



**CITY OF DUARTE
REGULAR MEETING AGENDA
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION**

Commissioners
Yesenia Paez, Chair
Wally Wolff, Vice-Chair
Daniel Becker
David Rodriguez
Brian Quandt

**Duarte Community Center
1600 Huntington Drive
Duarte, CA 91010
Monday, August 18, 2025
7:00 PM**

MISSION STATEMENT

With integrity and transparency, the City of Duarte provides exemplary public services in a caring and fiscally responsible manner with a commitment to our community's future.

ADA ACCESSIBILITY NOTICE:

In compliance with the Americans with Disabilities Act, if you need assistance participating in this meeting, contact the Community Development Department at (626) 357-7931 Ext.230 or 235. Notification no later than 1:00 p.m. on the day preceding the meeting will enable the City to make reasonable arrangements to assist your accessibility to this meeting.

Notice:

Planning and Economic Development meetings are audio-recorded for later broadcast. Attendance at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, and/or pictures of meeting attendees.

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
 - A. **July 21, 2025 Minutes**
4. ORAL COMMUNICATIONS - CONSENT CALENDAR
5. PUBLIC HEARINGS
 - A. **Andres Duarte School Development Project**
1433 Crestfield Drive (Former Andres Duarte School and Otis Gordon Park)
The proposed project includes:
General Plan Amendment 24-02: Changing the General Plan designation from Public Facilities to High Density Residential;

Zone Change 24-02: Changing the zoning from Public Facilities to R-4;
Tentative Parcel Map (84544) 24-01: Subdividing the property into two lots;
Site Plan and Design Review 25-19 and Planned Development Permit 24-01:
Request to construct 169 townhome units and renovate Otis Gordon Park; and
Final Environmental Impact Report related to the project.

RESOLUTION PC 25-08

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF DUARTE CERTIFY THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE ANDRES DUARTE SCHOOL SITE PROJECT LOCATED AT 1433 CRESTFIELD DRIVE AND ASSOCIATED OTIS GORDON PARK RENOVATION AT 2351 CENTRAL AVENUE

RESOLUTION PC 25-09

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 24-02, CHANGING THE LAND USE DESIGNATION OF THE PROPERTY AT 1433 CRESTFIELD DRIVE (FORMER ANDRES DUARTE SCHOOL) AND 2351 CENTRAL AVENUE (OTIS GORDON PARK) FROM PUBLIC FACILITIES TO HIGH DENSITY RESIDENTIAL AND OPEN SPACE, AND TO AMEND THE GENERAL PLAN LAND USE DIAGRAM

RESOLUTION PC 25-10

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF ZONE CHANGE 24-02, CHANGING THE ZONING OF THE PROPERTY AT 1433 CRESTFIELD DRIVE (FORMER ANDRES DUARTE SCHOOL) AND 2351 CENTRAL AVENUE (OTIS GORDON PARK) FROM PUBLIC FACILITIES (PF) TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY (R4) AND OPEN SPACE (OS), AND TO AMEND THE OFFICIAL ZONING MAP

RESOLUTION PC 25-11

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 24-01 (84544) DIVIDING ONE PARCEL INTO TWO PARCELS ON THE PROPERTY LOCATED AT 1433 CRESTFIELD DRIVE AND 2351 CENTRAL AVENUE

RESOLUTION PC 25-12

A RESOLUTION OF THE PLANNING AND ECONOMIC COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF SITE PLAN AND DESIGN REVIEW 25-19 FOR THE CONSTRUCTION OF A 169 UNIT TOWNHOME DEVELOPMENT AT 1433 CRESTFIELD DRIVE (FORMER ANDRES DUARTE SCHOOL)

RESOLUTION PC 25-13

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF PLANNED DEVELOPMENT PERMIT 24-01, FOR THE DEVELOPMENT OF A 169 UNIT TOWNHOME DEVELOPMENT AND RENOVATION OF OTIS GORDON PARK, LOCATED AT 1433 CRESTFIELD DRIVE (ANDRES DUARTE SCHOOL) AND 2351 CENTRAL AVENUE (OTIS GORDON PARK)

6. BUSINESS ITEMS
7. ITEMS FROM DIRECTOR
8. ITEMS FROM COMMISSIONERS
9. ADJOURNMENT