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# **DIAMOND BAR**

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# **GENERAL PLAN 2040**



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# **GENERAL PLAN 2040**

**ADOPTED DECEMBER 17, 2019  
CITY COUNCIL RESOLUTION NO. 2019-44**

**HOUSING ELEMENT 2021-2029  
ADOPTED NOVEMBER 2, 2021  
CITY COUNCIL RESOLUTION NO. 2021-51**







# ACKNOWLEDGMENTS

## GENERAL PLAN 2040

The City would like to thank everyone involved in the making of this General Plan, including the community members for their invaluable contributions, dedication and service to shaping the future of our great community.

### CITY COUNCIL

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Nancy A. Lyons, Mayor Pro Tem  
Andrew Chou, Council Member  
Carol Herrera, Council Member  
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# ACKNOWLEDGMENTS

## HOUSING ELEMENT 2021-2029

The City would like to thank everyone involved in updating the Housing Element, including the community members for their invaluable contributions, dedication and service to provide a balance between employment and housing opportunities, a match between the supply of and demand for housing, preserving and enhancing affordability for all segments of the population, preserving the quality of the housing stock, and providing new types of housing necessary to accommodate growth and the changing population.

### CITY COUNCIL

Nancy A. Lyons, Mayor

Ruth M. Low, Mayor Pro Tem

Andrew Chou, Council Member

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## INTRODUCTION

Diamond Bar is a scenic community located on the eastern edge of Los Angeles County, within minutes of Orange, Riverside, and San Bernardino counties. With its origin as a center for ranching perched among a landscape of rolling hills in the East San Gabriel Valley, suburban-style growth later established Diamond Bar as a residential community known for its friendly country-living atmosphere, abundant open spaces, exceptional public facilities, well-maintained parks and hiking trails, and excellent schools.



Looking to the future, Diamond Bar residents seek to maintain what they love about the city, including its open spaces, rural character, and family-friendly neighborhoods. Diamond Bar residents also desire to create new opportunities and places for residents to gather, play, live, and work. The city must also contend with the pressures of regional growth and its related impacts on traffic, air quality, the demand for housing and jobs, and the loss of open spaces, as well as the potential effects of climate change and natural disasters. Additionally, the continued

need to deliver high-quality city programs and services will be shaped by the community's changing demographics.

This General Plan is a dynamic policy document intended to guide the long-term development of the City of Diamond Bar. The Plan reflects the community's values and desires, as expressed in a broad vision for the future, and addresses important issues such as land use and urban design, economic development, circulation, resource conservation, public facilities and services, safety, public health, and sustainability.

## 1.1 SCOPE AND PURPOSE

---

### PURPOSE OF THE GENERAL PLAN

State planning law requires that each city and county adopt a comprehensive, long-term general plan for the physical development of any lands in its jurisdiction, and for any land outside its boundaries which bears relation to its planning (Government Code Section 65300). The Diamond Bar General Plan establishes the community's long-term vision for development and includes policies to carry out that vision by directing future growth in the city. Policies in the Plan guide decision-making and activity related to development, such as land use, transportation, conservation, environmental quality, recreation, public services,

and safety. The General Plan has been adopted by the City Council and serves to:

- Establish a long-range vision that reflects the goals and desires of the Diamond Bar community;
- Provide City departments, the Planning Commission, and the City Council with strategies and implementing actions to achieve the vision;
- Provide a basis for evaluating whether individual development proposals and public projects are in harmony with the General Plan vision and policies;

- Provide standards and guidance to allow City departments, other public agencies, and private developers to design projects that are consistent with the General Plan vision and policies;
- Provide the basis for establishing other implementing plans and programs, such as the Zoning Ordinance, subdivision

regulations, specific and master plans, and the Capital Improvement Program.

State law requires that a variety of City actions be consistent with the General Plan. Regular ongoing use and review of the General Plan is therefore essential. Successful implementation of the General Plan requires effective communication among City staff, the community, and City decision-makers.

## GENERAL PLAN REQUIREMENTS

The State of California grants local governments the authority to control land use decisions within their jurisdictions. Thus, cities have considerable flexibility in preparing their general plans as long as they meet the basic requirements of State planning law. The California Government

Code establishes both the content of general plans and rules for their adoption and subsequent amendment. Together, State law and judicial decisions establish three overall guidelines for general plans, which should be comprehensive, internally consistent, and long-range.



In 1989, Diamond Bar became the 86th city in Los Angeles County.

## COMPREHENSIVE

The General Plan must be geographically comprehensive. That is, it must apply throughout the entire incorporated area and other areas that the City determines are relevant to its planning. The General Plan must also address the full range of issues that affect the city's physical development.

## INTERNAL CONSISTENT

The General Plan must fully integrate its separate parts and relate them to each other without conflict. All adopted portions of the General Plan, whether required by State law or not, have equal legal weight. None may supersede another, so the General Plan must resolve conflicts among the provisions of each element. "Horizontal" consistency applies as much to figures and diagrams as to the General Plan text. It also applies to data and analysis as well as policies.

## LONG RANGE

The general plan must take a long-term perspective as anticipated development will affect the city and the people who live or work there for years to come.

State law requires all general plans to include seven mandatory elements: land use, circulation, conservation, open space, safety, noise, and housing. The combination of two or more mandated elements is permitted. As housing elements are required to be updated more frequently on a State-mandated cycle, the Diamond Bar Housing Element is

provided in Chapter 9. Table 1-1 shows where required elements can be found in the Diamond Bar General Plan.

Government Code Section 65303 provides that a general plan may include any other elements which, in the judgment of the legislative body, relate to the development of the city. The City of Diamond

Bar has determined that economic development, community character, public facilities and services, and community health and sustainability are critical issues tied to future growth in the community and has included these additional elements in the chapters of the General Plan.

## HORIZON YEAR

Given the long-range requirement, the Diamond Bar General Plan establishes a horizon year of 2040, representing a reasonable time period in which to plan for the city's next major phase of growth, change, and investment. The horizon year is not an end point for the Plan or its policies, but provides a context for short-, medium-, and long-term decision-making.

**Table 1-1: Relationship between General Plan Elements and State Requirements**

Required Element	Location in General Plan
Land Use	Chapter 2: Land Use and Economic Development
Circulation	Chapter 4: Circulation
Conservation	Chapter 5: Resource Conservation
Open Space	Chapter 5: Resource Conservation
Safety	Chapter 7: Public Safety
Noise	Chapter 7: Public Safety
Housing	Chapter 9: Housing Element

## 1.2 PLANNING CONTEXT

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### REGIONAL LOCATION

The City of Diamond Bar is located on the eastern edge of Los Angeles County in the San Gabriel Valley. With convenient access to State Route 57 (SR-57) and SR-60, Diamond Bar is within 30 miles driving distance of the cities of Los Angeles, Riverside, and Irvine, making it a desirable part of the region to live and work. Diamond Bar is bounded by the cities of Industry and Pomona to the north and Chino Hills to the east, and unincorporated Los

Angeles County to the south and west. The western edge of the city lies at the intersection of SR-57 and SR-60, with SR-57 connecting the city to Interstate 10 (I-10) one and a half miles to the north and SR-60 connecting to SR-71 roughly two miles to the east. The Industry Metrolink Station lies on Diamond Bar's northern border with the City of Industry, providing east-west transit connections to Los Angeles and Riverside. The regional setting is depicted in Figure 1-1.

## PLANNING AREA

The Planning Area for the General Plan, shown in Figure 1-2, is defined as the land area addressed by the General Plan's policies and land use designations. The Planning Area encompasses 13,039 acres, of which 9,526 acres (73 percent) is in the city limits and the remaining 3,513 acres (27 percent) is in the Sphere of Influence (SOI). It is bounded by the cities of Industry and Pomona to the north, Pomona and Chino Hills

to the east, and Brea to the south, and unincorporated Los Angeles County to the west. While Diamond Bar does not have jurisdiction in areas outside of its city limits, general plans commonly consider land outside a city's jurisdictional boundaries that "bear relation to its planning" (California Government Code Section 65300). This typically includes a city's SOI and may also include additional land.

## CITY HISTORY

The area now known as the City of Diamond Bar began as "Rancho Los Nogales" (Ranch of the Walnut Trees) after a Mexican land grant in 1840. In 1918, after changes in ownership and fragmentation, portions of the original rancho were reassembled as Diamond Bar Ranch. The ranch continued to be used mainly for agriculture

until 1956, when Christiana Oil Corporation and the Capital Oil Company (a subsidiary of the Transamerica Corporation) purchased the land and created a comprehensive development plan, making it one of the first master-planned communities in Los Angeles County. Suburbanization across the region in the 1960s spurred

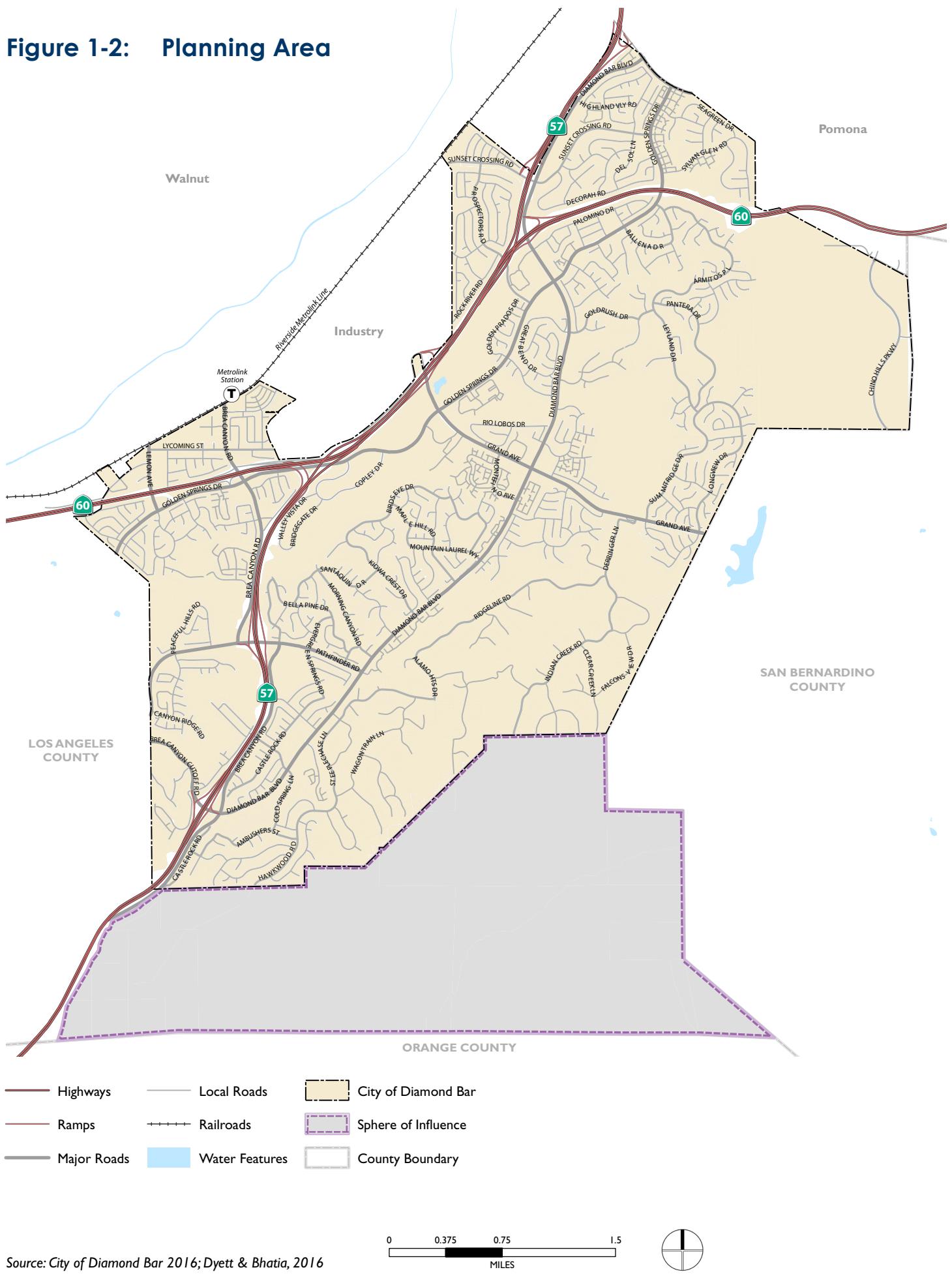
## SPHERE OF INFLUENCE

The SOI is defined as the ultimate physical boundary and service area envisioned for the City, and encompasses both incorporated and unincorporated territory. The Los Angeles County Local Agency Formation Commission (LAFCO) reviews and approves proposed boundary changes and annexations affecting the SOI. The SOI boundary, which has remained relatively constant since it was first approved in 1990, includes part of Tonner Canyon, an undeveloped wooded canyon that stretches from SR-57 east to the San Bernardino county line.

**Figure 1-1: Regional Setting**



**Figure 1-2: Planning Area**



# INTRODUCTION

1.0

housing and population growth in Diamond Bar, transforming it into a primarily residential community. In 1989, after two unsuccessful attempts, residents voted to incorporate and on April 18, 1989, Diamond Bar became Los Angeles County's 86th city.

Today, Diamond Bar continues to be a predominately residential suburban community. Development in the city has tended towards distinct, insulated neighborhoods with minimal connections to one another or to the city's pockets of commercial activity. Diamond Bar has also come to be known for its destination corporate and government center at the confluence of SR-57 and SR-60, which provides a high concentration of jobs. As with other bedroom communities, Diamond Bar is largely car-

oriented, with residents relying on cars to access parks, schools, services, and jobs, in many cases traveling outside of the city for entertainment and work. Community identity in the city draws heavily from the cohesiveness of its individual neighborhoods and its natural features. Residents take pride in their hillsides, trees, and open spaces, which are highlighted in the city's public parks and trails. As the city continues to develop, it faces many of the same pressures affecting the region and state, including worsening traffic, reduced housing affordability, and loss of open spaces. Looking ahead, the community is seeking ways to stay connected to its rural beginnings, nurture the physical and interpersonal connections that tie the city together, and foster a sustainable future for generations to come.



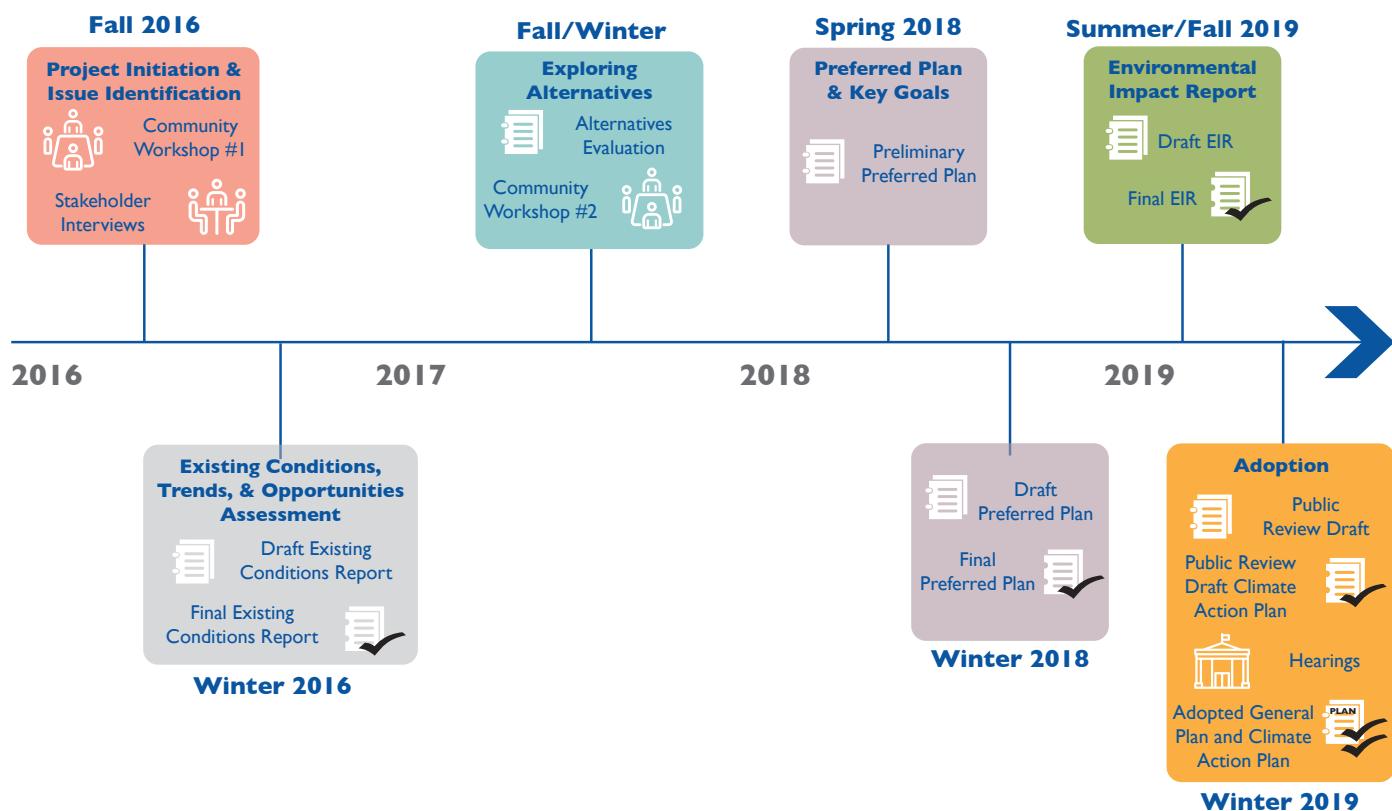
The City of Diamond Bar began as "Rancho Los Nogales" (Ranch of the Walnut Trees)

## 1.3 PLANNING PROCESS

The Diamond Bar General Plan was first adopted in 1995. Since then, substantial changes to the planning context of the city have occurred, including accelerated growth in the region and shifts in the community's demographics, as well as new ways of thinking about sustainability, public health, and placemaking. In light of these changes, the

city undertook a comprehensive update of the General Plan as an opportunity to reassess and refine its long-term vision and identify the new challenges it will face, opportunities it will follow, and approaches it will use to make that vision a reality. The update process began in the summer of 2016 and included the following steps.

### PROJECT TIMELINE



## OUTREACH ACTIVITIES

Public participation was an essential part of the General Plan update process. A variety of outreach activities took place throughout the planning process to provide a forum to discuss priorities and values, allow for the evaluation of different policy options, and bring

a wide range of community members and perspectives into the conversation. Summaries of each activity were made available to members of the public and decision-makers and are part of the public record.

## STAKEHOLDER INTERVIEWS

The planning team conducted a series of interviews with stakeholders representing a range of local and regional interests. A total of 23 stakeholders participated, including real estate professionals, local developers, commercial property owners, service organization representatives, major employers, active community members, former City Council members, school district administrators, small business owners, and youth organizations. Stakeholders were given the opportunity to provide their viewpoints on issues of significance, Diamond Bar's future, general planning concerns, and other topics of specific interest. The interviews provided the planning team with insight into issues of significance for each of the stakeholder groups.

## SURVEYS



**Survey Report**  
March 2017

**Community Workshop**  
Workshop participants rated several examples of downtown or town centers that they liked and would want Diamond Bar's downtown to look like. The most common example was the Shoppes at Cherry Creek in Colorado (45 percent). Other responses included the downtown area of the Merrick station area, which was the second most popular choice of where to locate future infrastructure investment (21 percent). Other responses included the downtown area of the Shoppes at Cherry Creek (18 percent), the downtown area of the Fashion Island in California (11 percent), and the downtown area of the Towne Center in Florida (11 percent).

**Online Survey**  
Of those respondents that said they would like Diamond Bar to have a town center, the most popular location given was Diamond Bar Boulevard near SB 57 and SR 60 (27 percent), followed by the downtown area of the Shoppes at Cherry Creek (21 percent). Other responses included the downtown area of the Fashion Island in California (18 percent), the downtown area of the Towne Center in Florida (11 percent), and the Merrick station area, which was the second most popular choice of where to locate future infrastructure investment (11 percent). Other responses included the downtown area of the Shoppes at Cherry Creek (11 percent) and the downtown area of the Fashion Island in California (11 percent). This choice ranked even below the Towne Center area, which more respondents commented that they would like to see present. Nine of the "Other" responses mentioned either the Shoppes at Cherry Creek or the Towne Center and Diamond Bar had been mentioned right next to each other specifically.

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Two online surveys were conducted over the course of the planning process. The first survey occurred during the visioning phase of the project and was intended to explore community members' vision for the future of the city as well as uncover any important issues related to various aspects of life in Diamond Bar. The survey was available online in October 2016 in English, Korean, and Chinese, and was also administered in person at pop-up booths at four different community events (Barktober Fest, Quail Summit Elementary School Carnival, Eco Expo, and Diamond Bar High School Food Festival). The survey received a total of 501 responses.

The second survey took place between October 12 and November 12, 2017 and was focused on gathering community reactions to the three land use alternatives. The survey was available online in English, Chinese, and Korean, and printed versions were also provided at the Whispering Fountains of Diamond Bar senior housing complex, the Diamond Bar Center, the public library, and City Hall. Respondents also had the option of printing out the survey from the project website to complete by hand and return to City Hall. A total of 638 people responded to the survey.

## WORKSHOPS

The first community workshop was held on November 9, 2016 and used activities and discussion to collect information from community members regarding their visions for the future and their perspectives on major planning issues to be addressed during the update. Around 80 community members participated in the workshop, while a number of Planning Commissioners, City Council members, and General Plan Advisory Committee members observed the event. Translation services were provided for Mandarin, Korean, and American Sign Language.

The second community workshop took place on October 19, 2017 and focused on the three land use alternatives. Participants received a presentation on the alternatives and their potential impacts and took part in discussions about their preferences and concerns for each alternative. Approximately 130 community members attended the workshop, along with members of the Planning Commission, City Council, and GPAC who observed. Mandarin and Korean translation services were provided.



Diamond Bar community members actively participated in two community workshops and discussed their ideas and recommendations for the 2040 General Plan.

## POP UPS

Over the course of the project, the City held a number of pop-up events to raise awareness about the planning process and gather comments from a large cross-section of Diamond Bar residents. During the visioning phase of the project, the City set up booths at four community events to promote the first public workshop and administer the first survey. During the alternatives phase, the City focused on popular destinations such as the high schools and local markets to promote the alternatives workshop and survey and receive feedback.



# INTRODUCTION

1.0

## PARTICIPATE!

*Working together, we will create a long-term vision for Diamond Bar and a roadmap to get there.*

**General Plan Update**  
**Community Workshop on Alternatives**  
Thursday, October 19  
6:30-8:30 PM | Grand View Ballroom  
Diamond Bar Center, 1600 Grand Avenue

Come to this community workshop to learn more about the Alternatives and share your thoughts on each one. We continue to welcome your participation in all phases of the General Plan Update!

Visit [www.DiamondBarGP.com](http://www.DiamondBarGP.com) to stay updated on project news, view reports and documents, join the email list, and submit comments.



## PARTICIPATE!

*Working together, we will create a long-term vision for Diamond Bar and a roadmap to get there.*

**General Plan Update**  
**Community Workshop**  
Wednesday, November 9  
6:30-8:30 PM | Grand View Ballroom  
Diamond Bar Center, 1600 Grand Avenue

Come to the first community workshop to share your vision for the future of Diamond Bar and give input on major planning issues to be addressed during the General Plan Update.

The community workshop is just the start—we welcome your participation in all phases of the General Plan Update. Look for information about the General Plan at various community events.



Two newsletters were mailed out to update community members on the progress of the General Plan.

## NEWSLETTERS

The City used direct mailings to update community members on progress, announce upcoming workshops and surveys, and provide background information on the process. Two newsletters were mailed to all Diamond Bar addresses to announce the start of the project and introduce the alternatives. The newsletters were also available online through the project website. The City also made announcements through its monthly newsletter, DBConnection, and news releases through local outlets and the City's website.

## SOCIAL MEDIA TOOLKIT

A social media tool kit was developed to provide key stakeholders with copy-ready text for incorporation into social media sites. The kit included graphics and content to easily convey project information. Key stakeholders were asked to choose the content that best resonated with their constituents and contacts list and copy and paste it to their social media platforms. The social media tool kit consisted of post for social media venues, a brief article, and a widget that could easily be pinned to websites and social media platforms. Stakeholders invited to participate included educational institutions/principals, homeowner associations, and civic and professional groups.



Welcome!

中文 한국어

This website will serve as your one-stop shop for information about Diamond Bar's General Plan Update project. This site provides up-to-date information, including a description of the [project](#), [schedule](#), [studies and presentations](#), [public participation](#) and [input](#).

## WEBSITE

A project website was created to provide updates on the planning process, meeting materials and minutes, documents for public review, and additional background information on Diamond Bar and the General Plan update.

The project website provided updates on the planning process as well as additional resources and background information on Diamond Bar.

## GENERAL PLAN ADVISORY COMMITTEE

A General Plan Advisory Committee (GPAC) was established by the City Council to serve in an advisory role to the Planning Commission and City Council on matters related to the General Plan update. The GPAC was convened to provide input on the project, reviewing work products and draft policies, receiving and considering public comments, and sharing perspectives based on their

experiences and conversations with community members before making recommendations to the Planning Commission and City Council. The GPAC was made up of 15 volunteers from the community who met a total of 10 times over the course of the project. All GPAC meetings were open to the public and allowed for public comment, and were subject to the Brown Act.

## PLANNING COMMISSION AND CITY COUNCIL

The Planning Commission and City Council held three public joint study sessions to provide direction on the General Plan update. The first, held on August 10, 2016, covered the responsibilities of the GPAC and the identification of issues that the project should address. The second meeting, held on March 29, 2017, covered findings from community outreach and the existing conditions research. The third meeting, held on January 30, 2018, covered the land use alternatives

and resulted in the selection of the Preferred Plan.

Upon completion of the Public Review Draft General Plan and Environmental Impact Report, the Planning Commission and City Council held two joint study sessions. The Planning Commission held one public hearing prior to recommending the Plan to the City Council. The City Council held one public hearing and adopted the General Plan.

General  
Planning  
Advisory  
Committee  
(GPAC)  
members.



## 1.4 VISION AND GUIDING PRINCIPLES

### COMMUNITY VISION

The community vision forms the basis for the General Plan's goals and policies. The vision is an expression of the collective hopes and aspirations that members of the

Diamond Bar community have for the City's future, and was formed from all of the input shared by community members throughout the planning process.

#### VISION 2040

In 2040 Diamond Bar has a balance of housing and retail choices, ample job and business opportunities, and an abundance of options for gathering and recreation. A lively Town Center provides community members with access to local services, entertainment, employment, and homes in an attractive, walkable environment. Diamond Bar continues to welcome and celebrate cultural diversity, and maintains a safe, quiet, and family-friendly atmosphere where residents of all ages and abilities are happy and healthy and live sustainably. Through thoughtful planning, collaboration, and stewardship, the community is able to meet the needs of current and future generations, both growing as a city and preserving the strong connections and environmental resources that define its "country living" identity.



The community vision and guiding principles were formed by the community throughout the planning process.

## GUIDING PRINCIPLES

The following Guiding Principles expand upon the community vision, establishing detailed, actionable objectives that support the vision and provide a foundation for the goals and policies in the General Plan. The Guiding Principles emerged from the various comments and community discussions that took place as part of the planning process. All of the General Plan's goals and policies advance one or more of the Guiding Principles in order to achieve the community vision.

- 1. Maintain a welcoming, safe small-town feel.** Continue to cultivate a welcoming, safe small-town feel that is inclusive of Diamond Bar's diverse and changing population while preserving existing neighborhoods.
- 2. Promote a family-friendly community.** Promote Diamond Bar's strong and high performing school system, support the City's youth activities and provide housing choices for families to continue to make Diamond Bar a desirable place for families.
- 3. Create an inviting Town Center.** Foster the development of a vibrant, pedestrian-oriented Town Center in Diamond Bar that serves as a place for Diamond

Bar's residents to shop, dine, and gather.

- 4. Develop attractive commercial centers and thriving businesses.** Help Diamond Bar's existing commercial centers and businesses thrive, and attract new businesses to centrally located focus areas to serve the daily needs of residents.
- 5. Establish a balanced circulation network.** Improve mobility for all residents, visitors, and workers by providing a diversity of safe and convenient transportation options in a cohesive network, including active transportation, transit, and automobile facilities.
- 6. Support Healthy and Sustainable Lifestyles.** Promote human and community health and environmental quality through the provision of parks and open spaces, community programs and services, the preservation of local and regional environmental resources, and the reduction of the greenhouse gas emissions.
- 7. Foster a strong, collaborative community.** Provide opportunities for gatherings among friends, families, and the community at large and encourage all members of the community to participate in planning and decision-making for the future.

## 1.5 PLAN ORGANIZATION

The General Plan is organized by topic in nine chapters, as follows. Chapters 2 through 9 constitute the seven required elements of a General Plan, as well as optional elements covering the topics found to be important to the community.

- **Chapter 1: Introduction.** This chapter outlines the vision for Diamond Bar's future and guiding principles for its growth and development, provides a basic context for the General Plan Planning Area, and covers the General Plan's purpose, relationships to other plans, organization, and requirements for administration.
- **Chapter 2: Land Use and Economic Development.** This chapter describes the existing land use pattern and provides an explanation of the General Plan's approach to citywide growth. The goals and policies in this chapter provide the physical framework for land use and development in the city. In addition, this chapter provides an overview of the population and employment context in Diamond Bar, and outlines goals and policies to support economic development. The land use portion of this chapter is required by State law, while the economic development portion is an optional topic.
- **Chapter 3: Community Character and Placemaking.** This chapter provides policy direction on the desired character of Diamond Bar at a citywide scale. It also includes an urban design framework for development occurring in the Town Center, Neighborhood Mixed Use, Transit-Oriented Mixed Use, and Community Core focus areas. This chapter is an optional General Plan element.
- **Chapter 4: Circulation.** This chapter includes policies and standards that seek to maintain safe and efficient circulation for all modes of travel. It identifies street improvements, and addresses walking, biking, transit, and parking to support a multi-modal circulation system. The Circulation Element is required by State law.
- **Chapter 5: Resource Conservation.** This chapter includes background information and policies relating to the conservation and preservation of open space resources, biological resources, water resources, air quality, and cultural resources. This chapter satisfies the requirements for both an Open Space Element and a Conservation Element, which are required by State law.

- **Chapter 6: Public Facilities and Services.** This chapter contains background information, goals, and policies related to schools, community facilities and libraries, parks and recreation, water supply and demand, and public utilities. This chapter is an optional General Plan element.
- **Chapter 7: Public Safety.** This chapter provides an overview of the public safety risks in Diamond Bar related to seismic and geologic hazards, flood hazards, hazardous materials and operations, airport hazards, fire hazards, and noise. This chapter satisfies the requirements for both a Safety Element and a Noise Element, which are required by State law.
- **Chapter 8: Community Health and Sustainability.** This chapter outlines public health concerns

related to the General Plan, and includes goals and policies to improve public health through environmental justice, active living, healthy food, social connections, and sustainable living. This chapter is an optional General Plan element.

- **Chapter 9: Housing.** This Chapter contains the policies and programs to conserve and improve existing affordable housing, provide adequate housing sites, assist in development of affordable housing, removing governmental constraints and promote equal housing opportunities. As the Housing Element is required to be updated on a state-mandated cycle, the most recently adopted Housing Element is incorporated into this Chapter. The Housing Element is required by State law.

The Plan should be reviewed and revised as new information and community priorities evolve over time.



# INTRODUCTION

1.0

Each General Plan element contains the parts described below.

**Chapters:** Each of the General Plan chapters gathers a number of related topics under one big-picture umbrella. Several of the chapters are based on State general plan requirements, while others are based on themes derived from the community's values.

## LAND USE & ECONOMIC DEVELOPMENT

2.0

How land is used underpins the experience of living, working, or visiting a place, making it one of the central elements of a General Plan. The Land Use and Economic Development Chapter directs the location, form, and character of future physical development and economic growth, shaping where people will live, work, and play in Diamond Bar.



**2.1 INTRODUCTION**

This Land Use and Economic Development Chapter presents the proposed pattern for the physical development of the City of Diamond Bar over the next 20 years. It is intended to serve as a guide for the General Plan Update process, which will include land use planning and economic development activities to support the community's priorities for the growth and development of the natural environment, and quality of life for all residents. The chapter consists of narrative, goals and objectives, policies, and figures. It also includes a detailed description of the General Plan Update process, including the use of Diagrams, Policy Next and Modify, and the role of the public in project approvals or future planning decisions.

**White Diamond Bar has roots as a suburban community, the Plan Update process will move the area into more dynamic mixed-use development.**

**2.2 LAND USE & ECONOMIC DEVELOPMENT | Diamond Bar General Plan 2040**

**LAND USE & ECONOMIC DEVELOPMENT 2.0**

**RELATIONSHIP TO STATE LAW**

This law (Government Code Section 65302(d)) requires general plans to contain a Land Use Element. In accordance with this requirement, this chapter provides the general distribution, location, and intensity of future land use patterns and economic development activities.

**ACHIEVING DIAMOND BAR'S VISION FOR THE FUTURE**

The Land Use and Economic Development Chapter will rely on an array of key tools to support future land use and economic development to preserve open space, protect natural resources, and accommodate new residential and employment needs and opportunities. These tools include the establishment of a new framework for planning and enhancing livability through the promotion of compact, mixed-use, serving commercial uses and parks and open spaces, and housing that include an array of housing options.

**TRANSPORTATION IMPROVEMENTS**

This chapter has the broadest scope of the General Plan and is intended to provide the framework for a coherent set of transportation improvements that will support the overall vision and implementation of the General Plan. Transportation improvements are critical to land use and therefore must be integrated with the overall understanding of the purpose, character, and timing of the requirements embodied in this chapter.

**COMMUNITY CHARACTER AND FRONTPAGE**

Community Character and Frontpage are two tools designed to aid in the implementation of the land use designations outlined in this chapter. They are intended to assist in urban design and placemaking, the street system, street design and safety risks.

**2.3 LAND USE & ECONOMIC DEVELOPMENT | Diamond Bar General Plan 2040**

**Topics:** Each chapter is divided into topics that help to organize background information and provide context for the accompanying policies.



**Figures, tables, charts, and images:** The General Plan is illustrated with figures, tables, charts, and images to provide clarifying detail for the topics covered. In some cases, figures or tables may establish standards or policies (such as the Land Use Diagram or Noise Standards). In such cases, this is clearly stated or referenced in a policy.

**Goals and Policies:** Goals and policies are the core of the General Plan.

- Goals are statements of broad direction, philosophy, or standards to be achieved.
- Policies are statements that support the implementation of the Goals.
- Clarifying Text: Italicized text included with a policy provides additional information or examples to clarify the intent or application of the policy.

**GOALS & POLICIES**

**GENERAL**

**GOALS**

**LU-4-1** Maintain a balanced mix of land uses, including employment, residential, retail, and recreation, including open space devoted to the preservation of natural resources, to support a vibrant community and a healthy environment.

**LU-4-2** Encourage compact growth and prioritize infill development to preserve existing large blocks of natural open space within the city, including the service area including Tinner Canyon and Los Hinojosa Ranch, and encourage community character, safety, and infrastructure investments, provide pedestrian- and bicycle-friendly connections, jobs, and enhance economic vitality.

**LU-4-3** In areas planned to accommodate new growth, ensure quality design that reflects the character and intent of the character of Diamond Bar.

**LU-4-4** Locate new residential growth in adjacent to mixed-use centers and transit stations to support walkable, mixed-use efforts to encourage sustainable land use planning and smart growth principles.

**LU-4-5** Manage development in a manner consistent with the capabilities of the area to provide public services and facilities effectively.

**POLICIES**

**LU-5-1** Ensure that the scale and setting of new development provides sensible transitions or design techniques in building height, building footprint, and materials impacts on adjacent, less intensive users, particularly residential uses.

**2-18 LAND USE & ECONOMIC DEVELOPMENT | Diamond Bar General Plan 2040**

## 1.6 RELATED DOCUMENTS

### GENERAL PLAN BACKGROUND DOCUMENTS

As part of the planning process, the City of Diamond Bar developed a series of documents to inform decision-makers and members of the public about the results of research and analyses related to the General Plan. These include the

three-volume Existing Conditions Report, summaries of outreach activities and findings, the Alternatives Evaluation, meeting notes, and others, and can be referenced on the City of Diamond Bar's website.

### ENVIRONMENTAL IMPACT REPORT

This General Plan is accompanied by an Environmental Impact Report (EIR) prepared according to the California Environmental Quality Act (CEQA). The EIR is a program-level analysis of the potential environmental effects of the General Plan and Climate Action Plan, evaluates alternatives to the proposed project, and presents ways to reduce or avoid detrimental environmental impacts. The EIR process ensures that environmental

concerns are identified and informs General Plan policies that can help to reduce potential adverse environmental effects of future development. CEQA requires that the City Council certify the EIR prior to adoption of the General Plan. Future development consistent with the General Plan will be able to "tier" its environmental analysis from the certified EIR, allowing for a more streamlined development process.

The Plan should be reviewed and revised as new information and community priorities evolve over time.



# INTRODUCTION

1.0

## CLIMATE ACTION PLAN

This General Plan is accompanied by a Climate Action Plan (CAP) prepared in accordance with the California Air Resources Board 2017 Climate Change Scoping Plan and Statewide targets for greenhouse gas (GHG) emissions reduction. The CAP is a detailed analysis of the General Plan's contribution to climate change and associated environmental and socioeconomic effects. The CAP provides GHG reduction targets based on Statewide thresholds established in AB 32, SB 32, and the 2017 Scoping Plan. To establish compliance with these targets, the CAP includes an inventory of existing GHG emissions and a projection of

emissions under the General Plan in the SB 32 target year 2030 and General Plan buildout year 2040. The CAP provides a framework for the City of Diamond Bar to monitor progress toward GHG emissions reduction and meet emissions targets and recommends optional strategies for further emissions reduction. The EIR analyzes potential environmental effects of the Climate Action Plan, which will be adopted with the General Plan. Therefore, future development consistent with the General Plan and Climate Action Plan will be able to "tier" its environmental analysis from the certified EIR and ensure compliance with Statewide emissions reduction goals.

## OTHER PLANS AND IMPLEMENTATION PROGRAMS

The City maintains several specific, area, and master plans that cover specific geographic areas or facilities, such as parks and trails. Consistent with State law, these documents, as well as any implementing programs, are

required to be consistent with the General Plan. These plans and programs will be used to provide further specificity on General Plan policy and provide more detailed direction and strategies for implementation.

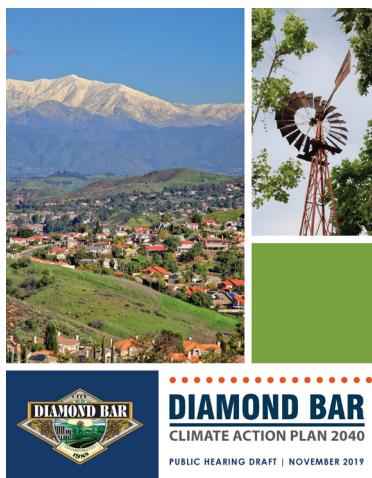


TABLE 3-7: FORECAST WITH STATE ACTIONS

Year	BAU Forecast Emissions with General Plan Land Use and Circulation System (MTCO <sub>2</sub> e per year)	Renewable Portfolio Standard (MTCO <sub>2</sub> e per year)	Title 24 Building Efficiency Improvements (MTCO <sub>2</sub> e per year)	Total Forecast Emissions with General Plan Land Use and Circulation System & State Actions (MTCO <sub>2</sub> e per year)	Total Forecast Emissions with General Plan Land Use and Circulation System & State Actions (MTCO <sub>2</sub> e per capita per year)
2030	307,756	29,786	9,997	267,973	4.26
2040	316,661	33,010	19,080	264,571	3.97

## 1.7 ADMINISTRATION

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### IMPLEMENTATION

The General Plan is intended to be a dynamic document. As part of implementation, the Plan should be reviewed regularly regardless of the horizon year and revised as new information becomes available and the community's priorities

evolve. The Plan should be updated periodically as site-specific circumstances change from the time of writing, to respond to new State or federal law, or to modify policies that may become obsolete or unrealistic over time.

### AMENDMENTS TO THE GENERAL PLAN

Changes in policy as well as the development of unforeseen opportunities or needs will require amendment of the General Plan. California Government Code Section 65358 provides that no mandatory element of this General Plan may be amended more frequently than four times during any calendar year. However, this restriction does not apply to

optional elements, to amendments needed to comply with a court decision, or to allow for the development of affordable housing. Within this limitation, amendments may be made at any time as determined by the Diamond Bar City Council, and each amendment may include more than one change to the Plan.

### ANNUAL REPORT

The California Government Code requires that City staff submit an annual report to the City Council on the status of the General Plan and progress in its implementation. This report is submitted to the Governor's Office on Planning and Research and the Department of Housing and Community Development. The report must include an analysis of the progress made in meeting the City's share of regional housing needs (identified in the Housing

Element) and local efforts to remove governmental constraints to the maintenance, improvement, and development of affordable housing. Finally, the report should also include a summary of all General Plan amendments adopted during the preceding year, a description of upcoming projects or General Plan issues to be addressed in the coming year, and a work program.

# LAND USE & ECONOMIC DEVELOPMENT

How land is used underpins the experience of living, working, or visiting a place, making land use a pivotal element of a General Plan. The Land Use and Economic Development Chapter directs the location, form, and character of future physical development and economic growth, shaping where people will live, work, and play in Diamond Bar.

# 2.0



## 2.1 INTRODUCTION

This Land Use and Economic Development Chapter presents the proposed pattern for the ultimate growth and development of the city for the General Plan horizon (year 2040) and seeks to ensure that land use planning and economic development measures reflect the community's priorities for the growth of the city, conserves open spaces the natural environment, and promotes sustainable lifestyles. The chapter consists of narrative, goals and policies, as well as a Land Use Diagram and other figures. It also includes descriptions of the land use designations shown on the Land Use Diagram. Policy text and maps should be considered collectively as project approvals or future amendments are made.

While Diamond Bar has roots as a suburban community, the Plan explores the evolution of key focus areas into more dynamic mixed-

use places that provide housing for a diversity of Diamond Bar residents new and old, and provide opportunities for community gathering, entertainment and employment.

Achieving Diamond Bar's vision for a more vibrant, connected, livable, and sustainable community will rely on more compact redevelopment with an array of uses at key opportunity sites, focusing on infill development to preserve open space; increasing local retail and entertainment amenities and community gathering places through the establishment of a new pedestrian-oriented Town Center; and enhancing livability through development of neighborhood-serving commercial uses and parks accessible to new residential uses that include an array of housing options.



## RELATIONSHIP TO STATE LAW

State law (Government Code Section 65302(a)) requires general plans to include a Land Use Element. In accordance with State law, this chapter designates the general distribution, location and extent of land for housing,

business, industry, open space, education, public facilities, and other categories of public and private uses of land. It also includes standards of residential and non-residential density for the various areas covered by the General Plan.

## RELATIONSHIP TO OTHER ELEMENTS

This chapter has the broadest scope of all the chapters and provides the framework for a coherent set of development policies. Other chapters of the General Plan contain goals and policies related to land use and therefore must be referenced for a complete understanding of the purposes, intentions, and development requirements embodied in this chapter. For instance, Chapter 3, Community Character and Placemaking complements the land use designations outlined in this chapter with a framework for urban design and placemaking.

The street system, street design and

transportation improvements in Chapter 4, Circulation are intended to address the transportation needs that support the land use pattern established in the Land Use Diagram. Chapter 6, Public Facilities and Services establishes policies and standards for facilities to serve the population resulting from residential, employment, and visitor-serving land uses. Finally, Chapter 5, Resource Conservation and Chapter 7, Public Safety provide further policies related to open space for the preservation of natural resources and reducing safety risks.



## 2.2 LAND USE

### EXISTING LAND USE

Diamond Bar's overall land use pattern is characterized by large swathes of single-family residential development throughout the City studded with clusters of multi-family residential and non-residential uses. Some of the single-family and multi-family residential uses in the city are part of gated communities, including The Country, an exclusive gate-guarded community of over 800 large-lot, detached single-family homes in the southeastern hills. Multi-family residential development tends to be located along the major thoroughfares of Diamond Bar Boulevard, Golden Springs Drive, and Brea Canyon Road, and is often collocated with non-residential uses.

Commercial and office uses tend to cluster at intersections (such

as Diamond Bar Boulevard and Golden Springs Drive, and Diamond Bar Boulevard and Grand Avenue), along major thoroughfares, and along the freeways, and tend to take the form of shopping centers and office parks. Industrial uses are concentrated in the western part of the city along the border with the City of Industry, among residential uses. The Gateway Corporate Center, a master-planned 255-acre business park, is located along the east side of the SR-57/60 confluence. The Gateway center is home to the South Coast Air Quality Management District and several Fortune 500 companies and is a premier business center in the region due to its proximity to the freeways and the Ontario and John Wayne airports.

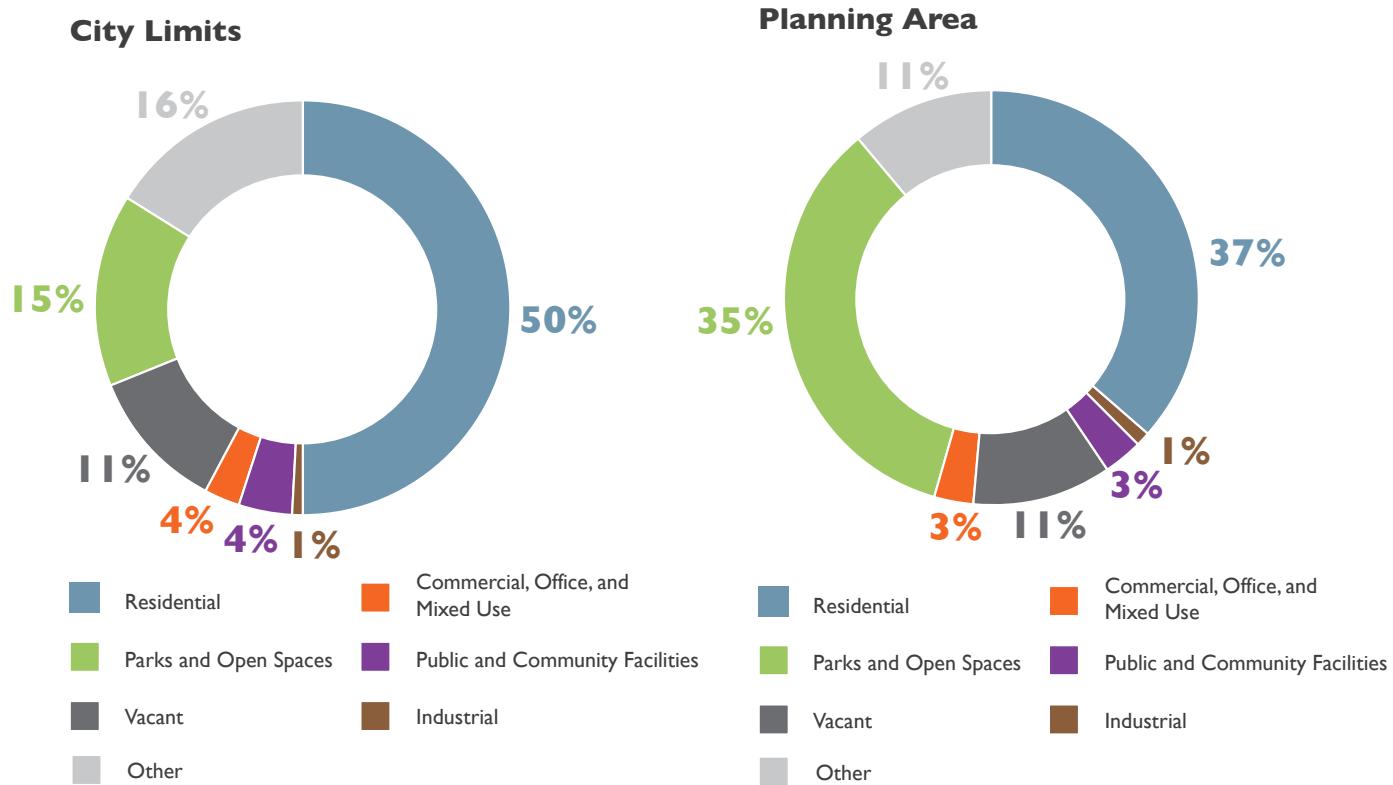


The city is also dotted with a variety of open space slopes and areas that follow its many ridges and hillsides. Public parks and recreational facilities are found mostly in the eastern half of the city, bordering residential uses. The County-operated Diamond Bar Golf Course occupies a substantial portion of land in the north-central part of the city. Other public uses, such as schools and utilities, are relatively evenly distributed throughout the city. South of Diamond Bar, the SOI is made up almost entirely of open space land.

Residential land makes up roughly half of all land in the city limits and is the dominant land use in

Diamond Bar. The next-largest category of land use in the City is private easements, such as private streets and HOA-owned open space areas. The third-largest category of land use in the city is parks and open space land, including land that may not be suitable for development due to hazardous locations along hillsides and slopes or other conditions, followed by public and community facilities, office uses, commercial uses, and industrial uses. Existing land uses as of 2019 are summarized in Table 2-1, and Figure 2-1 illustrates the proportion of each type of land use in the city and Planning Area, excluding rights-of-way.

**Figure 2-1: Planning Area Land Use Distribution**



**Table 2-1: Existing Land Uses in the Planning Area**

Existing Use of Land Category	City of Diamond Bar		Sphere of Influence		Planning Area	
	Acres	%	Acres	%	Acres	%
<b>Residential</b>	<b>4,772.4</b>	<b>50.1%</b>	-	-	<b>4,772.4</b>	<b>36.6%</b>
Single Family Residential - Detached	4,257.2	44.7%	-	-	4,257.2	32.7%
Multifamily Residential	479.0	5.0%	-	-	479.0	3.7%
Mobile Home Park	36.3	0.4%	-	-	36.3	0.3%
<b>Industrial</b>	<b>71.6</b>	<b>0.8%</b>	-	-	<b>71.6</b>	<b>0.5%</b>
Light Industrial	44.2	0.5%	-	-	44.2	0.3%
General Industrial/Warehousing	27.3	0.3%	-	-	27.3	0.2%
<b>Public and Community Facilities</b>	<b>344.7</b>	<b>3.6%</b>	-	-	<b>344.7</b>	<b>2.6%</b>
Religious/Institutional Facilities	41.8	0.4%	-	-	41.8	0.3%
Hospital/Medical Center	12.9	0.1%	-	-	12.9	0.1%
Schools/Educational Facilities	278.8	2.9%	-	-	278.8	2.1%
Public Facilities	11.2	0.1%	-	-	11.2	0.1%
<b>Commercial and Mixed Use</b>	<b>339.6</b>	<b>3.6%</b>	-	-	<b>339.6</b>	<b>2.6%</b>
Service Station	8.1	0.1%	-	-	8.1	0.1%
Hotel/Motel/Lodging Commercial	11.9	0.1%	-	-	11.9	0.1%
Auto Commercial	11.7	0.1%	-	-	11.7	0.1%
General/Retail Commercial	135.2	1.4%	-	-	135.2	1.0%
Mixed Commercial & Office Uses	6.9	0.1%	-	-	6.9	0.1%
Office/Banks/Financial Services	165.7	1.7%	-	-	165.7	1.3%
<b>Vacant</b>	<b>1,672.9</b>	<b>17.6%</b>	<b>356.7</b>	<b>10.2%</b>	<b>2,029.6</b>	<b>15.6%</b>
Vacant	1,137.0	11.9%	356.7	10.2%	1,493.7	11.5%
Vacant Natural Undeveloped Areas	535.9	5.6%	-	-	535.9	4.1%
<b>Parks and Open Spaces</b>	<b>793.1</b>	<b>8.3%</b>	<b>3,156.0</b>	<b>89.8%</b>	<b>3,949.1</b>	<b>30.3%</b>
Parks & Recreation	310.1	3.3%	-	-	310.1	2.4%
Golf Course	172.4	1.8%	-	-	172.4	1.3%
Open Space, Greenways, Trails, Natural Areas	310.6	3.3%	3,156.0	89.8%	3,466.6	26.6%
<b>Other</b>	<b>1,531.4</b>	<b>16.1%</b>	-	-	<b>1,531.4</b>	<b>11.7%</b>
Utilities	28.0	0.3%	-	-	28.0	0.2%
Street ROW, Private Roads, etc	1,503.4	15.8%	-	-	1,503.4	11.5%
<b>Total</b>	<b>9,525.7</b>	<b>100.0%</b>	<b>3,512.6</b>	<b>100.0%</b>	<b>13,038.3</b>	<b>100.0%</b>

Source: City of Diamond Bar, 2016; Los Angeles County Assessor's Office, 2016.

## FOCUS AREAS

The General Plan provides for four focus areas where major land use changes are planned to take place as part of a strategy to provide walkable mixed-use activity centers. These focus areas provide opportunities for infill development that can incorporate a range of housing, employment, and recreational uses to meet the needs of families, young people, senior citizens, and residents of all incomes. These focus areas were

designed in response to community priorities including a desire for expanded access to entertainment and community gathering places, and the need to accommodate the City's growing and diverse population. New Land Use designations are proposed for each of these focus areas to facilitate their development, as described under Land Use Classifications, below.

### Town Center

Throughout the General Plan update process, residents of Diamond Bar have expressed a desire for greater access to dining, entertainment, and retail establishments within the city. More specifically, community input indicated a desire for the concentration of these new establishments within a walkable area resembling a more traditional downtown. While Diamond Bar has numerous centers of activity, including the Diamond Bar Center, the City Hall and Library complex, high schools and various suburban-style commercial centers, the city lacks a clear community focal point – a role commonly played by a vibrant downtown.

The Town Center focus area is proposed along Diamond Bar Boulevard, between SR-60 and Golden Springs Drive, to build on the success of recent commercial redevelopment in that area. The Town Center would serve as a center of activity for residents of Diamond Bar, providing entertainment and retail opportunities and community gathering spaces in a pleasant, walkable environment.

### Mixed Use Neighborhood

The Neighborhood Mixed Use focus area is envisioned as a combination of residential and ancillary neighborhood-serving retail and service uses to promote revitalization of the segment of North Diamond Bar Boulevard between the SR-60 interchange and Highland Valley Road. The neighborhood has potential to benefit from its proximity to Mt. San Antonio College and Cal Poly Pomona.

### Transit-Oriented Mixed Use

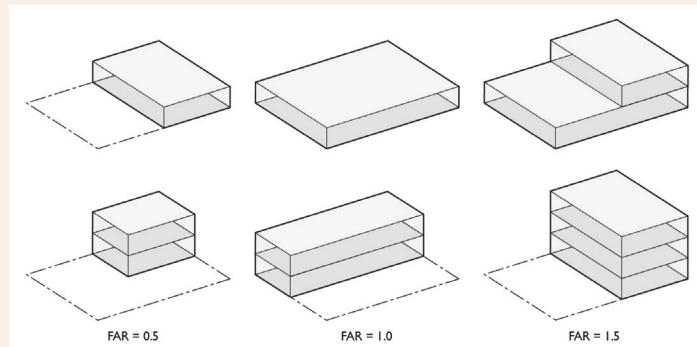
The Transit-Oriented Mixed Use focus area leverages underutilized sites adjacent to the Metrolink station to provide for higher-density housing, offices, and supporting commercial uses close to regional transit. The focus area would allow for growth in employment opportunities in addition to contributing to housing availability in the city, and would be a key location to emphasize multi-modal transportation options tied to land use.

