

**City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, September 5, 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 Thursday, August 29, 2024 at 5:30 p.m.

Attendance	Attendee Name
Present	Stefanie Elle, Commissioner Adriana Leongardt, Commissioner Joan Lewis, Commissioner Kelly Ramirez, Commissioner Monica Valdez, 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. August 1, 2024 Planning Commission Meeting Minutes

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

RESULT: Pass [7 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Elle

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

6. PUBLIC HEARINGS

6.1. No items.

7. NEW BUSINESS

7.1. **Presentation on two Active Transportation Planning Grant Applications for: (1) Development of a Bicycle and Pedestrian Action Plan, and (2) Multi-modal improvements on Monterey Road within City limits (presentation will be provided by the Public Works Department at the meeting)**

The Planning Commission serves as the City's bicycle and pedestrian advisory body. The Planning Commission is in support of the City's applications for Active Transportation Program grant funds for the following projects:

- (1) Development of the City's Bicycle and Pedestrian Actions Plan, and
- (2) Multi-modal Improvements on Monterey Road within the City Limits.

Heba El-Guindy, Public Works Director, provided a presentation with details on the above noted grant applications and responded to questions raised by members of the Planning Commission and the public.

There was one public comment made by Jon Vollersten regarding the current condition of existing sidewalks.

7.2. **Planning Commission Annual Presentation to Council (draft presentation will be provided at the meeting)**

Cindy McCormick, Planning Manager, presented a draft of the Planning Commission annual presentation, summarizing the projects and presentations reviewed by the Commission over the last year. Staff received feedback from the Commission that will be incorporated into a second draft to be presented to the Planning Commission on October 3rd for final review before Chair Bhandal presents the annual report to the City Council on November 4th

7.3. **Zoning Ordinance Update Introduction and General Administration**

- 1. Staff Report: Cindy McCormick, Planning Manager
- 2. Public Comment:

Chair Bhandal opened public comment.

There was one speaker, Jon Vollersten, who provided a comment on accessory dwelling units and rental regulations.

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

- 3. Possible Action:

Receive the staff report and provide preliminary feedback on the preliminary draft sections of the Zoning Ordinance.

Cindy McCormick, Planning Manager, provided a presentation with background information covering the General Plan and Housing Element goals as well as an overall introduction of the comprehensive zoning code update. This presentation was provided in preparation for the Study Session scheduled for Thursday, September 19, 2024, at 6:00 p.m. in the Council Chambers. The Commission

will be reviewing preliminary draft article(s) from the zoning ordinance update and providing staff with feedback.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

There were two Planning Division approvals, Application No. AS 22-22, approving a new perimeter wall and minor site improvements at an existing PG&E substation located at 601 Renz Lane; and Application No. AS 24-15, approving an interior and exterior remodel of Burger King located at 450 Leavesley Road.

9. PLANNING DIVISION REPORT

None.

10. ASSISTANT CITY ATTORNEY REPORT

None.

11. ADJOURNMENT To the Next Meeting of September 19, 2024 at 6:00 PM

Chair Bhandal adjourned the meeting at 7:17 PM.

Ariana Fabian

Ariana Fabian, Planning Technician