



NOTICE OF PUBLIC HEARING

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

NOTICE IS HEREBY GIVEN, that the Planning Commission will conduct a public hearing on the following matter to determine whether or not the subject request shall be recommended for adoption to the City Council under the provisions of State law and the Diamond Bar City Code (DBCC).

You can participate in the meeting by visiting the City's website at <https://www.diamondbarca.gov/agendas>, select the February 10, 2026 Planning Commission Meeting and click on Agenda. The first page of the agenda provides detailed instructions on how to observe or participate in the meeting remotely. To listen only, dial the phone number and enter the access code provided on the agenda. To listen and provide public comment, join the webinar using the link posted on the agenda. 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 Planning@DiamondBarCA.gov and indicate in the Subject Line "FOR PUBLIC COMMENT." Please note that the meeting will proceed in the Windmill Community Room. If you wish to make certain that your comments are heard, please attend the meeting in person or send an email by 4:00 p.m. on the day of the meeting, should comments by teleconferencing become infeasible due to an Internet outage, power outage, or other technical issue that may occur outside of the City's control.

DATE AND TIME OF HEARING: **Tuesday, February 10, 2026, 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

PROJECT TITLE: Diamond Bar Town Center Specific Plan ("Project")

PROJECT LOCATION: The Planning Area is bounded north by the Pomona Freeway (SR-60), on the east by a neighborhood of single-family homes, on the south by Golden Springs Drive, and on the west by Prospectors Road and the Fall Creek private residential condominium community.

PROJECT APPLICANT/LEAD AGENCY: City of Diamond Bar Community Development Department

PROJECT DESCRIPTION: The proposed Diamond Bar Specific Plan ("Project") would establish a regulatory framework to guide the transformation of approximately 45 acres of existing suburban-style retail shopping centers into a pedestrian-oriented downtown, or "Town Center," providing housing opportunities, retail, restaurants, and entertainment uses within the City of Diamond Bar.

The Project is anticipated to result in the development of up to 2,055 housing units (an increase of 705 units); 200 hotel rooms (an increase of 103 rooms); 40,000 square feet of public open space (an increase of 40,000 square feet); and 446,000 square feet of commercial space (a net decrease of 64,000 square feet), including retail, dining, and entertainment uses, as compared to development anticipated for the area under the General Plan, as amended by the 2022 Housing Element Update.

The proposed increase in density is consistent with the major conclusions of the Urban Land Institute – Los Angeles Technical Assistance Panel (TAP) report, which found that higher residential densities are appropriate for achieving a viable, mixed-use Town Center. The Project would also include supporting infrastructure and development standards implemented through adoption of the Specific Plan and associated entitlements.

The Project includes concurrent legislative actions consisting of a General Plan Amendment and zoning

map and text amendments. These actions would revise the General Plan land use designations and the zoning applicable to the Project Planning Area as necessary to ensure consistency with, and implementation of, the Specific Plan's framework, including maximum residential density and permitted uses.

ENVIRONMENTAL DETERMINATION: Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City prepared a Draft Supplemental Environmental Impact Report (SIR) for the proposed Project. The environmental analysis evaluated the Project and provides a "supplement" to the Diamond Bar General Plan 2040 Certified EIR, as amended by an Addendum to the Certified EIR that was adopted for the City's 2021-2029 Housing Element Update (on August 11, 2022). Outreach efforts to solicit citizen and public agency input throughout the SIR process included the following actions:

Notice of Preparation: The City submitted a Notice of Preparation (NOP) to the California Office of Planning and Research State Clearinghouse (SCH) on June 5, 2023, informing the agency of the City's intent to prepare an SIR for the Proposed Project. The City concurrently advertised the NOP on the City's Town Center website (www.downtown4db.com) and circulated it to public agencies and members of the public to solicit input in defining the scope of the SIR. A 30-day public comment period comments on June 5, 2023, and ended on July 5, 2023.

Scoping Meeting: A public scoping meeting to facilitate public input was held at the Diamond Bar City Hall Windmill Community Room on June 8, 2023.

Draft SIR: The Draft SIR was published and made available for review and comment by public agencies and the public at large for a 45-day period that commenced on August 25, 2025, and concluded on October 10, 2025. A Notice of Completion/Availability (NOA) was concurrently submitted to the SCH and posted on the project website.

Final SIR: The Final SIR, incorporating comments and responses to the Draft SIR will be completed and posted on the project website on January 30, 2026. Responses to comments will also be sent to commenting agencies and organizations on the same date.

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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 Planning Manager, 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. Copies of the Draft Town Center Specific Plan and SIR documents are also available for review at www.downtown4db.com.