

**ORDINANCE NO. 04 (2026)**

**AN ORDINANCE OF THE CITY OF DIAMOND BAR AMENDING TITLE 22 OF THE DIAMOND BAR MUNICIPAL CODE ("DEVELOPMENT CODE"), ADDING CHAPTER 22.19 TO ESTABLISH MULTIFAMILY AND MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS ("ODS") IN ACCORDANCE WITH STATE HOUSING LAW - PLANNING CASE NO. PL2024-51.**

**WHEREAS**, Title 22 (Development Code) of the Diamond Bar City Code (DBCC) establishes allowable uses of property and related development standards within all zoning districts in the City; and

**WHEREAS**, several provisions of State law, including, but not limited to, Senate Bill 35 and Senate Bill 330, established mandates for cities and counties to streamline the review process for multifamily housing, including mixed-use residential developments, and require local agencies to limit their review of qualifying housing projects to objective standards; and

**WHEREAS**, implementation of Program H-8 of Diamond Bar's certified 6th Cycle (2021-2029) Housing Element commits the City to update the Development Code to include objective standards as part of its broader obligation to minimize constraints on housing supply and affordability; and

**WHEREAS**, the City desires to establish ODS applicable to multifamily housing and mixed-use residential development projects in the City in order to implement the Housing Element and to appropriately regulate development in a manner consistent with State law and which facilitates a fair and efficient review process that results in high quality development and buildings that are appropriate for their context and environment; and

**WHEREAS**, on February 24, 2026, the Planning Commission held a duly noticed public hearing regarding proposed amendments to Title 22 ("Development Code") of the Diamond Bar City Code, Planning Case No. PL2024-51, and adopted Resolution No. 2026-03 recommending City Council approval of said Development Code Amendment; and

**WHEREAS**, pursuant to Government Code Section 65090, a notice of at least 1/8 page display was published in the *San Gabriel Valley Tribune* newspaper on March 6, 2026, and a copy of the public notice was posted at the City's designated community posting sites; and

**WHEREAS**, on March 17, 2026, the City Council held a duly noticed public hearing regarding the proposed Development Code Amendment; and

**WHEREAS**, the City Council finds that this Ordinance is subject to the California Environmental Quality Act ("CEQA"). Pursuant to CEQA Guidelines Section 15164, the City has prepared Addendum No. 2 to the General Plan EIR (No. SCH 2018051066),

which demonstrates that adoption of the ODS would not result in new or substantially more severe impacts beyond those that were evaluated in the EIR for the City General Plan 2040; therefore, no subsequent environmental document is required; and

**WHEREAS**, the documents and materials constituting the administrative record of the proceedings upon which the City's decision is based are located at the City of Diamond Bar, Community Development Department, Planning Division, 21810 Copley Drive, Diamond Bar, CA 91765; and

**WHEREAS**, the City Council hereby adopts the facts and reasons stated in Planning Commission Resolution No. 2026-03 recommending City Council approval of the said Development Code Amendments, a copy of which is on file with the City Clerk and which is incorporated herein by reference with the same force and effect as if set forth in full.

**NOW, THEREFORE**, the City Council of the City of Diamond Bar does hereby find, determine and ordains as follows:

**SECTION 1:** Chapter 22.19 (Objective Design Standards for Multifamily and Mixed-Use Development) of Title 22 of the Diamond Bar City Code is hereby added as follows:

**Sec. 22.19.010. – Purpose.**

The purpose of this chapter is to establish citywide objective design standards (ODS) to ensure consistent, transparent, and measurable review of multifamily and mixed-use residential development projects in accordance with State law. The ODS is intended to streamline project approvals by providing clear verifiable criteria for design that do not require subjective interpretation.

**Sec. 22.19.020. – Applicability.**

The objective design standards will apply to construction projects located anywhere in the City involving the development or substantial improvement of any of the following:

1. Multifamily residential projects, including duplexes, townhouses, or multifamily dwellings.
2. Mixed-use projects featuring a combination of multifamily residential or other uses.

All such development shall be subject to the *Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development*, which is on file with the City Clerk, and which is incorporated by reference into this Section 22.19.020 as if fully set forth herein.

**SECTION 2:** Subsection (m) of Section 22.80.020 (Definitions of specialized terms and phrases) of Title 22, Chapter 22.80 of the Diamond Bar City Code

is amended to add a new definition for "mixed-use" as follows:

(m) Definitions, "M." The following definitions are in alphabetical order:

...

*Mixed-use.* The combination of nonresidential and residential uses located on the same property as part of a unified development. Mixed-use development may consist of commercial and residential uses integrated either vertically (vertical mixed-use) in the same structure or group of structures, or horizontally on the same development site (horizontal mixed-use) where parking, open spaces, and other development features are shared. In a residential/commercial mixed-use development, both uses are considered primary uses of the land.

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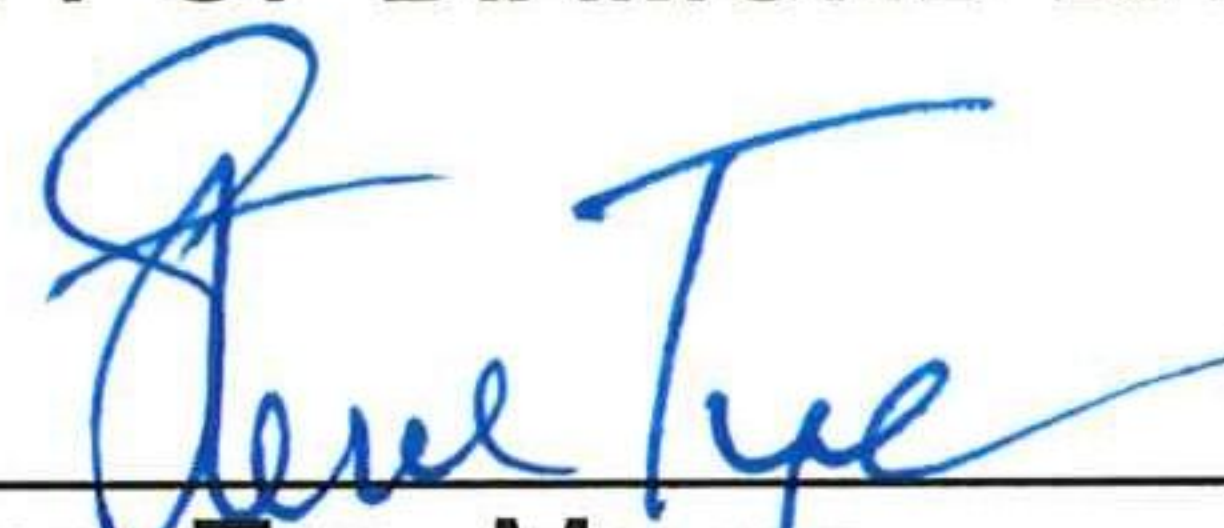
**SECTION 3:** The City Council hereby adopts the *Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development*, incorporated by reference in DBCC Chapter 22.19 (Objective Design Standards for Multifamily and Mixed-Use Development) and attached to this Ordinance as Exhibit 1. The City Council further directs the City Clerk to maintain a copy of said manual on file in Office of the City Clerk, make it freely accessible to the public, and to cause a copy of the manual to be posted on the official City of Diamond Bar website.

**SECTION 4:** If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

**SECTION 5:** The City Clerk shall attest and certify to the passage and adoption of this Ordinance within 15 days after adoption, cause it to be published or posted in accordance with California law, and it shall be effective 30 days after adoption pursuant to Government Code Section 36937.

**APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Diamond Bar on the 7<sup>th</sup> day of April, 2026.

**CITY OF DIAMOND BAR**

  
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Steve Tye, Mayor

**ATTEST:**

I, Kristina Santana, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Diamond Bar held on the 17<sup>th</sup> day of March, 2026, and was finally passed at a regular meeting of the City Council of the City of Diamond Bar held on the 7<sup>th</sup> day of April, 2026, by the following vote:

AYES: Councilmembers: Liu, Teng, MPT/Low, M/Tye  
NOES: Councilmembers: None  
ABSENT: Councilmembers: Chou  
ABSTAIN: Councilmembers: None

  
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Kristina Santana, City Clerk