

**City of Gilroy  
Planning Commission  
Regular Meeting Minutes  
Thursday, February 2, 2023 | 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 Friday, January 27, 2023 at 5:27 p.m.

| Attendee Name     | Title                 | Status  |
|-------------------|-----------------------|---------|
| Manny Bhandal     | Chair                 | Present |
| Annedore Kushner  | Vice Chair            | Present |
| Stefanie Elle     | Planning Commissioner | Present |
| Adriana Leongardt | Planning Commissioner | Present |
| Joan Lewis        | Planning Commissioner | Present |
| Michelle Montez   | Planning Commissioner | Present |
| Kelly Ramirez     | Planning Commissioner | Present |

**4. PUBLIC COMMENTS**

Chair Bhandal opened public comment 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. January 19, 2023 Planning Commission Meeting Minutes**

Motion made by Chair Bhandal; seconded by Commissioner Lewis to approve the consent agenda.

**RESULT:** Pass

**MOVER:** Chair Bhandal

**SECONDER:** Commissioner Lewis

**AYES:** Commissioners Elle, Leongardt, Lewis, Montez, Ramirez, Vice Chair Kushner, and Chair Bhandal

**6. PUBLIC HEARINGS**

**6.1. Electronic Billboard Ordinance and IS/MND (Z 18-04)**

1. Staff Report:

Cindy McCormick, Customer Service Manager

## 2. Open Public Hearing

Chair Bhandal opened the item to public hearing.

Tsui Li with FirstCarbon Solutions, the environmental consultant for this project, provided additional information about the environmental aspect of the project to the Planning Commission.

Robert Weaver provided a public comment.

Connie Rogers provided a public comment.

Dr. Paul Lynam provided a public comment.

Michelle Nelson provided a public comment.

Danny Mitchell provided a public comment.

Jeff Orth provided a public comment.

John Miller provided a public comment.

Jason Heap provided a public comment.

Les Levitt provided a public comment.

Michele Campbell provided a public comment.

Mike Conrotto, the project applicant, provided additional information about the project to the Planning Commission and answered questions.

Sean Marciniak, the project applicant's Outfront Media representative, provided additional information about the project to the Planning Commission and answered questions.

Jeff McCuen, the project applicant's Outfront Media representative, provided additional information about the project to the Planning Commission and answered questions.

## 3. Close Public Hearing

There being no further speakers, Chair Bhandal closed the item to public hearing.

## 4. Disclosure of Ex-Parte Communication

None.

## 5. Possible Action:

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

a) Recommend that the City Council, based on its independent analysis, adopt the Mitigated Negative Declaration (MND) and find that: the MND was completed in compliance with the California Environmental Quality Act (CEQA); there is no substantial evidence that the project will have a significant effect on the environment; and the MND reflects the City's independent judgment and analysis; and

**RESULT:** Fail

**MOVER:** Chair Bhandal

**SECONDER:** Commissioner Lewis

**AYES:** Commissioners Lewis, Montez, and Chair Bhandal

**NAYS:** Commissioners Elle, Leongardt, Ramirez, and Vice Chair Kushner

The City Attorney advised the Commission that in light of the previous motion not to adopt the IS/MND, the only course of action open to the Commission was to deny the application.

6. Alternative Action:

b) Recommend that the City Council not adopt an Ordinance (Z 18-04) proposing changes to Section 30.37.30 (Prohibited Signs), Section 30.37.50 (Commercial and Industrial Districts), and Section 30.37.51 (Freeway Oriented Signs) and creating a new Zoning Ordinance Article LV (Electronic Billboards). This motion is to deny the application.

Members of the Commission then discussed their concerns with the project. The City Attorney and the maker of the motion clarified that the motion is a denial of the application. Chair Bhandal called for the vote.

**RESULT:** Pass

**MOVER:** Commissioner Ramirez

**SECONDER:** Vice Chair Kushner

**AYES:** Commissioners Elle, Leongardt, Ramirez, and Vice Chair Kushner

**NAYS:** Commissioners Lewis, Montez, and Chair Bhandal

6.2. **Architectural and Site Review Permit to amend the Plaza Allium sign program, located on property at the northeast corner of Tenth Street and Chestnut Street, Application No. AS 22-24**

1. Staff Report:

Kraig Tambornini, Senior Planner

2. Open Public Hearing

Chair Bhandal opened the item to public hearing.

3. Close Public Hearing

There being no speakers, Chair Bhandal closed the public hearing.

4. Disclosure of Ex-Parte Communication

None.

5. Possible Action:

Staff has analyzed the proposed project and recommends that the Planning Commission take the following actions:

a) Recommend that the City Council, based on its independent analysis, determine pursuant to CEQA Guidelines Section 15162, that the proposed amendment to the approved sign program is adequately assessed by the Mitigated Negative Declaration (MND) (SCH # 2021060521) adopted for the commercial development project on September 20, 2021, and that no subsequent environmental review shall be required.

**RESULT:** Pass

**MOVER:** Commissioner Ramirez

**SECONDER:** Commissioner Leongardt

**AYES:** Commissioners Elle, Leongardt, Lewis, Montez, Ramirez, Vice Chair Kushner, and Chair Bhandal

b) Adopt a resolution recommending that the City Council approve the proposed sign program amendment AS 22-24.

**RESULT:** Pass

**MOVER:** Chair Bhandal

**SECONDER:** Commissioner Leongardt

**AYES:** Commissioners Elle, Leongardt, Lewis, Montez, Ramirez, Vice Chair Kushner, and Chair Bhandal

**7. NEW BUSINESS**

None.

**8. INFORMATIONAL ITEMS**

8.1. 2023 Planning Commission Meeting Schedule

Chair Bhandal reminded the Planning Commission that they are set to meet every first Thursday of the month and reserve the third Thursday of the month for a special meeting in the event that one must be held.

8.2. Planning Division Staff Approvals

None.

**9. PLANNING DIVISION REPORT**

Community Development Director, Sharon Goei, informed the Commission of the upcoming League of California Cities Planning Commissioner 2023 Academy event that the commissioners will have an opportunity to attend.

**10. ASSISTANT CITY ATTORNEY REPORT**

None.

**11. ADJOURNMENT** To the Next Meeting of March 2, 2023 at 6:00 PM

Chair Bhandal adjourned the meeting at 8:11 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician