

**City of Gilroy  
Planning Commission  
Regular Meeting Minutes  
Thursday, September 7, 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, August 31, 2023 at 4:20 p.m.

| Attendance | Attendee Name                                                                                                                                                                       |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Present    | Stefanie Elle, Commissioner<br>Terence Fugazzi, Commissioner<br>Adriana Leongardt, Commissioner<br>Joan Lewis, Commissioner<br>Annedore Kushner, Vice Chair<br>Manny Bhandal, Chair |
| Absent     | Kelly Ramirez, 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. August 3, 2023 Planning Commission Meeting Minutes**

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

**RESULT: Pass [6 – 0]**

**MOVER:** Commissioner Lewis

**SECONDER:** Commissioner Fugazzi

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

**ABSENT:** Commissioner Ramirez

**6. PUBLIC HEARINGS**

**6.1. Proposed Tentative Parcel Map to subdivide two developed commercial lots located at 6955 Camino Arroyo into seven parcels, Application No. TM 23-01**

1. Staff Report:  
Melissa Durkin, Planner II
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 project is exempt from further environmental review by State CEQA Guidelines section 15061 (b), the “common sense” exemption, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
  - b) Adopt a resolution recommending that the City Council approve the proposed tentative parcel map to subdivide the property known as APN 841-17-045 and 841-17-036 into seven separate parcels.

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

- a) Recommend that the City Council, based on its independent analysis, determine that the proposed project is exempt from further environmental review by State CEQA Guidelines section 15061 (b), the “common sense” exemption, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

**RESULT: Pass [6 – 0]**

**MOVER:** Chair Bhandal

**SECONDER:** Commissioner Elle

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

**ABSENT:** Commissioner Ramirez

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

- b) Adopt a resolution recommending that the City Council approve the proposed tentative parcel map to subdivide the property known as APN 841-17-045 and 841-17-036 into seven separate parcels.

**RESULT: Pass [6 – 0]**

**MOVER:** Commissioner Lewis

**SECONDER:** Chair Bhandal

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

**ABSENT:** Commissioner Ramirez

**6.2. E&P Properties New Warehouse Building, Architectural and Site Review, 201 and 221 Yamane Drive, AS 22-16 (22050036).**

1. Staff Report:

Melissa Durkin, Planner II

2. Public Hearing

Chair Bhandal opened the item to public hearing.

Tom Muniz provided a public comment.

Albert Lustre provided a public comment.

3. Close Public Hearing

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

4. Possible Action:

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

a) Based on its independent analysis, determine this project is exempt from further environmental review pursuant to State CEQA Guidelines sections 15168 (Projects within the Scope of a Program EIR) and 15183 (Projects Consistent with a Community Plan or Zoning); and

b) Adopt a resolution approving proposed Architectural and Site Review permit application AS 22-16.

5. Alternative Action:

Motion made by Commissioner Elle; seconded by Commissioner Fugazzi to continue item 6.2 to the October 5, 2023, regular Planning Commission meeting.

**RESULT: Pass [6 – 0]**

**MOVER:** Commissioner Elle

**SECONDER:** Commissioner Fugazzi

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

**ABSENT:** Commissioner Ramirez

**7. NEW BUSINESS**

None.

**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**

City Attorney, Andy Faber, invited the Planning Commission to attend a training being provided to the City Council on September 18, 2023.

**11. ADJOURNMENT**

Chair Bhandal adjourned the meeting at 7:17 p.m.

*Ariana Fabian*

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**Ariana Fabian, Planning Technician**