



PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, April 3, 2025 | 6:00 PM

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

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

Vice Chair: Brian Dauenhauer:
brian.dauenhauer@cityofgilroy.org

Commissioners:

Patricia Bentson:
patricia.bentson@cityofgilroy.org
Annedore Kushner:
annedore.kushner@cityofgilroy.org

Stefanie Elle:
stefanie.elle@cityofgilroy.org
Adriana Leongardt:
adriana.leongardt@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. 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.

5. CONSENT AGENDA

5.1. March 13, 2025 Planning Commission Meeting Minutes

6. PUBLIC HEARINGS

6.1. None.

7. NEW BUSINESS

7.1. None.

8. INFORMATIONAL ITEMS

8.1. Civic Center Master Plan (presentation will be provided at the meeting by Project Manager Ryan Osenton)

8.2. Planning Division Staff Approvals

9. PLANNING DIVISION REPORT

10. ASSISTANT CITY ATTORNEY REPORT

11. ADJOURNMENT To the Next Meeting of May 1, 2025 at 6:00 PM

**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



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: April 3, 2025
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 March 13, 2025 meeting.ⁱ

APPROVED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
None			

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