

**City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, August 7, 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, July 31, 2025 at 12:04 PM.

Attendance	Attendee Name
Present	Patricia Bentson, Commissioner Stefanie Elle, Commissioner Annedore Kushner, Commissioner Adriana Leongardt, Commissioner Monica Valdez, Commissioner Manny Bhandal, Chair
Absent	Brian Dauenhauer, Vice 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. May 1, 2025 Planning Commission Meeting Minutes

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

RESULT: [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Bentson

AYES: Commissioner Bentson, Elle, Kushner, Leongardt, Valdez, and Chair Bhandal

ABSENT: Vice Chair Dauenhauer

6. PUBLIC HEARINGS

6.1. Architectural and Site Review for the construction of two industrial speculative buildings located at 8831 and 8841 Muraoka Drive, Application No. AS 24-16

1. Staff Report: Vanessa Sanchez, Planner I
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 has analyzed the proposed project, and recommends that the Planning Commission:

- a) Determine this project is exempt from further environmental review pursuant to State CEQA Guidelines Section 15332 (Class 32); and
- b) Adopt a resolution approving the Architectural and Site Review permit application AS 24-16.

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

- a) Determine this project is exempt from further environmental review pursuant to State CEQA Guidelines Section 15332 (Class 32); and
- b) Adopt a resolution approving the Architectural and Site Review permit application AS 24-16.

RESULT: [6 – 0]

MOVER: Commissioner Elle

SECONDER: Commissioner Valdez

AYES: Commissioner Bentson, Elle, Kushner, Leongardt, Valdez, and Chair Bhandal

ABSENT: Vice Chair Dauenhauer

7. NEW BUSINESS

7.1. Planning Commissioner Training – An overview of the California Environmental Quality Act (CEQA) (presentation at the meeting)

Assistant City Attorney Jolie Houston provided the Planning Commission with a presentation on the overview of the California Environmental Quality Act (CEQA) and answered the Commissioners' questions.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

There was one architectural and site review application staff approval.

9. PLANNING DIVISION REPORT

Community Development Director Sharon Goei introduced Michael Fossati as the new Planning Manager. She also reminded the Planning Commissioners about the email regarding AB 1234 training, which must be completed by September 30, 2025.

10. ASSISTANT CITY ATTORNEY REPORT

Assistant City Attorney Jolie Houston shared that she will be speaking on the topic of administrative records at the City Clerks Conference in November.

11. ADJOURNMENT To the Next Meeting of September 4, 2025 at 6:00 PM

Chair Bhandal adjourned the meeting at 7:35 PM.

Ariana Fabian

Ariana Fabian, Planning Technician