



**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, November 17, 2025  
7:00 PM**

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**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.

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**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. **9-15-25 Minutes**
4. ORAL COMMUNICATIONS - CONSENT CALENDAR
5. PUBLIC HEARINGS
  - A. Proposal to construct eleven, two-story attached residential townhomes ranging in size from 1,341 to 1,594 square feet at 1404-1414 Royal Oaks Drive. This project includes:

**General Plan Amendment 24-03** - Changing the General Plan designation from Low Density Residential to Medium Density Residential;  
**Zone Change 24-03** – Changing the zoning from R-1 Single-Family Residential to R-3 Multiple Family Residential Medium Density;  
**Tentative Tract Map 84375 (TTM 24-02)** – To subdivide the property into a condominium lot consisting of 11 residential units and a common lot;  
**Site Plan and Design Review SPDR 24-45** – Design review application for a proposed 11 unit townhome project;  
and a **Mitigated Negative Declaration** for the project.

**RESOLUTION NO. PC 25-14**

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING THAT THE DUARTE CITY COUNCIL CERTIFY THE INITIAL STUDY MITIGATED NEGATIVE DECLARATION TO REDUCE THE IDENTIFIED “POTENTIALLY SIGNIFICANT” IMPACTS TO A LEVEL OF “LESS THAN SIGNIFICANT” FOR AN 11-UNIT, OWNER-OCCUPIED, TWO-STORY TOWNHOME DEVELOPMENT LOCATED AT 1404 AND 1414 ROYAL OAKS DRIVE

**RESOLUTION NO. PC 25-15**

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 24-03 FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR TWO PARCELS OF LAND LOCATED AT 1404 AND 1414 ROYAL OAKS DRIVE

**RESOLUTION NO. PC 25-16**

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF A ZONE CHANGE 24-03 TO MODIFY THE CITY OF DUARTE ZONING MAP FROM R-1 SINGLE-FAMILY RESIDENTIAL TO R-3 MULTIPLE-FAMILY RESIDENTIAL MEDIUM DENSITY FOR TWO PARCELS OF LAND LOCATED AT 1404 AND 1414 ROYAL OAKS DRIVE, AND TO AMEND THE OFFICIAL ZONING MAP

**RESOLUTION PC 25-17**

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP 84375 FOR CONDOMINIUM PURPOSES TO ALLOW A 11-UNIT, TWO-STORY TOWNHOME DEVELOPMENT LOCATED AT 1404 AND 1414 ROYAL OAKS DRIVE

**RESOLUTION PC 25-18**

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF SITE PLAN AND DESIGN REVIEW CASE 24-45 TO THE CITY COUNCIL, FOR AN 11-UNIT TWO-STORY TOWNHOME DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS, LOCATED AT 1404 AND 1414 ROYAL OAKS DRIVE

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

