



# NOTICE OF PUBLIC HEARING

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

**TO:** Property Owners within a 1,000 foot radius of subject site  
**FROM:** City of Diamond Bar, Planning Commission

**NOTICE IS HEREBY GIVEN,** That the Planning Commission will conduct a public hearing on the following item to determine whether or not the subject request shall be approved under the provision of State law and the Diamond Bar Municipal Code (DBMC).

**DATE AND TIME OF HEARING:** Tuesday, November 8, 2016, 7:00 P.M. (or as soon thereafter that the matter can be heard)

**PLACE OF HEARING:** South Coast Air Quality Management District Auditorium  
21865 Copley Drive, Diamond Bar, CA 91765

**SUBJECT:** Development Review– Planning Case No. PL 2016-123 (“Project”)

**REQUEST:** Under the authority of DBMC Section 22.48, the applicant, Michael Wang, and property owners, Steven Tsao and Jessica Wang, are requesting 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 Rd., Diamond Bar, CA 91765 (APN 8702-012-049)  
**PROPERTY OWNER:** Steven Tsao and Jessica Wang, 1619 Bronze Knoll Rd., Diamond Bar, CA 91765  
**APPLICANT:** Michael Wang, 2636 Corralitas Dr., Los Angeles, CA 90039

**ENVIRONMENTAL DETERMINATION:** The project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorically Exempt from the provisions of CEQA pursuant to Article 19 under Section 15301 (e)(1) (additions to existing structures) of the CEQA Guidelines. No further environmental review is required.

Published in:  
San Gabriel Valley Tribune: Friday, October 28, 2016  
Inland Valley Daily Bulletin: Friday, October 28, 2016

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 Assistant Planner, Natalie Espinoza at (909) 839-7034.

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.

