

**City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, October 5, 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, September 28, 2023 at 7:36 p.m.

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

4. PUBLIC COMMENTS

Chair Bhandal opened public comment for items not on the agenda.

There being no speaker, Chair Bhandal closed public comment for items not on the agenda.

5. CONSENT AGENDA

5.1. September 7, 2023 Planning Commission Meeting Minutes

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

RESULT: Pass [5 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Fugazzi

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

ABSTAIN: Commissioner Ramirez

ABSENT: Commissioner Lewis

6. PUBLIC HEARINGS

6.1. Proposed Architectural and Site Review for E&P Properties New Warehouse Building located at 201 and 221 Yamane Drive, Application No. AS 22-16. CONTINUED ITEM

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. Disclosure of Ex-Parte Communication
None.
5. 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.

Motion made by Commissioner Elle; seconded by Commissioner Fugazzi to:

- 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.

With the following amendments:

1. Authorize the Community Development Director to investigate whether parking can be moved to the west property boundary. If the parking can be moved to this area, the Community development Director shall make an administrative change to the approved plan.
2. Specify that male Chinese Pistache trees shall be planted. If unavailable, a different non-toxic tree shall be selected; and
3. Replace the Noel Grevillea with a non-toxic alternative.

RESULT: Pass [6 – 0]

MOVER: Commissioner Elle

SECONDER: Commissioner Fugazzi

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

ABSENT: Commissioner Lewis

6.2. Proposed Architectural and Site Review for Endeavour Storage New Warehouse and Light Industrial Building located at 210 Las Animas Avenue, Application No. AS 21-23

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. Disclosure of Ex-Parte Communication
None.
5. 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 section 15332 (Class 32); and
 - b. Adopt a resolution approving proposed Architectural and Site Review permit application AS 21-23.

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

- a. Based on its independent analysis, determine this project is exempt from further environmental review pursuant to State CEQA Guidelines section 15332 (Class 32); and
- b. Adopt a resolution approving proposed Architectural and Site Review permit application AS 21-23.

With the following amendments:

1. Specify that male Chinese Pistache trees shall be planted. If unavailable, a different non-toxic tree shall be selected; and
2. Replace all toxic plants, including Wilga, Yew, Toyon, White Oleander, and any other toxic plants, with non-toxic alternatives.

RESULT: Pass [6 – 0]

MOVER: Commissioner Elle

SECONDER: Chair Bhandal

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

ABSENT: Commissioner Lewis

7. NEW BUSINESS

7.1. Planning Commissioner Training – An overview of state housing laws (presentation will be provided at the meeting)

City Attorney, Andy Faber, and Assistant City Attorney, Jolie Houston, provided the Commission with a training on state housing laws and responded to questions posed.

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

Community Development Director, Sharon Goei, and Customer Service

Manager, Cindy McCormick, presented the Commission with a draft of the Planning Commission annual presentation and received feedback from the Commission.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

Community Development Director, Sharon Goei, informed the Commission that there was one Planning project approval, Application No. AS 23-12, for a parking lot located at 7601 Monterey Street.

9. PLANNING DIVISION REPORT

Community Development Director, Sharon Goei, advised the Commission to RSVP by November 2, 2023 to the email invitation sent by the City Clerk's Office on October 4, 2023, for the Commission and Volunteer Appreciation Dinner on November 9, 2023.

Customer Service Manager, Cindy McCormick, advised the Commission that on Monday November 6, 2023, staff will be presenting an introduction to the City Council on inclusionary housing. McCormick also informed the Commission that there will be a community workshop the following day, November 7, 2023, at 6:00 p.m. in the Council Chambers.

10. ASSISTANT CITY ATTORNEY REPORT

None.

11. ADJOURNMENT To the Next Meeting of Thursday, November 2, 2023 at 6:00 PM

Chair Bhandal adjourned the meeting at 8:49 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician