

**MINUTES OF THE CITY OF DIAMOND BAR
MEETING OF THE PLANNING COMMISSION
NOVEMBER 8, 2016**

 **DRAFT**

CALL TO ORDER:

Chair/Mahlke called the meeting to order at 7:10 p.m. in the AQMD/Government Center Auditorium, 21825 Copley Drive, Diamond Bar, CA 91765.

PLEDGE OF ALLEGIANCE: C/Farago led the Pledge of Allegiance.

1. ROLL CALL:

Present: Commissioners Naila Barlas, Frank Farago, Ken Mok, Vice Chair Raymond Wolfe and Chair Jennifer "Fred" Mahlke

Also present: Greg Gubman, Community Development Director; Dave DeBerry, City Attorney; Grace Lee, Senior Planner; Natalie T. Espinoza, Assistant Planner; and, Stella Marquez, Administrative Coordinator.

2. MATTERS FROM THE AUDIENCE/PUBLIC COMMENTS:

Brandon Tang, DB4Youth, spoke about the Annual Holiday Food Drive "Stomp out Hunger" and how the organization has worked throughout the communities with local partners to help those who are less fortunate. Every year DB4-Youth hosts a Holiday Food Drive to provide less fortunate families with food for the holidays.

John Kim, Vice Chairman DB4Youth, provided additional information about the program, e.g., types of non-perishables accepted for donation, dates and donation drop-off locations.

Chair/Mahlke thanked Mr. Tang and Mr. Kim for speaking about this and for their service to the community.

3. APPROVAL OF AGENDA: As presented

4. CONSENT CALENDAR:

4.1 Minutes of the Regular Meeting of October 11, 2016:

VC/Wolfe moved, C/Barlas seconded to approve the Minutes of the Regular Meeting of October 11, 2016. Motion carried by the following Roll Call vote:

AYES:	COMMISSIONERS:	Barlas, Farago, Mok, VC/Wolfe Chair/Mahlke
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

- 5. OLD BUSINESS: None
- 6. NEW BUSINESS: None
- 7. PUBLIC HEARING(S):

7.1 **Development Review No. PL2016-123** – Under the authority of Diamond Bar Municipal Code Section 22.48, the applicant and property owners requested Development Review approval to construct a 510 square foot second floor addition and 50 square foot garage addition to an existing 1,772, square foot, two-story residence with a 429 square foot garage on a 0.28 gross acre (12,250 gross square foot) lot. The subject property is zoned Low Medium Residential (RLM) with an underlying General Plan land use designation of Low Density Residential.

PROJECT ADDRESS: 1619 Bronze Knoll Road
Diamond Bar, CA 91765

PROPERTY OWNER: Steven Tsao and Jessica Wang
1619 Bronze Knoll Road
Diamond Bar, CA 91765

APPLICANT: Michael Wang
2636 Corralitas Drive
Los Angeles, APCA 90039

AP/Espinoza presented staff's report and recommended Planning Commission approval of Development Review PL2016-123, based on the Findings of Fact, and subject to the conditions of approval as listed within the resolution.

Chair/Mahlke opened the public hearing.

C/Mok referred to Page A1 of the plans and asked if the sketch was intended to show the existing west elevation. AP/Espinoza confirmed that it should indicate "existing."

Chair/Mahlke closed the public hearing.

VC/Wolfe moved, Chair/Mahlke seconded, to approve Development Review No. PL2016-123, based on the Findings of Fact, and subject to the conditions of approval as listed within the resolution. Motion carried by the following Roll Call vote:

AYES:	COMMISSIONERS:	Barlas, Farago, Mok, VC/Wolfe Chair/Mahlke
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

- 7.2 Development Review No. PL2015-19** – Under the authority of Diamond Bar Municipal Code Section 22.48, the applicant and property owner requested Development Review approval to construct a 9,497 square foot single family residence with 1,117 square feet of garage area, and 6,992 square feet of patio/balcony area on a 2.62 gross acre (114,158 gross square foot) lot. The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 22105 Rim Fire Lane
Diamond Bar, CA 91765

PROPERTY OWNER: Rim Fire Lane LLC
15647 Village Drive
Victorville, CA 923924

APPLICANT: Douglas Andresen
17087 Orange Way
Fontana, CA 92335

AP/Espinoza presented staff's report and recommended Planning Commission approval of Development Review No. PL2015-19, based on the Findings of Fact, and subject to the conditions of approval as listed within the resolution.

Chair/Mahlke opened the public hearing.

VC/Wolfe stated that this is a very large home and very often with large homes with lots of living space there is a requirement that the homeowner must sign a document that stipulates it will be occupied by a single family and that rooms will not be rented out and asked why it was not a requirement with this property. AP/Espinoza responded that staff looked at the floor plan and determined there were no common areas on every floor. The way the home is designed reflects circulation of a single family home and as a result, staff felt this requirement was not warranted. However, if the Commission wishes to add it as a Condition of Approval it can be added to the Resolution.

Chair/Mahlke closed the public hearing.

VC/Wolfe moved, C/Farago seconded, to approve Development Review No. 2015-19, based on the Findings of Fact, and subject to the conditions of approval as listed within the resolution. Motion carried by the following Roll Call vote:

AYES:	COMMISSIONERS:	Barlas, Farago, Mok, VC/Wolfe Chair/Mahlke
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

Chair/Mahlke congratulated the applicant on a beautiful design.

8. PLANNING COMMISSIONER COMMENTS/INFORMATIONAL ITEMS:

VC/Wolfe wanted to congratulate the two young gentlemen from DB4Youth who most likely have many other things they could be doing and yet, they are very focused on giving back to the community and he hoped they planned to appear at the Council Meeting as well. CDD/Gubman said that they have done so in the past and would expect them to do so this year. VC/Wolfe said he was very impressed with Mr. Tang and Mr. Kim.

C/Mok said he was also disappointed to see Mr. Tang and Mr. Kim leave the meeting because he had a couple of questions for them. He did not believe either of them mentioned how they were collecting the food. Also, he noticed this morning there was a shopping cart inside Crunch Gym with cans in it and wanted to know whether they were setting up boxes and carts inside businesses to collect the cans. Chair/Mahlke said she believed they said there were drop off points at facilities such as Heritage Park. C/Mok said he looked forward to the start of the Kmart project the end of November and the changes for the betterment of the community and the City of Diamond Bar.

Chair/Mahlke invited everyone to attend the Faculty Fundraising (lip sync) Show in which she will participate at Mt. SAC on November 18 and 19. She has tickets available which are tax deductible donations. This is a show that gives back to student scholarships and over 19 previous shows they have given back more than \$165,000.

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

9.1 Public Hearing dates for future projects.

CDD/Gubman stated that tomorrow night is the first General Plan Community Visioning Workshop. Because it is expected there will be quorums of the City Council, Planning Commission, other Commissions and GPAC members might be in attendance, the workshop was publicly noticed in accordance with the Brown Act. As such, all of the Commissioners are free to attend the meeting. If Commissioners decide to attend, they are asked not to participate in the workshop activities since the Planning Commission will be making its formal recommendations to the City Council later in the process. The intent of the workshop is to keep participation among community members and not among potential decision-makers.

The next scheduled meeting of the Planning Commission would have been November 22. Due to lack of business, that meeting will be canceled and the next meeting will likely occur on December 13.

Chair/Mahlke asked if there will be transcripts or notes of the workshop available to the public. CDD/Gubman responded that there will be a roster of the exercises, activities, drawings/pictures and straw polls, all of which will be gathered and responses will be posted in clusters. The workshop will be photographed, documented, recorded and all of the information gathered will be published in subsequent progress reports which will provide information gathering to guide staff and consultants as more fleshed out concepts and visions are gathered to bring back to the GPAC for further discussion.

10. SCHEDULE OF FUTURE EVENTS:

Chair/Mahlke noted that City Offices will be closed in observance of Veterans Day (September 11) and through the Thanksgiving Holiday (November 24 and 25).

ADJOURNMENT: With no further business before the Planning Commission, Chair/Mahlke adjourned the regular meeting at 7:38 p.m. to December 13, 2016.

The foregoing minutes are hereby approved this 10th day of January, 2017.

Attest:
Respectfully Submitted,

Greg Gubman
Community Development Director

Jennifer Mahlke, Chairperson