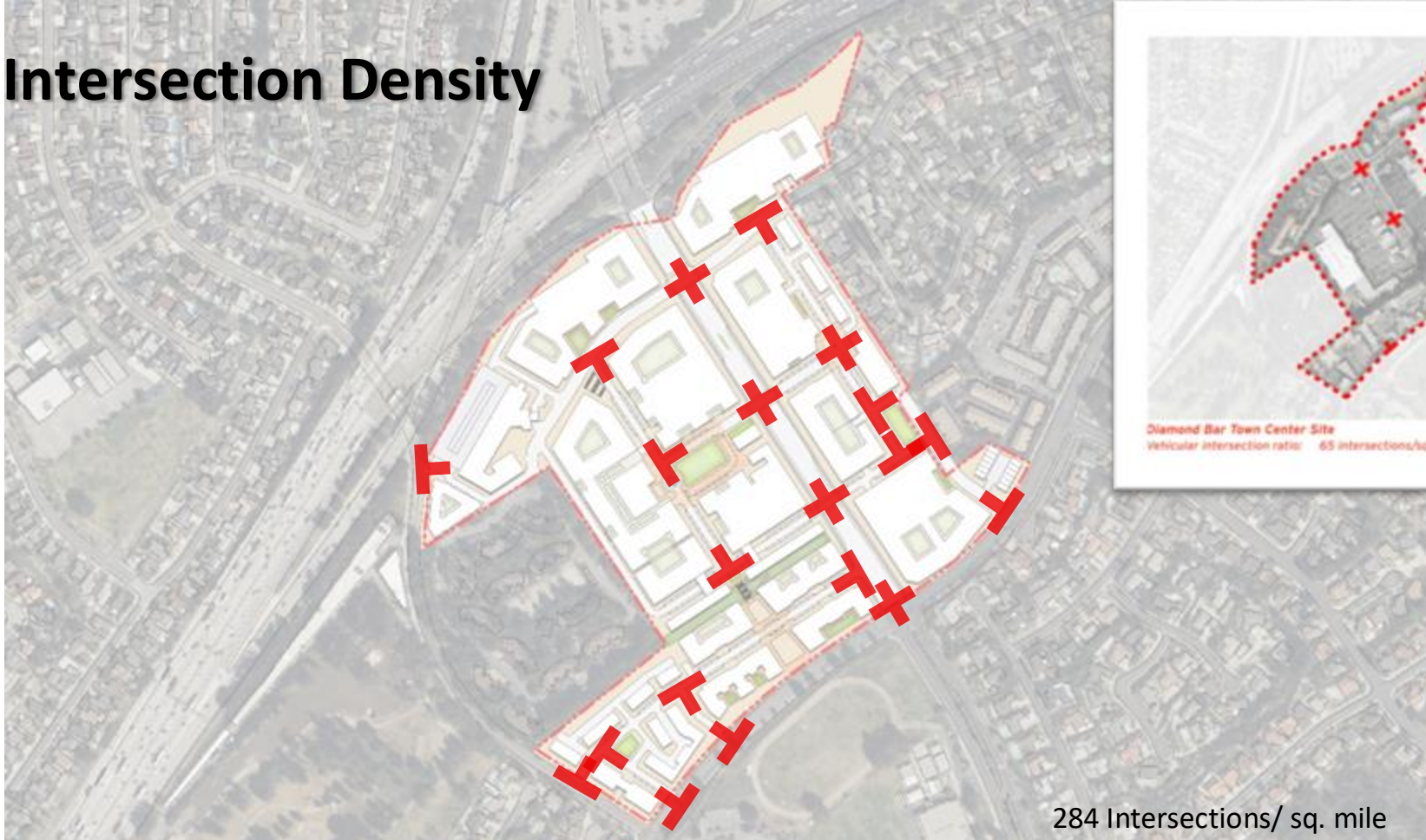


Namond Bar Town Center Site  
surface parking ratio: 266 acres/sq. mile  
percentage: 41.6%

Surface Parking Ratio 5.4%



# Intersection Density



Diamond Bar Town Center Site  
Vehicular intersection ratio: 65 intersections/sq. mile

# Suggested Preferred Plan



Low – 1350 dwelling units

Medium – 1670 dwelling units

High – 2055 dwelling units

# The View Street



# The Public Green



# View of Public Green from Diamond Bar Boulevard

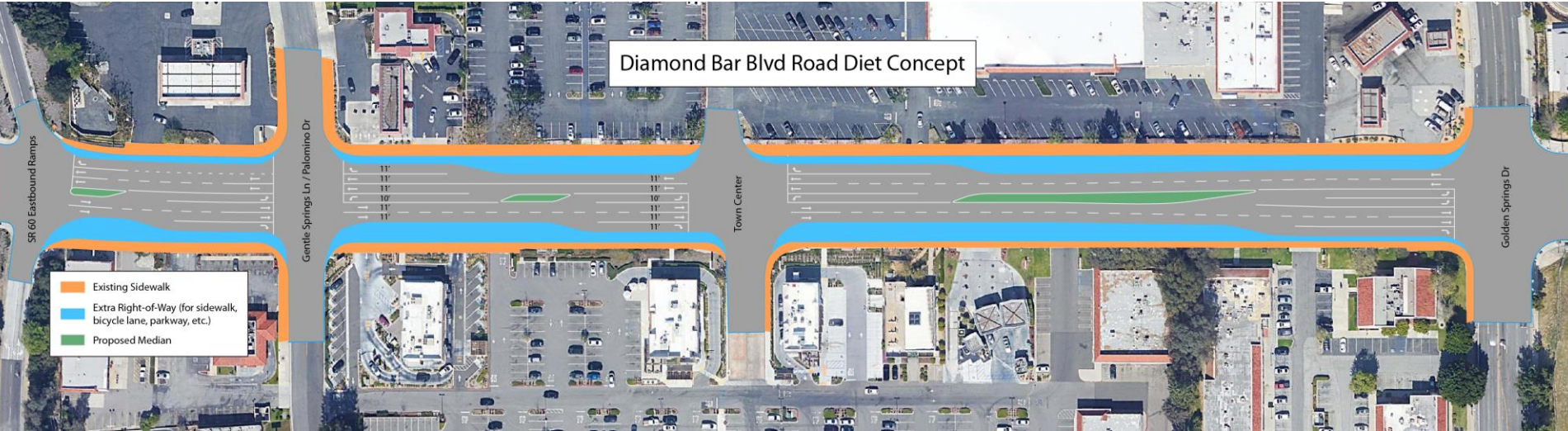




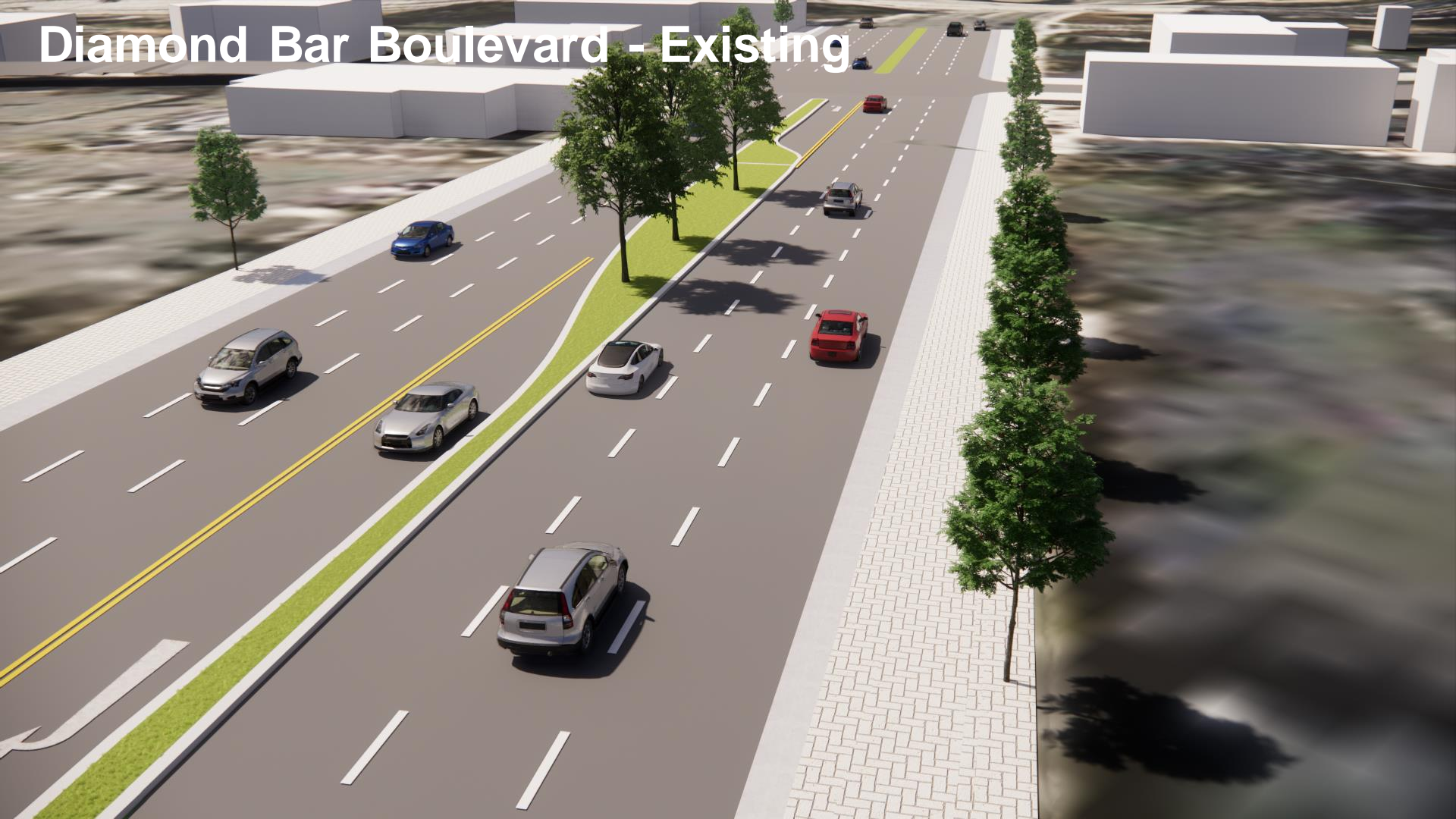
# Diamond Bar Blvd. Existing



# Diamond Bar Boulevard – Proposed road diet



# Diamond Bar Boulevard - Existing



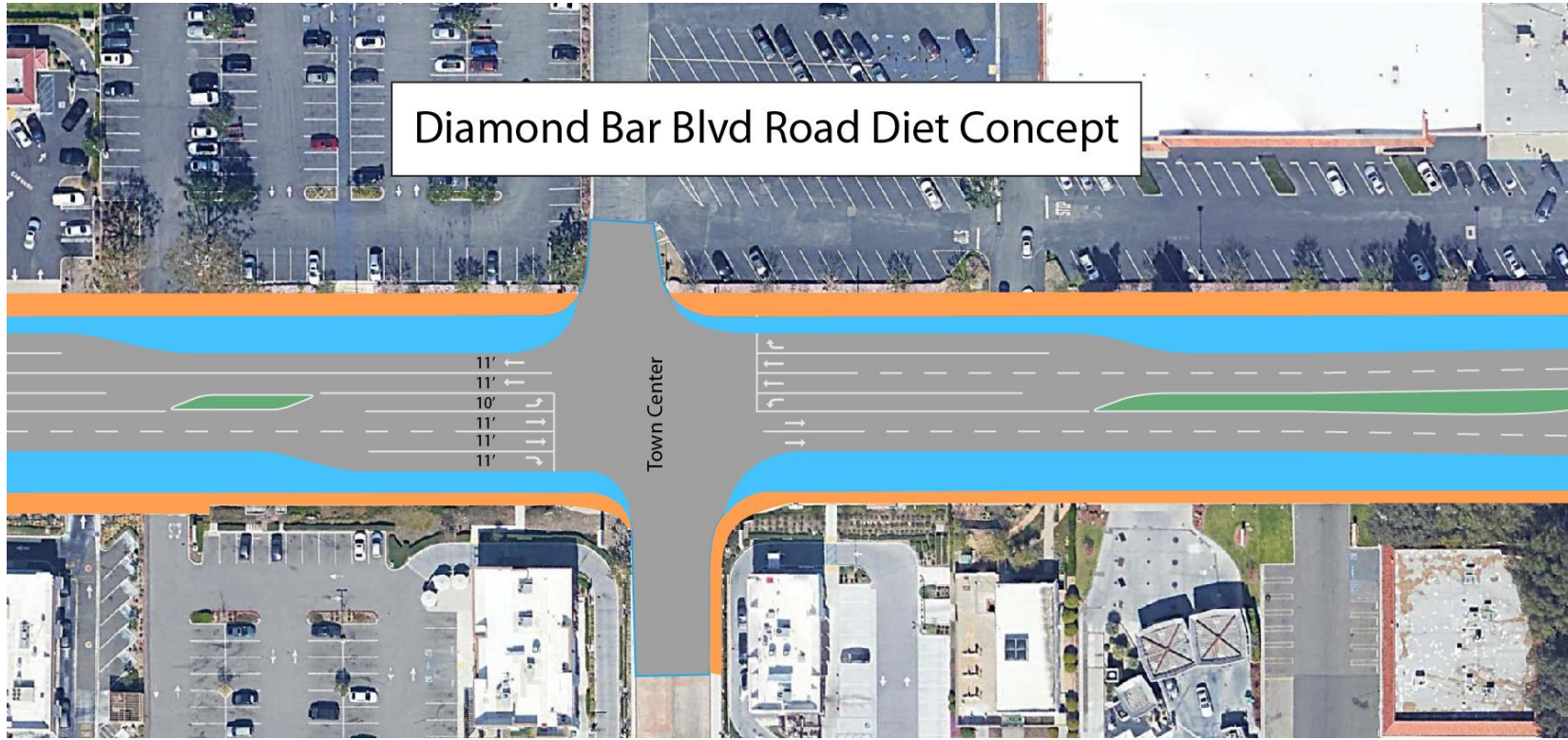
# Diamond Bar Boulevard - Proposed



# Diamond Bar Boulevard - Proposed



# Diamond Bar Blvd. improvements – Road Diet Concept



Total crossing distance reduced from 86' to 65'



## PURPOSES OF CEQA

1. Maintain a **high-quality physical environment** for the **people of California**
2. **Inform** government **decision makers and the public** about the potential significant **environmental impacts** of proposed activities (projects)
3. Identify ways that environmental impact(s) can be **avoided or significantly reduced**
4. **Prevent significant avoidable damage** to the environment by requiring changes in the project through **alternatives and mitigation measures**
5. **Disclose to the public** the reason that an agency approved a project notwithstanding its environmental impacts
6. Improve **interagency coordination**
7. Enhance **public participation** in the environmental review process through scoping meetings, public notice, public review, hearings, and the judicial process

## CEQA Scoping





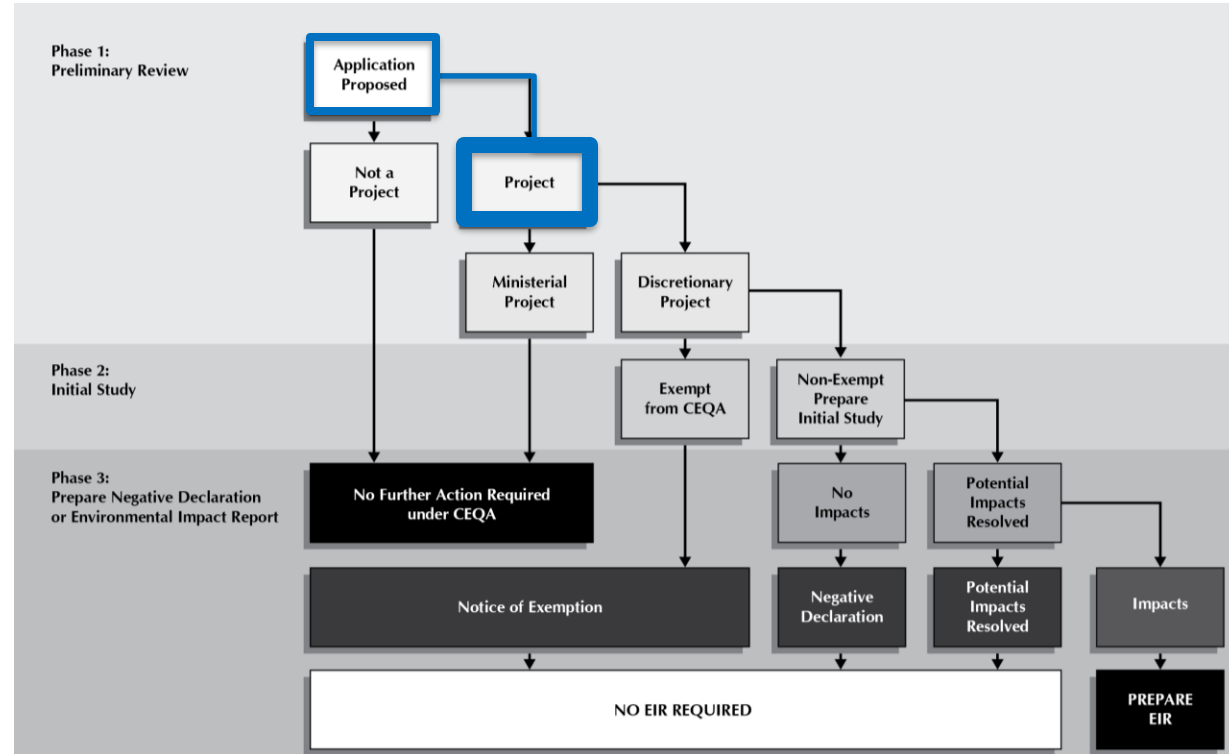
1. Three Step CEQA Process
2. Publish Notice of Preparation
3. 30-Day Scoping Period
4. Prepare Draft Supplemental EIR
5. 45-Day Public Review Period
6. Prepare Response to Comments and Final Supplemental EIR
7. Present Final Supplemental EIR to City Council for Consideration
8. Decision Rendered at City Council Hearing

## CEQA Process Overview



## Step 1: Is the proposed action a project?

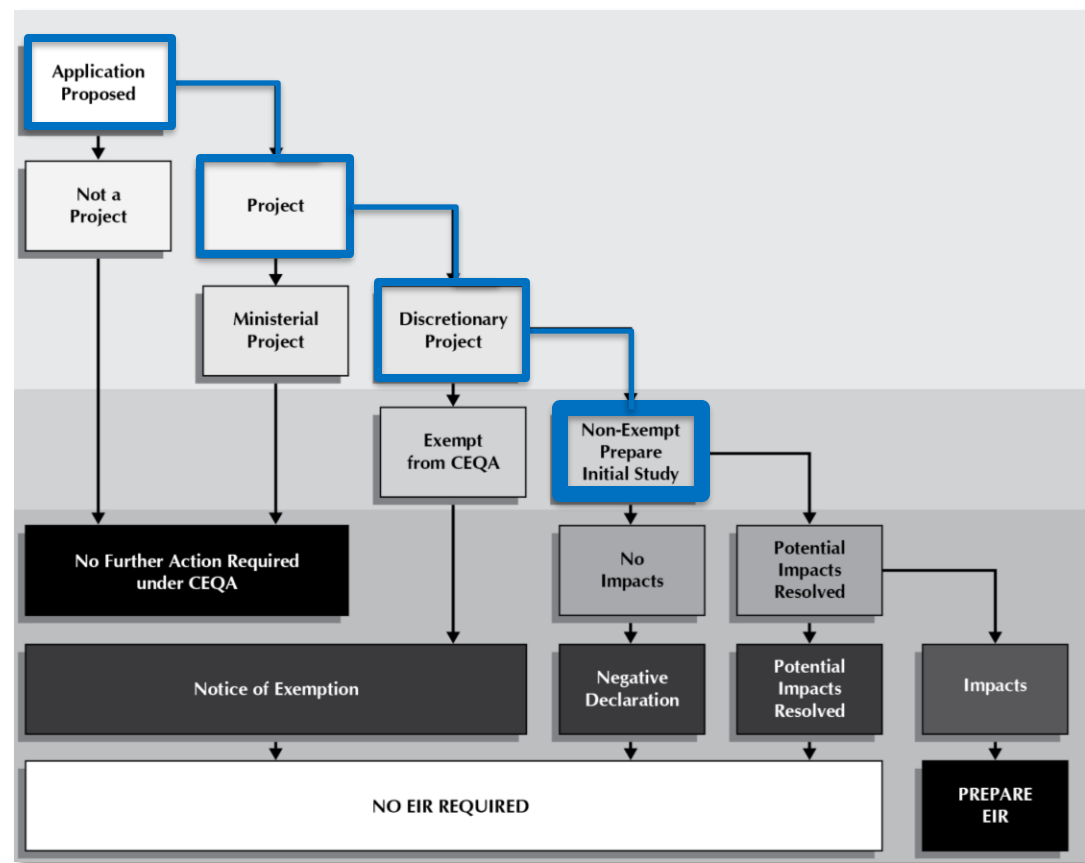
- May cause direct physical change in the environment (or reasonably foreseeable indirect physical change)
- Either:
  - Undertaken by a public agency
  - Funded by a public agency
  - Involves issuance of entitlement by public agency



# CEQA Three-Step Process

## Step 2: Is the Project exempt from CEQA?

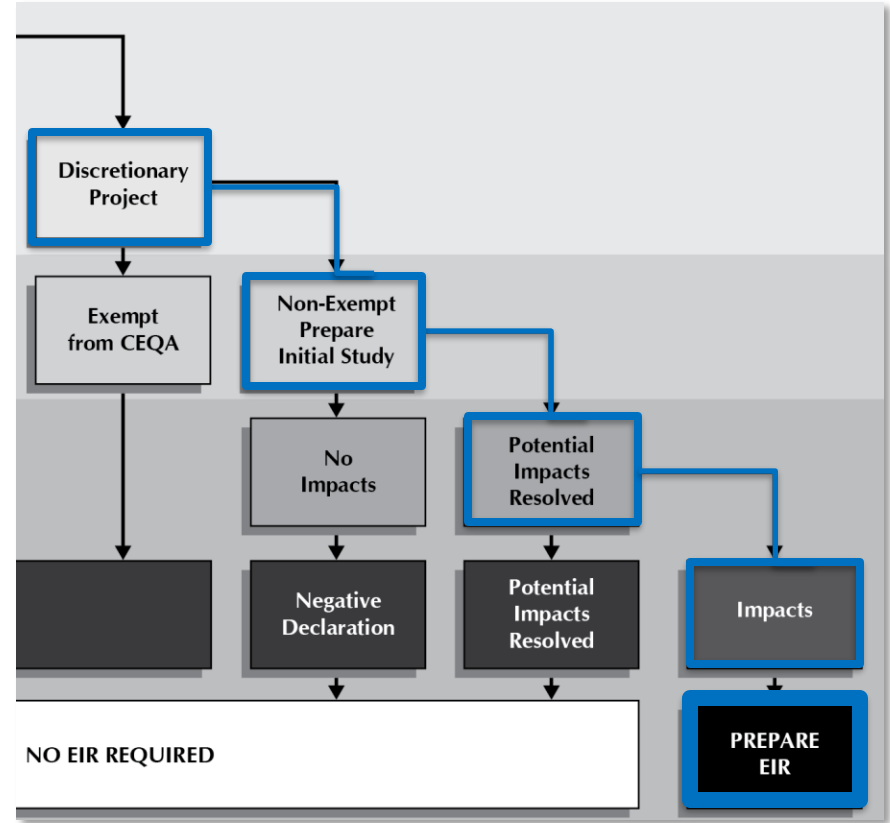
- Ministerial (non-discretionary)
- Statutory Exemption
- Categorical Exemption



# CEQA Three-Step Process

### Step 3: If not exempt, what is the appropriate environmental document?

- Negative Declaration (ND)
- Mitigated Negative Declaration (MND)
- Environmental Impact Report (EIR)



## CEQA Three-Step Process

As the 2019 certified General Plan Update EIR established the Town Center Focus Area, a **Supplemental EIR (SIR) to the General Plan EIR**, as amended by the Housing Element Update Addendum to EIR, will be prepared to evaluate the proposed Town Center Specific Plan and alternatives in greater detail than the certified EIR.



# Notice of Preparation of SIR



20 CEQA Environmental Issue Areas were analyzed in the initial study.

Based on the evaluation of the proposed project in the initial study, 11 issue areas were determined to have no impacts or less than significant impacts:

1. Agricultural Resources
2. Biological Resources
3. Cultural Resources
4. Energy
5. Geology / Soils
6. Hazards / Hazardous Materials
7. Land Use / Planning
8. Mineral Resources
9. Population / Housing
10. Tribal Cultural Resources
11. Wildfire

## Notice of Preparation of SIR



20 CEQA Environmental Issue Areas were analyzed in the initial study.

Based on the evaluation of the proposed project in the initial study, the SIR will evaluate 9 environmental topics:

1. Aesthetics
2. Air Quality
3. Greenhouse Gas Emissions
4. Hydrology/Water Quality
5. Noise
6. Public Services
7. Recreation
8. Transportation
9. Utilities/Service Systems

# Notice of Preparation of SIR



## 30-Day Scoping Period (June 5, 2023 – July 5, 2023)

- Verbal comments will be recorded during scoping meeting
- Written comments must be received by 5:00 p.m. July 5, 2023

### **Document is available at these locations:**

**Online:** <https://www.diamondbarca.gov/towncenter>

#### **Diamond Bar City Hall**

21810 Copley Drive

Diamond Bar, CA 91765

Mon-Thurs, 7:30 a.m.–5:30 p.m.

Friday, 7:30 a.m.–4:30 p.m.

#### **Diamond Bar Library**

21800 Copley Drive

Diamond Bar, CA 91765

Phone: 909-861-4978

Mon-Thurs: 10–8, Fri-Sat: 10-6

# Opportunities for Public Participation





- 1. 30-Day Scoping Period** (June 5, 2023 – July 5, 2023)
  - Verbal comments will be recorded during scoping meeting
  - Written comments must be received by 5:00 p.m. July 5, 2023
- 2. 45-Day Public Review Period** for Draft Supplemental EIR (Fall 2023)
  - Opportunity for public comments during public review period
- 3. Decision at City Council Hearing** for Final Supplemental EIR (Early 2024)
  - Opportunity for public comments at hearing

## Opportunities for Public Participation

