

**City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, December 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 Wednesday, November 29, 2023 at 6:20 p.m.

Attendance	Attendee Name
Present	Stefanie Elle, Commissioner Terence Fugazzi, Commissioner Joan Lewis, Commissioner Kelly Ramirez, Commissioner Manny Bhandal, Chair
Absent	Adriana Leongardt, Commissioner Annedore Kushner, 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. November 2, 2023 Planning Commission Meeting Minutes

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

RESULT: Pass [5 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Lewis

AYES: Commissioner Elle, Fugazzi, Lewis, Ramirez, and Chair Bhandal

ABSENT: Commissioner Leongardt and Vice Chair Kushner

6. PUBLIC HEARINGS

6.1. StorQuest Self-Storage, Architectural & Site Review / Conditional Use Permit, Located on a vacant parcel at Gilman Road @ Camino Arroyo, APN 841-18-086 (Application AS 22-19 / CUP 22-04)

1. Staff Report: Cindy McCormick, Customer Service Manager

2. Public Hearing:

Chair Bhandal opened the item to public hearing.

Bob Donnelly, applicant, provided additional information and answered the Commission's questions pertaining to the project.

Jeff Herbst, the architect for the project, provided additional information and answered the Commission's questions.

Pete Smith, the civil engineer for the project, provided additional information and answered the Commission's questions.

Ruben Dario Villa provided a public comment. Villa expressed interest in the project's murals and in hiring local artists to paint the murals.

3. Close Public Hearing:

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

4. Disclosure of Ex-Parte Communication:

Commissioner Elle, Fugazzi, and Chair Bhandal informed the Commission and the public that they had ex-parte communication with the project's applicant.

5. Possible Action:

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

- a. Based on its independent analysis, adopt the Mitigated Negative Declaration (MND) and find that the Mitigated Negative Declaration (MND) was completed in compliance with the California Environmental Quality Act (CEQA) and that there is no substantial evidence that the project will have a significant effect on the environment; and
- b. Adopt a resolution approving Architectural and Site Review permit application AS 22-19; and
- c. Adopt a resolution approving Conditional Use Permit application CUP 22-04.

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

- a. Based on its independent analysis, adopt the Mitigated Negative Declaration (MND) and find that the Mitigated Negative Declaration (MND) was completed in compliance with the California Environmental Quality Act (CEQA) and that there is no substantial evidence that the project will have a significant effect on the environment.

RESULT: Pass [5 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Ramirez

AYES: Commissioner Elle, Fugazzi, Lewis, Ramirez, and Chair Bhandal

ABSENT: Commissioner Leongardt and Vice Chair Kushner

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

- b. Adopt a resolution approving Architectural and Site Review permit application AS 22-19; and
- c. Adopt a resolution approving Conditional Use Permit application CUP 22-04.

With the following amendments:

1. Add a condition of approval stating that graffiti shall be removed from the property within two (2) business days of notification by the City to the on-site manager of the self-storage facility.
2. Amend condition of approval #11 to state that the applicant / property owner's portion of the 35-foot setback area shall be maintained by the applicant/property owner according to standards approved by the City until the area is dedicated to and accepted by the City or other City approved agency at which time they shall be responsible for maintenance.

RESULT: Pass [5 – 0]

MOVER: Commissioner Ramirez

SECONDER: Commissioner Lewis

AYES: Commissioner Elle, Fugazzi, Lewis, Ramirez, and Chair Bhandal

ABSENT: Commissioner Leongardt and Vice Chair Kushner

7. NEW BUSINESS

7.1. Acceptance of the 2024 Planning Commission Meeting Schedule

1. Staff Report: Sharon Goei
2. Public Comment:
3. Possible Action:
Accept the 2024 Planning Commission meeting schedule.

A motion was made by Chair Bhandal; seconded by Commissioner Elle to accept the 2024 Planning Commission meeting schedule.

RESULT: Pass [5 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Elle

AYES: Commissioner Elle, Fugazzi, Lewis, Ramirez, and Chair Bhandal

ABSENT: Commissioner Leongardt and Vice Chair Kushner

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

There was one Planning project approval, Application No. AS 22-27 granting an extension of time for a previous approval of a new industrial building in the M1 Murray Las Animas Overlay zone district.

9. PLANNING DIVISION REPORT

None.

10. ASSISTANT CITY ATTORNEY REPORT

None.

11. ADJOURNMENT To the Next Meeting of Thursday, January 11, 2024 at 6:00 PM

Chair Bhandal adjourned the meeting at 6:48 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician