



PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, March 14, 2024 | 6:00 PM

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

Chair: Manny Bhandal:
manny.bhandal@cityofgilroy.org

Vice Chair: Annedore Kushner:
annedore.kushner@cityofgilroy.org

Commissioners:

Stefanie Elle:
stefanie.elle@cityofgilroy.org
Joan Lewis:
joan.lewis@cityofgilroy.org

Adriana Leongardt:
adriana.leongardt@cityofgilroy.org
Kelly Ramirez:
kelly.ramirez@cityofgilroy.org

Monica Valdez:
monica.valdez@cityofgilroy.org

Staff Liaison: Sharon Goei, Community Development Director | sharon.goei@cityofgilroy.org

Written comments can be submitted by email to 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 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

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.

1. OPENING
2. PLEDGE OF ALLEGIANCE
3. REPORT ON POSTING THE AGENDA AND ROLL CALL
4. ANNUAL PRESENTATION FROM MAYOR BLANKLEY
5. 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 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.

6. CONSENT AGENDA

6.1. February 1, 2024 Planning Commission Meeting Minutes

7. PUBLIC HEARINGS

7.1. CONTINUE to APRIL 4, 2024 – Tentative Map application to subdivide approximately 41.4 acres for build-out of the Canyon Creek, Rocky Knoll and Malvasia II neighborhoods of the Glen Loma Ranch Specific Plan (TM 20-05)

Possible Action: Continue the application to April 4, 2024.

8. NEW BUSINESS

No Items.

9. INFORMATIONAL ITEMS

9.1. Planning Division Staff Approvals

10. PLANNING DIVISION REPORT

11. ASSISTANT CITY ATTORNEY REPORT

12. ADJOURNMENT To the Next Meeting of April 4, 2024 at 6:00 PM

**City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, February 1, 2024 | 6:00 PM**

1. OPENING

The meeting was called to order by 2023 Vice Chair, Commissioner Kushner, at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Elle led the pledge of allegiance.

3. REPORT ON POSTING THE AGENDA AND ROLL CALL

The agenda was posted on Thursday, January 25, 2024 at 6:15 p.m.

Attendance	Attendee Name
Present	Stefanie Elle, Commissioner Annedore Kushner, Commissioner Adriana Leongardt, Commissioner Joan Lewis, Commissioner Kelly Ramirez, Commissioner Monica Valdez, Commissioner
Absent	Manny Bhandal, Commissioner

4. ELECT CHAIR AND VICE CHAIR FOR 2024

A motion was made by Commissioner Kushner; seconded by Commissioner Lewis to elect Commissioner Bhandal as the 2024 Planning Commission chair.

RESULT: Pass [6 – 0]

MOVER: Commissioner Kushner

SECONDER: Commissioner Lewis

AYES: Commissioner Elle, Kushner, Leongardt, Lewis, Ramirez, Valdez

ABSENT: Commissioner Bhandal

A motion was made by Commissioner Lewis; seconded by Commissioner Ramirez to elect Commissioner Kushner as the 2024 Planning Commission vice chair.

RESULT: Pass [6 – 0]

MOVER: Commissioner Lewis

SECONDER: Commissioner Ramirez

AYES: Commissioner Elle, Kushner, Leongardt, Lewis, Ramirez, Valdez

ABSENT: Commissioner Bhandal

5. PUBLIC COMMENTS

Vice Chair Kushner opened public comment for items not on the agenda.

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

6. CONSENT AGENDA

6.1. December 7, 2023 Planning Commission Meeting Minutes

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

RESULT: Pass [6 – 0]

MOVER: Commissioner Lewis

SECONDER: Commissioner Ramirez

AYES: Commissioner Elle, Leongardt, Lewis, Ramirez, Valdez, and Vice Chair Kushner

ABSENT: Chair Bhandal

7. PUBLIC HEARINGS

No items.

8. NEW BUSINESS

8.1. Request to Install Highway 152 Tree Row Plaque/Monument

1. Staff Report:
Cindy McCormick, Customer Service Manager

2. Public Comment:

Vice Chair Kushner opened public comment.

There being no speakers, Vice Chair Kushner closed public comment.

3. Possible Action:

Recommend that the City Council approve the request to install the Highway 152 Tree Row Plaque and Monument on public property located at the southwest corner of Hecker Pass Road and Autumn Drive (APN 810-20-038) in the Hecker Pass Special Use District.

Customer Service Manager, Cindy McCormick provided a presentation to the Commission and answered questions. Connie Rogers, the applicant, provided additional information and answered questions from the Commission.

A motion was made by Commissioner Ramirez; seconded by Commissioner Leongardt to:

Recommend that the City Council approve the request to install the Highway 152 Tree Row Plaque and Monument on public property located at the southwest corner of Hecker Pass Road and Autumn Drive (APN 810-20-038) in the Hecker Pass Special Use District.

RESULT: Pass [6 – 0]

MOVER: Commissioner Ramirez

SECONDER: Commissioner Leongardt

AYES: Commissioner Elle, Leongardt, Lewis, Ramirez, Valdez, and Vice Chair Kushner

ABSENT: Chair Bhandal

9. INFORMATIONAL ITEMS

9.1. Planning Division Staff Approvals

There were no Planning Division approvals since the last report provided to the Planning Commission at its December 7, 2023 regular meeting.

10. PLANNING DIVISION REPORT

Community Development Director, Sharon Goei, reminded the Planning Commission to follow up on her January 11 and January 31 e-mails to let staff know if they are interested in attending the upcoming Planning Commissioners Academy scheduled for March 6-8th.

11. ASSISTANT CITY ATTORNEY REPORT

No report.

12. ADJOURNMENT To the Next Meeting of March 14, 2024 at 6:00 PM

Vice Chair Kushner adjourned the meeting at 6:22 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician



Community Development Department

7351 Rosanna Street, Gilroy, California 95020-6197
Telephone: (408) 846-0451 Fax: (408) 846-0429
<http://www.cityofgilroy.org>

TO: Planning Commission
FROM: Sharon Goei, Community Development Director
Ariana Fabian, Planning Technician
DATE: March 14, 2024
SUBJECT: Planning Division Staff Approvals

In conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46, the following table lists all Minor Deviation approvals and all Architectural and Site approval/denial actions taken by the Planning Division since the last report was provided to the Planning Commission at its February 1, 2024 meeting.ⁱ

APPROVED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
02/22/2024	VMD 24-01	6320 Monterey Road	This approval permits an increase in the maximum building height for a detached accessory dwelling unit due to flood zone.

DENIED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
None			

AS = Architectural and Site Review
VMD = Minor Deviation

The current status of other planning projects is available online at:
<https://www.cityofgilroy.org/298/Development-Activity-Projects>

ⁱ Submitted in conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46