

City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, August 3, 2023 | 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 Thursday, July 27, 2023 at 2:24 p.m.

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

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. July 20, 2023 Planning Commission Meeting Minutes

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

RESULT: Pass [7 – 0]

MOVER: Commissioner Lewis

SECONDER: Chair Bhandal

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

6. PUBLIC HEARINGS

6.1. Proposed Tentative Map for a three-lot subdivision Located at 7040 Church Street, Application No. TM 22-03.

1. Staff Report:

Erin Freitas

2. 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. 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 Tentative Map is exempt from further environmental review and qualifies for the State CEQA Guidelines Class 15 Exemption, Minor Land Divisions, because the proposed subdivision results in less than four parcels, is in conformance with the City's General Plan and Zoning, seeks no exceptions or variances, and all necessary services and access to the resulting parcels are available; and
 - b) Adopt a resolution recommending that the City Council approve the proposed tentative map to divide the property known as 7040 Church Street, APN 799-11-068 into three residential parcels.

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

- a) Recommend that the City Council, based on its independent analysis, determine that the proposed Tentative Map is exempt from further environmental review and qualifies for the State CEQA Guidelines Class 15 Exemption, Minor Land Divisions, because the proposed subdivision results in less than four parcels, is in conformance with the City's General Plan and Zoning, seeks no exceptions or variances, and all necessary services and access to the resulting parcels are available; and
- b) Adopt a resolution recommending that the City Council approve the proposed tentative map to divide the property known as 7040 Church Street, APN 799-11-068 into three residential parcels.

RESULT: Pass [7 – 0]

MOVER: Chair Bhandal

SECONDER: Vice Chair Kushner

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

7. NEW BUSINESS

7.1. No Items.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

None.

9. PLANNING DIVISION REPORT

Community Development Director, Sharon Goei, reminded the Planning Commission about the AB 1234 training that the Commissioners must complete before the end of September.

10. ASSISTANT CITY ATTORNEY REPORT

Assistant City Attorney, Jolie Houston, advised the Planning Commission that the City Attorney, Andy Faber, will be providing a training session at the Monday, August 7, 2023, City Council meeting on conflicts of interest and FPPC rules and regulations.

Assistant City Attorney, Jolie Houston, informed the Planning Commission that there will be an upcoming training for the Commission regarding housing laws. This will be a follow up from the previous training that the Planning Commission received at the July 20, 2023 Special Planning Commission Meeting.

11. ADJOURNMENT

Chair Bhandal adjourned the meeting at 6:28 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician