



PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, April 4, 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. **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 14, 2024 Planning Commission Meeting Minutes

6. PUBLIC HEARINGS

6.1. CONTINUE to May 2, 2024, PER APPLICANT'S REQUEST – 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 May 2, 2024

7. NEW BUSINESS

None.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

9. PLANNING DIVISION REPORT

10. ASSISTANT CITY ATTORNEY REPORT

11. ADJOURNMENT To the Next Meeting of May 2, 2024 at 6:00 PM

**City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, March 14, 2024 | 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, March 8, 2024, at 4:16 p.m.

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

4. ANNUAL PRESENTATION FROM MAYOR BLANKLEY

Mayor Blankley presented to the Commission and invited the Commission to attend the 2024 State of the City Address on Monday, April 29, 2024, at 7:00 p.m. in the Council Chambers.

5. 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.

6. CONSENT AGENDA

6.1. February 1, 2024 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, Lewis, Ramirez, Valdez, Vice Chair Kushner, and Chair Bhandal

ABSENT: Commissioner Leongardt

7. PUBLIC HEARINGS

- 7.1. 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.

A motion was made by Chair Bhandal; seconded by Vice Chair Kushner to continue the application to the April 4, 2024 Planning Commission meeting.

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Vice Chair Kushner

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

ABSENT: Commissioner Leongardt

8. NEW BUSINESS

- 8.1. No Items.**

9. INFORMATIONAL ITEMS

- 9.1. Planning Division Staff Approvals**

There was one Planning approval, Application No. VMD 24-01, granting an increase in the maximum building height for an accessory dwelling unit due to flood zone.

10. PLANNING DIVISION REPORT

Community Development Director, Sharon Goei, reminded the Commission to file their 700 Form before the deadline of April 2, 2024. Automatic email reminders have been sent to the Commission at the beginning of January, February, and March from Netfile.

Commissioner Ramirez provided the Commission with a report from the Planning Commissioners Academy she attended. Commissioner Ramirez shared some of the many topics covered at this conference including Accessory Dwelling Units (ADUs), builder's remedy, CEQA approaches, and objective standards. Commissioner Ramirez expressed concerns on some of the pending legislature that could significantly impact staff workloads and limit fees collected for projects. Overall, Commissioner Ramirez stated that this conference was informative and well attended.

11. ASSISTANT CITY ATTORNEY REPORT

None.

12. ADJOURNMENT

Chair Bhandal adjourned the meeting at 6:12 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: April 4, 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 March 14, 2024 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