

**City of Gilroy
Planning Commission
Special Meeting Minutes
Thursday, January 16, 2025 | 6:00 PM**

1. OPENING

Tonight's meeting was called to order by Chair Bhandal at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Bhandal led the pledge of allegiance.

3. REPORT ON POSTING THE AGENDA AND ROLL CALL

The agenda was posted on Thursday, January 9, 2025 at 6:00 p.m.

Attendance	Attendee Name
Present	Stefanie Elle, Commissioner Adriana Leongardt, Commissioner Joan Lewis, Commissioner Monica Valdez, Commissioner Annedore Kushner, Vice Chair Manny Bhandal, Chair

4. PUBLIC COMMENTS

Chair Bhandal opened public comments for items not on the agenda.

There being no speakers, Chair Bhandal closed public comment for items not on the agenda.

5. CONSENT AGENDA

5.1. December 5, 2024 Planning Commission Meeting Minutes

A motion was made by Commissioner Lewis; seconded by Commissioner Elle to approve the consent agenda.

RESULT: Pass [6 – 0]

MOVER: Commissioner Lewis

SECONDER: Commissioner Elle

AYES: Commissioner Elle, Leongardt, Lewis, Valdez, Vice Chair Kushner, Chair Bhandal

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:

Chair Bhandal opened public comment.

Keli Dan provided a public comment expressing her concerns with the project in terms of traffic, access, emergency services, and environmental impacts that will arise with the increase in unit numbers.

3. Close Public Hearing:

There being no further speakers, Chair Bhandal closed public comment.

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.

A motion was made by Chair Bhandal; seconded by Vice Chair Kushner to:

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.

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Vice Chair Kushner

AYES: Commissioner Elle, Leongardt, Lewis, Valdez, Vice Chair Kushner, Chair Bhandal

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:

Chair Bhandal opened public comment.

Anthony Rosso provided a public comment requesting information on the utility connection locations for the project.

Paul Hatmaker provided a public comment requesting clarification on the grade levels of the homes and location of retaining walls proposed. Hatmaker also shared his concerns with emergency services access.

Darian Kusler provided a public comment appreciating the sidewalk connections and expressed his concerns with the traffic issues along Miller Road.

3. Close Public Hearing:

There being no further speakers, Chair Bhandal closed public comment.

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.

A motion was made by Chair Bhandal; seconded by Commissioner Lewis to:

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).

RESULT: Pass [5 – 1]

MOVER: Chair Bhandal

SECONDER: Commissioner Lewis

AYES: Commissioner Elle, Lewis, Valdez, Vice Chair Kushner, Chair Bhandal

NAYS: Commissioner Leongardt

A motion was made by Commissioner Lewis; seconded by Chair Bhandal to:

Recommend that the City Council adopt an Ordinance approving Zoning Map Amendment Z 22-03.

RESULT: Pass [5 – 1]

MOVER: Commissioner Lewis

SECONDER: Chair Bhandal

AYES: Commissioner Elle, Lewis, Valdez, Vice Chair Kushner, Chair Bhandal

NAYS: Commissioner Leongardt

A motion was made by Commissioner Valdez; seconded by Commissioner Elle to:

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.

RESULT: Pass [5 – 1]

MOVER: Commissioner Valdez

SECONDER: Commissioner Elle

AYES: Commissioner Elle, Lewis, Valdez, Vice Chair Kushner, Chair Bhandal

NAYS: Commissioner Leongardt

7. NEW BUSINESS

7.1. None.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

There were no staff approvals since the last report provided to the Planning Commission at its January 16, 2025 special meeting.

9. PLANNING DIVISION REPORT

Community Development Director Sharon Goei expressed her sincere gratitude for Cindy McCormick's service in honor of her last day serving the City of Gilroy.

10. ASSISTANT CITY ATTORNEY REPORT

None.

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

Chair Bhandal adjourned the meeting at 7:18 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician