

City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, May 4, 2023 | 6:00 PM

1. OPENING

Chair Bhandal called the meeting to order 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 Thursday, April 27, 2023 at 5:45 p.m.

Attendance	Attendee Name
Present	Stefanie Elle, Commissioner Joan Lewis, Commissioner Michelle Montez, Commissioner Kelly Ramirez, Commissioner Annedore Kushner, 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 6, 2023 Planning Commission Meeting Minutes

5.2. April 20, 2023 Planning Commission Meeting Minutes

Motion made by Commission Lewis; seconded by Chair Bhandal to approve the consent agenda.

RESULT: Pass [6 – 0]

MOVER: Commissioner Lewis

SECONDER: Chair Bhandal

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

ABSENT: Commissioner Leongardt

6. PUBLIC HEARINGS

6.1. Gilroy Square proposed Gilroy Crossings Phase II Planned Unit Development Zoning Amendment, Architectural and Site Plan Review, and

Tentative Map for property Located at 6970 Camino Arroyo (Z 22-01, AS 21-13, TM 21-02).

1. Staff Report:

Kraig Tambornini, Senior Planner

2. Open Public Hearing

Chair Bhandal opened the item to public hearing.

3. Close Public Hearing

There being no speakers, Chair Bhandal closed the public hearing.

4. Disclosure of Ex-Parte Communication

None.

5. Possible Action:

Staff has analyzed the proposed project, and recommends that the Planning Commission:

- a)** Consider and recommend that the City Council adopt the Mitigated Negative Declaration prepared for the project, based on findings required by the California Environmental Quality Act (CEQA); and
- b)** Adopt a resolution recommending that the City Council approve the PUD Zoning Amendment Z 22-01 for Gilroy Crossings Phase II as requested; and
- c)** Adopt a resolution recommending that the City Council approve the Architectural and Site Review AS 21-13 for the Planned Unit Development, subject to certain findings and conditions; and
- d)** Adopt a resolution recommending that the City Council approve the Tentative Map TM 21-02, subject to certain findings and conditions

Motion made by Chair Bhandal; seconded by Commissioner Elle to:

Consider and recommend that the City Council adopt the Mitigated Negative Declaration prepared for the project, based on findings required by the California Environmental Quality Act (CEQA);

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Elle

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

ABSENT: Commissioner Leongardt

Motion made by Commissioner Lewis; seconded by Vice Chair Kushner to:

Adopt a resolution recommending that the City Council approve the PUD Zoning Amendment Z 22-01 for Gilroy Crossings Phase II as requested;

RESULT: Pass [6 – 0]

MOVER: Commissioner Lewis

SECONDER: Vice Chair Kushner

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

ABSENT: Commissioner Leongardt

Motion made by Commissioner Lewis; seconded by Chair Bhandal to:

Adopt a resolution recommending that the City Council approve the Architectural and Site Review AS 21-13 for the Planned Unit Development, subject to certain findings and conditions;

RESULT: Pass [6 – 0]

MOVER: Commissioner Lewis

SECONDER: Chair Bhandal

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

ABSENT: Commissioner Leongardt

Motion made by Vice Chair Kushner; seconded by Commissioner Ramirez to:

Adopt a resolution recommending that the City Council approve the Tentative Map TM 21-02, subject to certain findings and conditions

RESULT: Pass [6 – 0]

MOVER: Vice Chair Kushner

SECONDER: Commissioner Ramirez

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

ABSENT: Commissioner Leongardt

7. NEW BUSINESS

7.1. Finding of Consistency for the Capital Improvement Program for Fiscal Year 2024 through Fiscal Year 2028 to Determine its Consistency with the City's General Plan and the California Environmental Quality Act (CEQA)

Community Development Director, Sharon Goei, advised that Public Works staff had requested that Item 7.1 be continued to a future date. Tentative date will be discussed in Planning Division Report.

7.2. Planning Commission Review of a Resolution of the City Council of the City of Gilroy Requesting the Allocation of Fiscal Year 2024 Transportation Development Act Article 3 Pedestrian/Bicycle Project Funding from the Metropolitan Transportation Commission

1. Staff Report:
Susana Ramirez, Engineer I

2. Open Public Comment

Chair Bhandal opened the item to public comment.

3. Close Public Comment

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

4. Possible Action:

Receive report, provide feedback, and recommend City Council adopt a resolution to approve the Transportation Development Act Article 3 grant funding request from the Metropolitan Transportation Commission for Fiscal Year 2024.

Motion made by Chair Bhandal; seconded by Vice Chair Kushner to:

Receive report, provide feedback, and recommend City Council adopt a resolution to approve the Transportation Development Act Article 3 grant funding request from the Metropolitan Transportation Commission for Fiscal Year 2024.

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Vice Chair Kushner

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

ABSENT: Commissioner Leongardt

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

None.

9. PLANNING DIVISION REPORT

Community Development Director Sharon Goei advised the Commission of an upcoming special meeting on May 25, 2023 at 6:00 p.m. being tentatively planned for the Public Works CIP Project.

Motion made by Chair Bhandal; seconded by Commissioner Lewis to hold a special meeting on May 25, 2023 at 6:00 p.m.

RESULT: Fail [0 – 6]

MOVER: Chair Bhandal

SECONDER: Commissioner Lewis

NAYS: Commissioner Elle, Lewis, Montez, Ramirez, Vice Chair Kushner, and Chair Bhandal

ABSENT: Commissioner Leongardt

Community Development Director Goei shared that staff will be hosting or co-hosting nine outreach events on housing and community resources during the City's Affordable Housing and Building Safety Month in May and asked that Commissioners help distribute the information.

10. ASSISTANT CITY ATTORNEY REPORT

None.

11. ADJOURNMENT

Chair Bhandal adjourned the meeting at 6:57 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician