



## PLANNING COMMISSION SPECIAL MEETING AGENDA

Thursday, January 16, 2025 | 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL  
7351 ROSANNA STREET, GILROY, CA 95020

**Chair:** Manny Bhandal:  
[manny.bhandal@cityofgilroy.org](mailto:manny.bhandal@cityofgilroy.org)

**Vice Chair:** Annedore Kushner:  
[annedore.kushner@cityofgilroy.org](mailto:annedore.kushner@cityofgilroy.org)

### Commissioners:

Stefanie Elle:  
[stefanie.elle@cityofgilroy.org](mailto:stefanie.elle@cityofgilroy.org)  
Joan Lewis:  
[joan.lewis@cityofgilroy.org](mailto:joan.lewis@cityofgilroy.org)

Adriana Leongardt:  
[adriana.leongardt@cityofgilroy.org](mailto:adriana.leongardt@cityofgilroy.org)  
Monica Valdez:  
[monica.valdez@cityofgilroy.org](mailto:monica.valdez@cityofgilroy.org)

**Staff Liaison:** Sharon Goei, Community Development Director | [sharon.goei@cityofgilroy.org](mailto:sharon.goei@cityofgilroy.org)

**Written comments can be submitted by email to [planningdivision@cityofgilroy.org](mailto:planningdivision@cityofgilroy.org). Please note that written comments will not be read out loud, but will be part of the written record.**

Comments by the public will be taken on any agenda item before action is taken by the Planning Commission. Persons speaking on any matter are asked to state their name and address for the record. Public testimony is subject to reasonable regulations, including but not limited to time restrictions on particular issues and for each individual speaker. A minimum of 12 copies of materials should be provided to the Clerk for distribution to the Commission and Staff. Public comments are limited to no more than three-minutes, at the Chair's discretion.

Comments on any agenda item may be emailed to the Planning Division at [planningdivision@cityofgilroy.org](mailto:planningdivision@cityofgilroy.org) or mailed to the City of Gilroy, Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00 pm on the day of a Planning Commission meeting will be distributed to the Planning Commissioners prior to or at the meeting and are available for public inspection at the Planning Division counter at City Hall, 7351 Rosanna Street. Any correspondence received will be incorporated into the meeting record. Items received after the 1:00 pm deadline will be provided to the Planning Commission as soon as practicable.

In compliance with the American Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (408) 846-0491. A sound enhancement system is available in the City Council Chambers.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this

meeting, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the hearing is closed and brought to the Planning Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Planning Commission.

A Closed Session may be called during this meeting pursuant to Government Code Section 54956.9(b)(1) if a point has been reached where, in the opinion of the legislative body of the City on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the City.

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection with the agenda packet in the lobby of Administration at City Hall, 7351 Rosanna Street during normal business hours. These materials are also available with the agenda packet on the City website at [www.cityofgilroy.org](http://www.cityofgilroy.org)

**KNOW YOUR RIGHTS UNDER THE GILROY OPEN GOVERNMENT ORDINANCE.**

**Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, task forces, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.**

**FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE, TO RECEIVE A FREE COPY OF THE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION STAFF AT (408) 846-0204 or by email at [cityclerk@cityofgilroy.org](mailto:cityclerk@cityofgilroy.org).**

1. **OPENING**
2. **PLEDGE OF ALLEGIANCE**
3. **REPORT ON POSTING THE AGENDA AND ROLL CALL**
4. **PUBLIC COMMENTS**

(Three-minute time limit). This portion of the meeting is reserved for persons desiring to address the Planning Commission on matters not on the agenda. The law does not permit the Planning Commission action or extended discussion of any item not on the agenda except under special circumstances. Comments on any agenda item may be emailed to the Planning Division at [planningdivision@cityofgilroy.org](mailto:planningdivision@cityofgilroy.org) or mailed to Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00pm on the day of a Planning Commission meeting will be distributed to the Planning Commission prior to or at the meeting and available for public inspection with the agenda packet located in the lobby of Planning Division at City Hall, 7351 Rosanna Street prior to the meeting. Any correspondences received will be incorporated into the meeting record. Items received after 1:00pm deadline will be provided to the Planning Commission as

soon as practicable. All statements that require a response will be referred to staff for reply in writing.

PUBLIC HEARINGS FOR RELATED PROJECT APPLICATIONS WILL BE HEARD CONCURRENTLY AND ACTION WILL BE TAKEN INDIVIDUALLY. COMPANION PROJECTS UNDER NEW BUSINESS WILL BE TAKEN UP FOR ACTION PRIOR TO, OR IMMEDIATELY FOLLOWING THE RELATED PUBLIC HEARING. THIS REQUIRES DEVIATION IN THE ORDER OF BUSINESS AS NOTED WITHIN THE AGENDA.

**5. CONSENT AGENDA**

**5.1. December 5, 2024 Planning Commission Meeting Minutes**

**6. PUBLIC HEARINGS**

**6.1. Staff's request of continuance of public hearing for two Tentative Map applications to subdivide approximately 6.7 acres into 42 single-family duet residential lots (TM 24-02) and approximately 41.36 acres into 84 single-family residential lots (TM 24-03) in the Glen Loma Ranch Specific Plan area.**

1. Staff Report: Sharon Goei, Community Development Director
2. Public Hearing:
3. Close Public Hearing:
4. Possible Action:

Continue the public hearing, to a date uncertain, for two Tentative Map applications to subdivide approximately 6.7 acres into 42 single-family duet residential lots (TM 24-02) and approximately 41.36 acres into 84 single-family residential lots (TM 24-03) in the Glen Loma Ranch Specific Plan area.

**6.2. Zoning Map amendment application to rezone an undeveloped property (APN # 810-23-005) to Residential Hillside, consistent with the 2040 General Plan Hillside Residential land use designation (Z 22-03), and a Tentative Map application to subdivide an approximately 37.54-acre site into 54 single-family residential lots (TM 22-02).**

1. Staff Report: Cindy McCormick, Planning Manager
2. Public Hearing:
3. Close Public Hearing:
4. Possible Action:

Staff has analyzed the proposed project, and recommends that the Planning Commission:

- a) Consider and recommend that the City Council adopt the Mitigated Negative Declaration prepared for the project in accordance with the California Environmental Quality Act (CEQA); and
- b) Recommend that the City Council adopt an Ordinance approving Zoning Map Amendment Z 22-03; and

- c) Adopt a resolution recommending that the City Council adopt a resolution approving Tentative Map application TM 22-02, subject to the findings, conditions, and mitigation measures provided in the draft resolution.

**7. NEW BUSINESS**

**7.1. None.**

**8. INFORMATIONAL ITEMS**

**8.1. Planning Division Staff Approvals**

**9. PLANNING DIVISION REPORT**

**10. ASSISTANT CITY ATTORNEY REPORT**

**11. ADJOURNMENT** To the Next Meeting of February 6, 2025 at 6:00 PM