

CITY OF DUARTE

Minutes of the REGULAR JOINT MEETING OF THE CITY COUNCIL/HOUSING AUTHORITY/DUARTE COMMUNITY FACILITIES FINANCING AUTHORITY

**Tuesday, September 23, 2025
7:00 PM — Regular Session**

7:00 PM OPEN SESSION

1. CALL TO ORDER AND ROLL CALL

Mayor Garcia called the open session to order at 7:04 p.m.

Councilmembers Present: Finlay, Kang, Lewis, Truong, Calderon, Martin Del Campo, Garcia
Councilmembers Absent: None
Staff Present: Brian Villalobos, City Manager
Thai Viet Phan, City Attorney
Kristen Petersen, Assistant City Manager / Director of Administrative Services
Craig Hensley, Director of Community Development
Larry Breceda, Director of Public Safety Services
Manuel Enriquez, Director of Parks and Recreation
Andres Rangel, Assistant to the City Manager
Albert Nuñez, Management Analyst
Frances Jimenez, City Clerk

2. ADOPTION OF THE AGENDA

Mayor Garcia requested that Consent Item 8.H. be tabled and brought back at the October 14, 2025 meeting.

Moved by Councilmember Finlay, seconded by Mayor Pro Tem Martin Del Campo, and carried by the following vote of the City Council to adopt the amended agenda.

AYES: FINLAY, KANG, LEWIS, TRUONG, CALDERON, MARTIN DEL CAMPO, GARCIA
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

3. PLEDGE TO THE FLAG

The flag salute was led by Sergeant Dobbins.

4. SPECIAL ITEMS - NONE

5. ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS

Joanna Gee, Duarte Library, announced upcoming library events.

Assistant to the City Manager Rangel announced upcoming city events.

KC Caracci highlighted the Route 66 parade sponsors and invited residents to watch. The City Council gave suggestions for next year's parade and thanked the volunteers and city staff for their hard work.

6. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA

City Clerk Jimenez announced that written public comment was received from the California Department of Insurance offering assistance to constituents with any insurance-related concerns; she also noted copies were provided to the City Council and copies can be requested at the City Clerk's Office.

7. ORAL COMMUNICATIONS - CONSENT CALENDAR

None.

8. CONSENT CALENDAR

A. Motion to read all Resolutions and Ordinances presented for consideration by Title only and waive further reading (CC/HA/FA).

B. Approve absence(s) of City Councilmember(s) from the City Council meeting.

C. Approval of Minutes - September 9, 2025 Regular Meeting (CC/HA/FA).

D. Approval of Warrants - September 23, 2025 (CC/HA/FA).

E. Receive and File the Public Safety Department Update.

F. Authorization of the City Manager to execute this Professional Services Agreement with Dalhin Group, Inc. for design services of Phase II of the Duarte Park Revitalization Project and approval of a budget amendment of \$63,200.

G. Acceptance of Notice of Completion: Fiscal Year 24-25 Street Rehabilitation Project No. 25-6 for ONYX Paving Company Inc. as complete in the amount of \$1,030,274.33.

H. Tabled to the October 8, 2025 City Council meeting.

I. Approval of overnight lodging accommodations for Director of Public Safety Services, Larry Breceda, to attend the California League of Cities Annual Conference in Long Beach, California from October 8–10, 2025.

J. Award of the construction contract for the Duarte Teen Center Roof Replacement Project No. 26-8 to Commercial & Industrial Roofing Co Inc., as the lowest responsive and responsible bidder, in the amount of \$190,046, plus a fifteen percent contingency.

Moved by Councilmember Finlay, seconded by Mayor Pro Tem Martin Del Campo, and carried by the following vote of the City Council to approve items 8A - 8J of the Consent Calendar.

AYES: FINLAY, KANG, LEWIS, TRUONG, CALDERON, MARTIN DEL CAMPO, GARCIA
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

9. ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION

None.

10. PUBLIC HEARINGS

A. Andres Duarte School Project

City Attorney Phan made a statement reminding residents about decorum during public comment.

Councilmember Calderon recused himself from the item due to a common law conflict of interest pursuant to the advice of Council because his home immediately abuts the Andres Duarte Residential Project, and he left the room.

City Attorney Phan gave procedural reminders regarding the process of the public hearing item.

Director Hensley provided a staff report regarding the requests detailed in the proposed project; shared the project specifications; highlighted the amenities the project will provide; and presented the project plans.

The City Council suggested assigning the public art portion requirement of the project to an Arts Ad Hoc Committee for their review; suggestions were also made concerning specific art features.

Susan Huerta, Project Manager at Rincon Consultants gave an Environmental Impact Report (EIR)

summary, detailed the CEQA process; and highlighted the final EIR.

Dialogue ensued regarding AB 2295, logistics of construction, and possible parking issues.

Giancarlo Ganddini, Principal Engineer for Ganddini Group, Inc. explained the traffic and transportation reports and clarified the data per questions made by the City Council.

Mayor Garcia opened the Public Hearing at 8:02 p.m.

Duarte Unified School District (DUSD) Superintendent Dr. Nadia Hillman provided background information on the project and the timeline so far; shared data regarding school attendance; gave insight into how the Duarte Unified School District proceeded with this decision-making process; and highlighted the project benefits.

Sarine Abrahamian, council for DUSD, further elaborated on the project's chronology from inception to present; detailed the extensive process the school district engaged in to procure the project; addressed assertions regarding the Naylor Act.

Discussion followed regarding community representation within the advisory committee and the benefits of lease revenue rather than restrictive sale proceeds.

George Voigt, Crestfield Townhomes development team member, gave an overview of the project and elaborated on the benefits for the community.

Peter Duarte, Landscape Architect for Studio PAD, clarified the amount and type of trees that will be planted at the project site on the residential component and Otis Gordon Park area.

Per questions made by the City Council, George Voigt explained the units will be at the moderate level in terms of affordability; further conversation ensued regarding lease options, HOA enforcement and responsibilities; and the role of code enforcement.

Public Comment:

City Clerk Jimenez announced that written public was received in the form of 537 support cards for the Crestfield Townhomes Project. In addition to that through separate written public comment the following individuals stated their support for the project: Joshua Gonzalez, Reyna Diaz, Alfredo Mejia, John Gregorchuk, Philip Taylor, Dan Silver, Thomas Irwin, Lucas Rios, Andrew Knauer, Abbie Bernstein, Ron McGill, Queena Quy, Shreya Tandri, Kevin Wu, Alex Lai, Renée Threatte, John Lloyd, Coach Ron, Sydney O'Toole, Britney Baker, Kris Lamas, and Matt Stauffer. The following individuals expressed opposition to the project through written public comment: Andy Edwards and Wesley Brown. City Clerk Jimenez noted copies of all written public comment were sent to the City Council and copies can be requested at the City Clerk's Office.

The following community members shared concerns and expressed strong opposition to the Crestfield Townhomes Project: Yveta Whitley, Leticia Pasillas, Sylvia Chavez, Manuel Maldonado, Sam Brown, Lur Cruz, David Van De Wetering, Tom Reyes, Sergio Reyes, Reyna Angulo, Emily Morris, Alton Presfon, Travis Patterson, and Jorge Del Real Carlos.

The following community members stated their support for the project at the former Andres Duarte School site and Otis Gordon Park: Idair Cervantes, Steve Hernandez, Diego Monje, resident, James Finlay, Laura Jasso, resident, resident, Filippo Fanara, Lydia Carswell, Dillon Arreola, KC Caracci, John Fasana, Kalpna Shah, Jon Munoz on behalf of Reyna Diaz, and David Rodriguez.

Lino Paras inquired about Brown Act violation allegations and gave his opinion on the function of the school board.

In response to questions posed by the City Council staff from Crestfield Townhomes provided clarification regarding the proposed lease payments for the units and addressed concerns regarding privacy and parking. Additional information was given in regard to the robust public process the Duarte Unified school District went through in selecting a proposal.

Mayor Garcia closed the Public Hearing at 9:59 p.m.

The City Council deliberated; discussed concerns of their own; commented on the project's impact on the community; and stated their opinions regarding the proposed project and the Duarte Unified School District's involvement.

Per Council's question, Community Development Director Hensley stated the options the School District could take should the project not be approved by the City Council.

Moved by Councilmember Finlay, seconded by Mayor Garcia, and carried by the following vote of the City Council to certify and approve the Final Environmental Impact Report (Resolution 25-19) and approve: General Plan Amendment 24-02 (Resolution 25-20); Tentative Parcel Map 24-01 (Resolution 25-21); Site Plan and Design Review 25-19 (Resolution 25-22); and Planned Development Permit 24-01 (Resolution 25-23) and Introduce Ordinance 25-04 (Zone Change 24-02).

AYES: FINLAY, LEWIS, TRUONG, MARTIN DEL CAMPO, GARCIA
NOES: KANG
ABSTAIN: CALDERON
ABSENT: NONE

The City Council urged the developers and Duarte Unified School District staff to work closely with city staff to address any lingering concerns regarding parking.

11. BUSINESS ITEMS - NONE

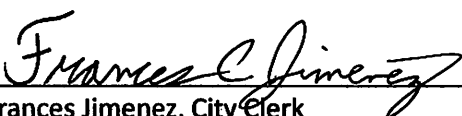
12. ITEMS FROM CITY COUNCIL/HOUSING AUTHORITY/FINANCING AUTHORITY MEMBERS AND CITY MANAGER/EXECUTIVE DIRECTOR/REPORTS OF MEETINGS ATTENDED PER GOVERNMENT CODE SECTION 53232.3

Councilmember Kang stated his opinion regarding the timeline of the City Council's deliberation process.

Mayor Garcia invited residents to attend upcoming community events and shared sentiments regarding representing the whole community.

13. ADJOURNMENT

At 11:05 p.m., the City Council adjourned the meeting.


Cesar A. Garcia, Mayor
Frances Jimenez, City Clerk