

**City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, May 1, 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, April 24, 2025 at 1:58 PM.

Attendance	Attendee Name
Present	Patricia Bentson, Commissioner Stefanie Elle, Commissioner Annedore Kushner, Commissioner Monica Valdez, Commissioner Brian Dauenhauer, Vice Chair Manny Bhandal, Chair
Absent	Adriana Leongardt, 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. April 3, 2025 Planning Commission Meeting Minutes

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

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Elle

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

ABSENT: Commissioner Leongardt

6. PUBLIC HEARINGS

6.1. Architectural and Site Review for three light industrial buildings located at 8875 Murray Avenue, APN: 835-01-059, Application No. AS 23-06.

1. Staff Report: Erin Frietas, Senior Planner

2. Public Hearing:

Chair Bhandal opened public comment.

Tom Muniz provided a public comment addressing the good qualities of the proposed project as well as his concerns pertaining to traffic, emissions, and driveway location.

Eli Robles provided a public comment encouraging responsible contracting in the construction of the proposed project.

3. Close Public Hearing:

There being no further 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 15183 (Consistency with a Community Plan or Zoning); and
- b) Adopt a resolution approving the Architectural and Site Review permit application AS 23-06.

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

Based on its independent analysis, determine this project is exempt from further environmental review pursuant to State CEQA Guidelines Section 15183 (Consistency with a Community Plan or Zoning)

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Valdez

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

ABSENT: Commissioner Leongardt

A motion was made by Commissioner Valdez; seconded by Commission Bentson to:

Adopt a resolution approving the Architectural and Site Review permit application AS 23-06.

RESULT: Pass [6 – 0]

MOVER: Commissioner Valdez

SECONDER: Commissioner Bentson

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

ABSENT: Commissioner Leongardt

7. NEW BUSINESS

7.1. Finding of Consistency for the Capital Improvement Program Project List for Fiscal Year 2026 and Fiscal Year 2027 to Determine its Consistency with the City's General Plan and the California Environmental Quality Act (CEQA).

1. Staff Report: John Doughty, Public Works Director

2. Public Comment:

Chair Bhandal opened public comment.

Emily Miller provided a public comment in support of the pickleball courts.

There being no further speakers, Chair Bhandal closed public comment.

3. Possible Action:

Staff has analyzed the proposed projects and recommends the Planning Commission:

- a) Receive report on proposed Capital Improvement Program (CIP) Project List for Fiscal Year 2026 and Fiscal Year 2027; and
- b) Adopt a Resolution to make a Finding of Consistency with the General Plan (roll call vote).

A motion was made by Commissioner Bentson; seconded by Commissioner Elle to:

- a) Receive report on proposed Capital Improvement Program (CIP) Project List for Fiscal Year 2026 and Fiscal Year 2027; and
- b) Adopt a Resolution to make a Finding of Consistency with the General Plan (roll call vote).

RESULT: Pass [6 – 0]

MOVER: Patricia Bentson, Commissioner

SECONDER Stefanie Elle, Commissioner

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

ABSENT: Commissioner Leongardt

The Planning Commission directed staff to inform the City Council that there was unanimous support among the Commissioners to update the Parks and Recreation Master Plan and to include the Santa Teresa Fire Station in the CIP project list.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

There were two architectural and site review application staff approvals.

9. PLANNING DIVISION REPORT

Community Development Director, Sharon Goei, reminded the Commission of the upcoming final Civic Center Master Plan community workshop on May 20, 2025.

10. ASSISTANT CITY ATTORNEY REPORT

None.

11. ADJOURNMENT

Chair Bhandal adjourned the meeting at 7:16 PM

Ariana Fabian

Ariana Fabian, Planning Technician