### Community Core Overlay

The Community Core focus area covers the existing Diamond Bar Golf Course, which is currently operated by Los Angeles County. Should the County choose to discontinue operation of the golf course or to reduce the size of the golf course, the Community Core would be the City's preferred approach to reuse of the site. The Community Core is envisioned as a master-planned mixed-use, pedestrian-oriented community and regional destination. The majority of the northern portion is envisioned to support a park or consolidated golf course along with additional community or civic uses. The southern portion is envisioned to accommodate a mix of uses emphasizing destination and specialty retail, dining, and entertainment, including opportunities for residential, hospitality, and community and civic uses. This location would benefit greatly from proximity to the freeways and nearby commercial uses.

## FLOOR AREA RATIO

**Floor Area Ratio (FAR)** refers to the ratio between a building's total floor area and the total area of the site and is used as a measure of non-residential development intensity. For instance, as shown in this illustration, a one-story building occupying one half of a parcel has an FAR of 0.5; a two-story building occupying a quarter of the same parcel also has an FAR of 0.5.



## LAND USE CLASSIFICATIONS

The General Plan Land Use Diagram is depicted in Figure 2-2. The diagram designates land in the Planning Area according to land use classifications that describe allowable uses, densities, intensities, and other considerations for new development in those locations. The Land Use Diagram is a graphic representation of the General Plan's policies regarding growth and development and is to be utilized in conjunction with the policies as a guide to decision making. The land use classifications are adopted as General Plan policy and are intentionally broad to provide a basis for more detailed direction in the City's Zoning Ordinance. The Zoning Ordinance and the Zoning Map must be consistent with the classifications and Land Use Diagram and prescribes in greater detail specific uses of the land and associated development regulations that apply to property to further implement the General Plan. More than one zoning district may be consistent with a single General Plan land use category.

State law requires the General Plan to establish standards of population density and building intensity

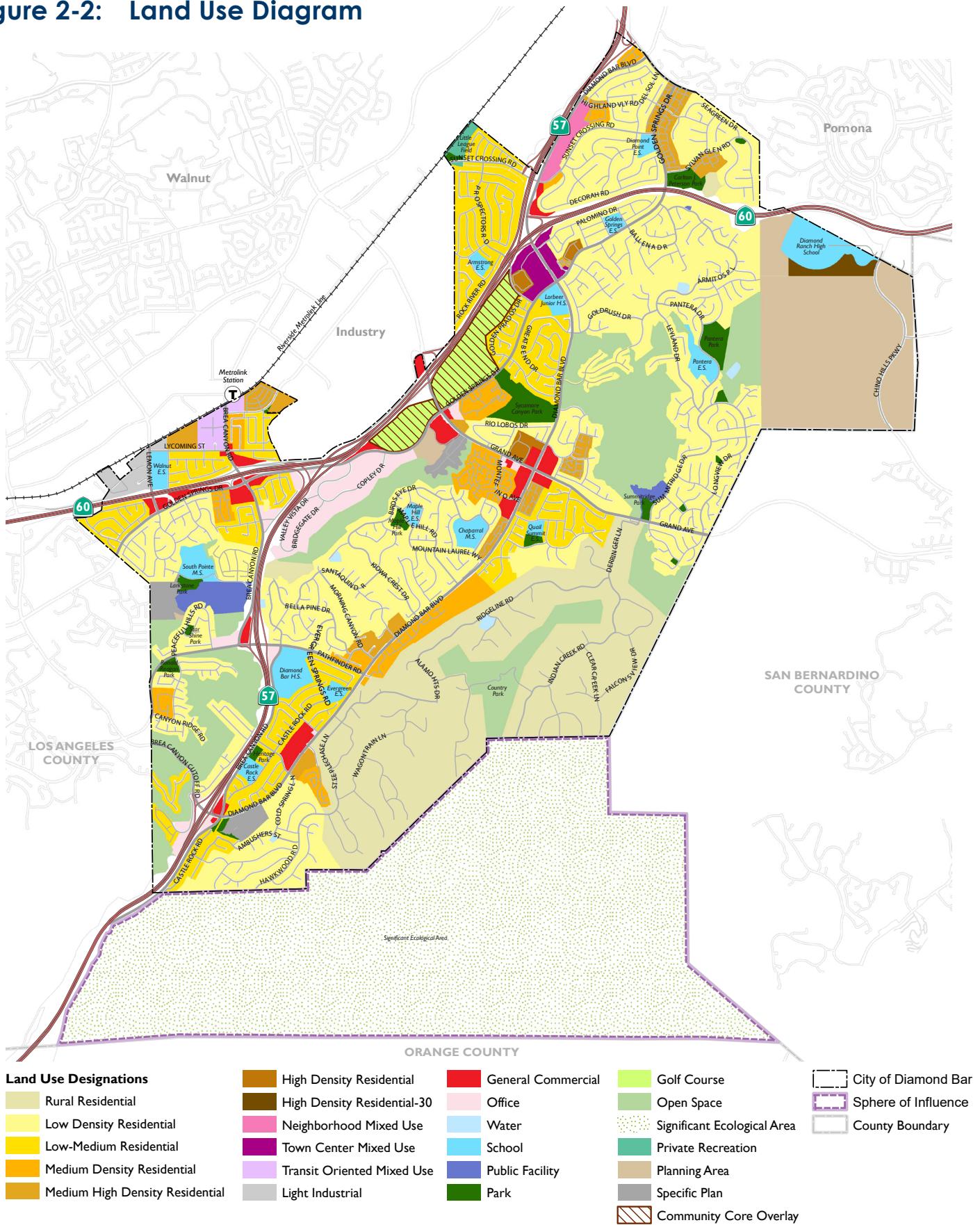
for each land use classification. Density/intensity standards regulate how much development is permitted on a site. Residential density is expressed as housing units per gross acre, as described for each land use. For non-residential and mixed uses, a maximum permitted Floor Area Ratio (FAR)—the ratio of total gross floor area to total site area—is specified. Density and intensity standards are listed below for each classification.

The density/intensity standards do not require the City to approve development projects at the top of the density or intensity range for each classification. In many cases, regulations and site constraints resulting from environmental, safety, or other considerations may reduce the development potential of any given site. Thus, realistically, not all sites would be expected to develop to their maximum densities or intensities.

Table 2-2, summarizes the land use classifications, including density and intensity ranges, as well as the total acreage in each land use category as mapped on the Land Use Diagram.



**Figure 2-2: Land Use Diagram**



Source: City of Diamond Bar 2019; Dyett & Bhatia, 2019

## RESIDENTIAL

### Rural Residential

Allows for residential development at densities of 1.0 dwelling unit per gross acre (1 du/ac), with lower density for sites with slopes greater than 25 percent, in accordance with the slope density standard.



### Low Density Residential

Allows for single-family detached residential development reaching a maximum of 3.0 dwelling units per gross acre (3.0 du/ac).



### Low-Medium Residential

Allows for single-family detached residential development reaching a maximum of 5.0 dwelling units per gross acre (5.0 du/ac).

### Medium Density Residential

Allows for townhome, condominium, apartment, mobile home, and other multi-family residential development reaching a maximum of 12.0 dwelling units per gross acre (12.0 du/ac).



### Medium High Residential

Allows for townhome, condominium, apartment, and other multi-family residential development reaching a maximum of 16.0 dwelling units per gross acre (16.0 du/ac).

### High Density Residential

Allows for high-density condominium, apartment and other high-density residential development reaching a maximum of 20.0 dwelling units per gross acre (20.0 du/ac).



### High Density Residential-30

Allows for high-density condominium, apartment, and other high-density residential development with a minimum net density of 20.0 dwelling units per acre (20.0 du/ac) and a maximum net density of 30.0 dwelling units per acre (30.0 du/ac)

## COMMERCIAL, OFFICE, AND INDUSTRIAL



### General Commercial

Allows regional, freeway-oriented and/or community retail and service commercial uses. Development is to maintain a floor area ratio (FAR) between 0.25 and 1.0.

### Office

Allows for office-based working environments including general, professional, and administrative offices, and supporting commercial, retail, and service uses. Development is to maintain an FAR between 0.25 and 1.0.

### Light Industrial

Allows light industrial uses such as manufacturing, distribution, research and development, business support services, and commercial uses requiring more land area than is available under the General Commercial or Office designations. Development is to maintain an FAR between 0.25 and 1.00.

## MIXED USE



### Town Center Mixed Use

Allows and encourages a mix of uses with an emphasis on community-serving and destination retail, dining, and entertainment uses. Offices and professional services, and residential uses are also permitted. Maximum FAR is 1.5 and a maximum residential density of 20.0 dwelling units per acre (20.0 du/ac) is permitted.

### Neighborhood Mixed Use

Allows a range of housing types and commercial uses, with a maximum FAR of 1.25 and a maximum residential density of 30.0 dwelling units per acre (30.0 du/ac). General Plan policies further delineate permitted and desired mix of uses and housing types based on parcel size and project location.



### Transit-Oriented Mixed Use

Allows high density residential live/work units, office, retail, commercial, and service uses, with a maximum FAR of 1.5. Residential uses, where provided, should be at a density ranging from 20.0 to 30.0 dwelling units per acre (20.0 - 30.0 du/ac) of gross site area. Existing light industrial uses shall be permitted to remain as conforming uses in accordance with the Light Industrial land use designation and associated zoning regulations.



### Community Core Overlay

The underlying Golf Course designation permits continued operation of the present golf course use. Should the golf course cease operation, this overlay designation would require a master plan for the entire golf course property to ensure the orderly and cohesive implementation of its reuse.



## OTHER

### Planning Area

Designed to conserve open space resources and is to be applied to properties where creative approaches are needed to integrate future development with existing natural resources. All proposed development within these designated areas shall require the formation of a Specific Plan pursuant to the provisions of Government Code Section 65450.



### Specific Plan

This designation is intended to encourage the innovative use of land resources and development of a variety of housing and other development types, provide a means to coordinate the public and private provision of services and facilities, and address the unique needs of certain lands. It designates large-scale development areas in which residential, commercial, recreational, public facility, and other land uses may be permitted, or large properties (in excess of 10 acres) that are proposed



to be annexed into the city, where a specific plan pursuant to the provisions of Government Code Section 65450 shall be required that will protect unique biological and open space resources, create fiscal benefits for the City and enhance its infrastructure, and minimize future adverse impacts to both the human and natural environment of the city and region.

### **Golf Course**

Identifies the Diamond Bar Country Club and Golf Course.



### **Park**

Existing and future public parks.

### **Open Space**

Provides recreational opportunities, preservation of scenic and environmental values, protection of resources (water reclamation and conservation), protection of public safety, and preservation of native plant and animal life, habitats, and ecosystems. This designation includes lands which may have been restricted to open space use by map restriction, deed (dedication conditions, covenant, and/or restriction), by an Open Space Easement pursuant to California Government Code Section 51070 et seq. This designation carries with it a maximum development potential of one single-family unit per existing privately-owned parcel, unless construction was previously restricted or prohibited on such properties by the County of Los Angeles.



### Private Recreation

Identifies major private recreation facilities. May be applied to lands required to be set aside for recreational use which have not been dedicated to or accepted by a public agency; no development may take place on these lands other than open space uses specifically permitted by the applicable Planned Unit Development and/or deed restrictions.



### Public Facility

Identifies land for public publicly-owned facilities and institutions serving the needs of the general community, such as schools and educational facilities; government facilities, including public safety facilities; public utilities; and other facilities of a public or quasi-public nature. These uses maintain development standards which do not exceed that of the most restrictive adjacent designation.



### Water

Identifies publicly-owned water facilities.

### School

Identifies school facilities.

### Significant Ecological Area

Applied to the SOI in observance of the Los Angeles County's designation of this area as Significant Ecological Area 15. The area covered by this designation is outside of the City's jurisdiction.



**Table 2-2: Land Use Density/Intensity Standards Summary Table**

Land Use	Density (du/ac)	Intensity (FAR)	Acreage	% of Planning Area
<b>CITY OF DIAMOND BAR</b>				
<b>Residential</b>				
Rural Residential	Up to 1.0, with lower density for sites with slopes greater than 25 percent, in accordance with the slope density standard.	-	1,409	12
Low Density Residential	Up to 3.0	-	2414	21
Low-Medium Residential	Up to 5.0	-	779	7
Medium Density Residential	Up to 12.0	-	281	2
Medium High Residential	Up to 16.0	-	199	2
High Density Residential	Up to 20.0	-	34	<1
High Density Residential-30	Min. 20.0/Max. 30.0		32	<1
<b>Commercial, Office, and Light Industrial</b>				
General Commercial	-	0.25 – 1.0	123	1
Office	-	0.25 – 1.0	174	2
Light Industrial			38	<1
<b>Mixed Use</b>				
Town Center Mixed Use	Up to 20.0	Up to 1.5	45	<1
Neighborhood Mixed Use	Up to 30.0	Up to 1.25	38	<1
Transit-Oriented Mixed Use	Min. 20.0/Max 30.0	Up to 1.5	33	<1
Community Core Overlay	Master plan required	168	1	-
<b>Other</b>				
Planning Area	-	-	707	6
Specific Plan	-	-	77	1
Golf Course	-	-	168	1
Park	-	-	134	1
Open Space	Up to 1 du/existing privately-owned parcel unless restricted or prohibited	-	993	9
Private Recreation	-	-	15	<1
Public Facility	-	-	63	1
Water	-	-	17	<1
School	-	-	284	2
<b>Sphere of Influence</b>				
Significant Ecological Area	-	-	3513	30

Note: The Golf Course and Community Core Overlay designations cover the same area.

Source: Dyett & Bhatia, 2019.

## BUILDOUT

One purpose of the General Plan is to ensure that the City can accommodate the potential population and job growth through the Plan's horizon year of 2040. Policies in the General Plan will allow the City to meet the needs of the future residents and workers, including housing for a diversity of residents, parkland and public facilities, and adequate options for non-residential development to provide employment opportunities and retail and services that respond to the community's daily needs.

Potential new development through the horizon year and the corresponding growth in population and employment is referred to as "buildout." Buildout is based on existing development and an estimated amount of potential new development in the Planning Area. Buildout estimates should not be considered a prediction for growth, as the actual amount of development that will occur through 2040 is based on many factors outside of the City's control, including changes in regional real estate and labor markets and other long-term economic and demographic trends. Therefore,

buildout estimates represent potentialities rather than definitive figures. To estimate buildout, assumptions were made about the density of development in each proposed land use designation as explained above, as well as the percentage of parcels that would actually develop depending on location and land use designation. The designation of a site for a particular land use in the General Plan does not guarantee that the site will be developed or redeveloped with that use or assumed density during the planning period, as future development will rely primarily on each property owner's initiative.

Table 2-3 shows the potential buildout of the General Plan in terms of new development, residents, and jobs. According to projections, an estimated 3,200 new households, 8,800 new residents, and 7,000 new jobs could result in the Planning Area under the General Plan by 2040. It is expected that much of this growth will occur in the focus areas or as infill, while most of the existing residential neighborhoods will experience less growth and change.

**Table 2-3: Potential Planning Area Buildout by 2040**

	Existing (2016)	Net New	2040 Total
Housing Units	18,910	3,750	22,670
Households	18,310	3,260	21,530
Population	57,900	8,800	66,700
Jobs	14,700	7,000	21,700

Note: Numbers may not add precisely due to rounding. Households are rounded to the nearest 10, and population and jobs are rounded to the nearest 100.

Source: CA Department of Finance, 1/1/2015; Dyett and Bhatia, 2017; the 2015 Q2 California Employment Development Department.



# GOALS & POLICIES

## GENERAL

### GOALS

- LU-G-1** Maintain a balanced mix of land uses, including employment, residential, retail, and open space, including open space devoted to the preservation of natural resources, to support a vibrant community and Diamond Bar's quality of life.
- LU-G-2** Encourage compact growth and prioritize infill development to preserve existing large blocks of natural open space within the City and Sphere of Influence including Tonner Canyon and Tres Hermanos Ranch; and enhance community character, optimize city infrastructure investments, provide pedestrian- and bicycle-friendly neighborhoods, and enhance economic vitality.
- LU-G-3** In areas planned to accommodate new growth, ensure quality design that makes a positive contribution to the character of Diamond Bar.
- LU-G-4** Locate new residential growth in or adjacent to mixed-use centers and transit stations to support regional and statewide efforts to encourage sustainable land use planning and smart growth principles.
- LU-G-5** Manage development in a manner consistent with the capabilities of the City to provide public services and facilities effectively.

### POLICIES

- LU-P-1** Ensure that the scale and massing of new development provides sensitive transitions or design techniques in building height, bulk, and landscaping to minimize impacts on adjacent, less intensive uses, particularly residential uses.

**LU-P-2** Allow clustering or transferring of all or part of the development potential of a site to a portion of the site to protect significant environmental resources such as vegetated habitats, sensitive species, wildlife movement corridors, water features, and geological features within proposed developments as open space if the developer takes action to preserve the open space in perpetuity.

*Preservation can occur through methods including, but not limited to, dedication to the City or a conservation entity such as a conservancy, mitigation bank, or trust, or through conservation easements, deed restrictions, or other means.*

**LU-P-3** As opportunities arise, collaborate with regional agencies and neighboring jurisdictions on land use and transportation planning in line with regional planning efforts such as the Regional Transportation Plan/Sustainable Communities Strategy.

**LU-P-4** Monitor and evaluate potential impacts of proposed adjacent, local, and regional developments to anticipate and require mitigation to the greatest extent feasible to reduce land use, circulation, and economic impacts on Diamond Bar.

**LU-P-5** Ensure that adequate public services, facilities, and infrastructure are available or provided to support new development, including water, wastewater, stormwater, solid waste, transportation, public safety, and parks.

**LU-P-6** When appropriate, require new development to pay its fair share of the public facilities and off-site improvements needed to serve the proposed use.

**LU-P-7** As larger vacant or underutilized sites within the built environment are developed or redeveloped, maximize multimodal accessibility with appropriately designed street networks, and walkable block sizes scaled to proposed uses.

