CITY OF DIAMOND BAR
21810 COPLEY DRIVE
DIAMOND BAR, CA 91765
(909) 839-7030

NOTICE OF DETERMINATON

TO: ☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

FROM: City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA 91765
Grace S. Lee, Senior Planner
(909) 839-7032

☒ County Clerk, County of Los Angeles
12400 E. Imperial Hwy., Room 2001
Norwalk, CA 90650

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: **Brea Canyon Business Park (Planning Case No. PL2017-169)**

Project Location (include County): 850 S. Brea Canyon Road, Diamond Bar, CA, 91789, County of Los Angeles (APN 8719-01-3017)

Project Description: The Project was approved to build a new commercial development consisting of a 109-room, four-story hotel; a 47,642 square-foot, three-story office building; and 8,900 square-foot, one level medical office building on an approximately 5.7-acre vacant parcel located on the east side of south Brea Canyon Road between Lycoming Street and SR-60 freeway. Prior to June 2019, the property operated as a recreational vehicle and boat storage facility. Pursuant to Titles 21 and 22 – Subdivision and Development Code Sections 22.70, 22.32, 22.58, 21.20, 22.48, 22.30.050 and 22.36.060, the Project consists of the following:

General Plan Amendment to change the land use designation from Professional Office (OP) to General Commercial (C).

Zone Change to change the zoning district from Light Industry (I) to Regional Commercial-Planned Development Overlay(C-3-PD).

Conditional Use Permit to approve development on a site subject to a Planned Development Overlay District and allow modifications to the building height limit to allow a 64' high, four-story hotel and a 55'-2" high, three-story office buildings (where 35 feet is the maximum allowed); reduce the parking requirement to allow 289 spaces (where 299 spaces are required); and deviate from the parking design standard by reducing the dimensions of 53 parking spaces to 8'X16' to allow for compact spaces (where 9'X19' is required).

Tentative Parcel Map to subdivide the subject property into four parcels, and to create a condominium subdivision for two office buildings. The condominium subdivision proposed to subdivide air space for 34 office units within the three-story office building, and subdivide air space for 2 medical office units within the one-story office building.

Development Review to approve the site and architectural designs of a new commercial development to ensure consistency with the General Plan, Development Code, and compliance with all applicable design guidelines and standards.

Parking Permit to share access and parking between the proposed parcels.

Comprehensive Sign Program to establish design criteria for all signage associated with the proposed buildings.

This is to advise that the Diamond Bar City Council has approved the above described project on November 19, 2019 and has made the following determinations regarding the above described project:

1. The project [☐will ☒will not] have a significant effect on the environment.

2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

3. Mitigated measures [☒were ☐were not] made a condition of the approval of the project.

4. A mitigation reporting or monitoring plan [☒was ☐was not] adopted for this project.

5. A Statement of Overriding Considerations [☐was ☒was not] adopted for this project.

6. Findings [☐were ☒were not] made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the City of Diamond Bar, Planning Division, 21810 Copley Drive, Diamond Bar, CA 91765.

Signature (Public Agency)_____   Title _____Senior Planner_____

Date: _November 20, 2019_   Date Received for filing and posting at OPR: