

**City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, May 2, 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, April 26, 2024 at 6:48 p.m.

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

4. PUBLIC COMMENTS

Chair Bhandal opened public comment for items not on the agenda.

There was one speaker, Greg Nauman. The comment provided was for Public Hearing Item 6.1.

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

5. CONSENT AGENDA

5.1. April 4, 2024 Planning Commission Meeting Minutes

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

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Lewis

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

ABSENT: Commissioner Valdez

6. PUBLIC HEARINGS

6.1. Tentative Map application to subdivide approximately 41.4 acres for development of the Canyon Creek, Rocky Knoll and Malvasia II neighborhoods of the Glen Loma Ranch Specific Plan (TM 20-05)

1. Staff Report: Cindy McCormick, Planning Manager

2. Public Hearing:
Chair Bhandal opened public comment.

Connie Rogers, Carolina Gabriel, and Sib Dey provided a public comment during the public hearing expressing concerns with regards to the emergency services, infrastructure, and the developments future design and density.

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) Recommend that the City Council, based on its independent analysis, determine that the proposed project is exempt from further environmental review pursuant to State CEQA Guidelines section 15182 (Projects Pursuant to a Specific Plan), which exempts residential projects that are consistent with a specific plan for which an environmental impact report was certified; and

b) Adopt a resolution recommending that the City Council adopt a resolution approving Tentative Map TM 20-05, subject to the findings, conditions, and mitigation measures provided in the draft resolution.

6. Alternative Action:

Continue the application to a future Planning Commission meeting per the request of the applicant.

A motion was made by Commissioner Ramirez; seconded by Commissioner Lewis to deny the applicant's request to continue the application.

RESULT: Pass [4 – 2]

MOVER: Commissioner Ramirez

SECONDER: Commissioner Lewis

AYES: Commissioner Elle, Lewis, Ramirez, and Chair Bhandal

NAYS: Commissioner Leongardt and Vice Chair Kushner

ABSENT: Commissioner Valdez

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

a) Recommend that the City Council, based on its independent analysis, determine that the proposed project is exempt from further environmental review pursuant to State CEQA Guidelines section 15182 (Projects Pursuant to a Specific Plan), which exempts residential projects that are consistent with a specific plan for which an environmental impact report was certified; and

RESULT: Pass [6 – 0]

MOVER: Commissioner Ramirez

SECONDER: Commissioner Lewis

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

ABSENT: Commissioner Valdez

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

b) Adopt a resolution recommending that the City Council adopt a resolution approving Tentative Map TM 20-05, subject to the findings, conditions, and mitigation measures provided in the draft resolution.

RESULT: Fail [3 – 3]

MOVER: Commissioner Ramirez

SECONDER: Commissioner Lewis

AYES: Commissioner Lewis, Ramirez, and Chair Bhandal

NAYS: Commissioner Elle, Leongardt, and Vice Chair Kushner

ABSENT: Commissioner Valdez

6.2. Zoning text amendments to implement various programs of the Gilroy 2023-2031 Housing Element

1. Staff Report: Cindy McCormick, Planning Manager

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 recommends that the Planning Commission:

a) Recommend that the City Council, based on its independent analysis, find that approval of Zoning Amendment Z 24-0001 is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) where it can be seen with certainty that the amendments to implement the Gilroy 2023-2031 Housing Element would not result in a significant environmental effect; and

b) Recommend that the City Council adopt an Ordinance, approving Zoning Amendment Z 24-0001, amending the Gilroy City Code, Chapter 30 (Zoning), Article XI (Residential Use Tables) in conformance with the City of Gilroy 2023-2031 Housing Element.

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

a) Recommend that the City Council, based on its independent analysis, find that approval of Zoning Amendment Z 24-0001 is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) where it can be seen with certainty that the amendments to implement the Gilroy 2023-2031 Housing Element would not result in a significant environmental effect.

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Elle

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

ABSENT: Commissioner Valdez

A motion was made by Vice Chair Kushner; seconded by Commissioner Leongardt to:

Recommend that the City Council adopt an Ordinance, approving Zoning Amendment Z 24-0001, amending the Gilroy City Code, Chapter 30 (Zoning), Article XI (Residential Use Tables) in conformance with the City of Gilroy 2023-2031 Housing Element.

RESULT: Pass [6 – 0]

MOVER: Vice Chair Kushner

SECONDER: Commissioner Leongardt

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

ABSENT: Commissioner Valdez

7. NEW BUSINESS

None.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

There were no Planning Division approvals since the last report provided to the Planning Commission at its April 4, 2024 regular meeting.

9. PLANNING DIVISION REPORT

Community Development Director Sharon Goei re-shared Cindy McCormick's reclassification to Planning Manager. Commissioners congratulated Cindy.

10. ASSISTANT CITY ATTORNEY REPORT

No report.

11. ADJOURNMENT

Chair Bhandal adjourned the meeting at 7:48 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician