

**City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, March 13, 2025 | 6:00 PM**

1. OPENING

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

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, March 6, 2025, at 6:25 PM.

Attendance	Attendee Name
Present	Patricia Bentson, Commissioner Stefanie Elle, Commissioner Annedore Kushner, Commissioner Adriana Leongardt, Commissioner Brian Dauenhauer, Vice Chair Manny Bhandal, Chair
Absent	Monica Valdez, Commissioner

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. February 20, 2025 Planning Commission Meeting Minutes

A motion was made by Chair Bhandal; seconded by Commissioner Bentson to approve the consent agenda.

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Bentson

AYES: Commissioner Bentson, Elle, Kushner, Leongardt, Vice Chair Dauenhauer, and Chair Bhandal

ABSENT: Commissioner Valdez

6. PUBLIC HEARINGS

6.1. Architectural and Site Review and Variance for removal of existing 35-foot monopole and installation of a 65-foot monopole and related equipment located at 401 First Street, Application No. AS 24-14 and V 24-01

1. Staff Report: Vanessa Sanchez, Planner I

2. Public Hearing:

Chair Bhandal opened public comment.

3. Close Public Hearing:

There being no speakers, Chair Bhandal closed public comment.

4. Disclosure of Ex-Parte Communication:

None.

5. Possible Action:

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

a) Based on its independent analysis, determine this project is exempt from further environmental review pursuant to State CEQA Guidelines section 15303 (Class 3); and

b) Adopt a resolution approving the Architectural and Site Review permit application AS 24-14; and

c) Adopt a resolution approving the Variance permit application V 24-01.

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

Based on its independent analysis, determine this project is exempt from further environmental review pursuant to State CEQA Guidelines section 15303 (Class 3).

RESULT: Pass [6 – 0]

MOVER: Commissioner Dauenhauer

SECONDER: Chair Bhandal

AYES: Commissioner Bentson, Elle, Kushner, Leongardt, Vice Chair Dauenhauer, and Chair Bhandal

ABSENT: Commissioner Valdez

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

Adopt a resolution approving the Architectural and Site Review permit application AS 24-14.

RESULT: Fail [3 – 3]

MOVER: Commissioner Dauenhauer

SECONDER: Chair Bhandal

AYES: Commissioner Bentson, Vice Chair Dauenhauer, and Chair Bhandal

NAYS: Commissioner Elle, Kushner, and Leongardt

ABSENT: Commissioner Valdez

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

Adopt a resolution approving the Variance permit application V 24-01.

RESULT: Fail [3 – 3]

MOVER: Chair Bhandal

SECONDER: Commissioner Bentson

AYES: Commissioner Bentson, Vice Chair Dauenhauer, and Chair Bhandal

NAYS: Commissioner Elle, Kushner, and Leongardt

ABSENT: Commissioner Valdez

The Assistant City Attorney stated that the Planning Commission's votes to approve AS 24-14 and V 24-01 were 3-3, the effect of which are denials, and the Planning Commission's action was final, thus appealable to the City Council.

7. NEW BUSINESS

7.1. VTA Bicycle Superhighway Implementation Plan Update – Presentation by the Santa Clara Valley Transportation Authority

Lauren Ledbetter, a Senior Transportation Planner with Valley Transportation Authority (VTA) and VTA's Bicycle and Pedestrian Program Manager, provided the Commission with a presentation on VTA's Bicycle Superhighway Implementation Plan updates and answered the Commissioners' questions.

8. INFORMATIONAL ITEMS

8.1. Civic Center Master Plan Community Workshops

Community Development Director, Sharon Goei, provided the Commission with information on the community workshops scheduled for the Civic Center Master Plan development.

8.2. Planning Division Staff Approvals

There were no staff approvals since the last report provided to the Planning Commission at its February 20, 2025 special meeting.

9. PLANNING DIVISION REPORT

Community Development Director, Sharon Goei, provided an informational flyer to the Commission with information pertaining to the district-based election workshops and public hearings scheduled.

Community Development Director Goei provided a friendly reminder to the Planning Commissioners to complete their Form 700 by April 1, 2025.

Commissioners Bentson and Elle shared that they attended the League of California Cities Planning Commissioners Academy and found it very informative.

10. ASSISTANT CITY ATTORNEY REPORT

None.

11. ADJOURNMENT To the Next Meeting of April 3, 2025 at 6:00 PM

Chair Bhandal adjourned the meeting at 7:34 PM.

Ariana Fabian
Ariana Fabian, Planning Technician