

**City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, December 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 Wednesday, November 27, 2024 at 2:34 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. November 7, 2024 Planning Commission Meeting Minutes

A motion was 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, Leongardt, Lewis, Ramirez, Valdez, Vice Chair Kushner, and Chair Bhandal

6. PUBLIC HEARINGS

6.1. First Amendment to the Glen Loma Ranch Development Agreement

1. Staff Report: Cindy McCormick, Planning Manager

2. Public Hearing:

3.Close Public Hearing:

4.Possible Action:

1. Determine that the First Amendment to the Glen Loma Ranch Development Agreement does not require independent CEQA review, beyond EIR Addendum #2, undertaken in connection with the adoption of the Fourth Operating Memorandum.
2. Recommend that the City Council adopt an ordinance approving the First Amendment to the Development Agreement between the City of Gilroy and Glen Loma Corporation for the Glen Loma Ranch project to extend the term of the Development Agreement by three years.

A motion was made by Commissioner Ramirez; seconded by Chair Bhandal to:

Determine that the First Amendment to the Glen Loma Ranch Development Agreement does not require independent CEQA review, beyond EIR Addendum #2, undertaken in connection with the adoption of the Fourth Operating Memorandum.

RESULT: Pass [7 – 0]

MOVER: Commissioner Ramirez

SECONDER: Chair Bhandal

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

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

Recommend that the City Council adopt an ordinance approving the First Amendment to the Development Agreement between the City of Gilroy and Glen Loma Corporation for the Glen Loma Ranch project to extend the term of the Development Agreement by three years.

RESULT: Pass [7 – 0]

MOVER: Commissioner Ramirez

SECONDER: Commissioner Valdez

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

7. NEW BUSINESS

7.1. Planning Commission Review of Metropolitan Transportation Commission Complete Streets Checklist for 2024 Climate Program Implementation Grant

1. Staff Report: Mark Johnson, Environmental Programs Manager
2. Public Comment:
3. Possible Action: Review and provide feedback on the Metropolitan Transportation Commission (MTC) Complete Street Checklist for the

proposed Electric Vehicle (EV) Charging Stations at the Gilroy Community Library.

The Planning Commission reviewed the checklist and had no comments that necessitated changes to the checklist as presented.

7.2. Zoning Ordinance Update: Preliminary Draft Planning Permits, Part 1

1. Staff Report: Cindy McCormick, Planning Manager
2. Public Comment:
3. Possible Action:

Receive the staff report and provide preliminary feedback on preliminary draft sections proposed for the comprehensive update. Preliminary recommendations should be made by an informal consensus of the Planning Commission.

The Planning Commission reviewed the first part of the preliminary draft of the comprehensive zoning code update focused on Planning permits and provided feedback. No changes were made to the draft zoning amendments.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

There was one architectural and site review application staff approval.

9. PLANNING DIVISION REPORT

None.

10. ASSISTANT CITY ATTORNEY REPORT

None.

11. ADJOURNMENT

Chair Bhandal adjourned the meeting at 7:15 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician