

**City of Gilroy
Planning Commission
Special Meeting Minutes
Thursday, February 20, 2025 | 6:00 PM**

1. OPENING

Tonight's meeting was called to order by the 2024 Chair, Manny Bhandal, at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

2024 Chair, Manny Bhandal, led the pledge of allegiance.

3. REPORT ON POSTING THE AGENDA AND ROLL CALL

The agenda was posted on Thursday February 13, 2025, at 5:54 p.m.

Attendance	Attendee Name
Present	Patricia Bentson, Commissioner Manny Bhandal, Chair Brian Dauenhauer, Commissioner Annedore Kushner, Vice Chair Adriana Leongardt, Commissioner Monica Valdez, Commissioner
Absent	Stefanie Elle, Commissioner

4. ELECT CHAIR AND VICE CHAIR FOR 2025

A motion was made by Commissioner Valdez; seconded by Commissioner Dauenhauer to elect Commissioner Bhandal as the 2025 Planning Commission Chair.

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Leongardt

AYES: Commissioner Bentson, Kushner, Leongardt, Valdez, Vice Chair Dauenhauer, and Chair Bhandal

ABSENT: Commissioner Elle

A motion was made by Commissioner Kushner; seconded by Commissioner Leongardt to elect Commissioner Dauenhauer as the 2025 Planning Commission Vice Chair.

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Leongardt

AYES: Commissioner Bentson, Kushner, Leongardt, Valdez, Vice Chair Dauenhauer, and Chair Bhandal

ABSENT: Commissioner Elle

5. PUBLIC COMMENTS

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

Roy Flowers provided a public comment expressing concerns with the Hoey Ranch development area.

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

6. CONSENT AGENDA

6.1. January 16, 2025 Planning Commission Meeting Minutes

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

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Leongardt

AYES: Commissioner Bentson, Kushner, Leongardt, Valdez, Vice Chair Dauenhauer, and Chair Bhandal

ABSENT: Commissioner Elle

7. PUBLIC HEARINGS

7.1. Two Tentative Map applications to subdivide approximately 6.7 acres into 42 single-family duet residential lots (TM 24-02) and approximately 41.36 acres into 84 single-family residential lots (TM 24-03) in the Glen Loma Ranch Specific Plan area

1. Staff Report: Melissa Durkin, Extra Help Planner

2. Public Comment:
Chair Bhandal opened public comment.

Roya Cruz provided a public comment opposing the approval of the applications due to concerns with the projects.

Jeff Heid provided a public comment supporting the approval of the applications.

3. Close Public Hearing:
There being no further speakers, Chair Bhandal closed public comment.

4. Disclosure of Ex-Parte Communication:
None.

5. Possible Action:

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

a) Determine that Tentative Map applications TM 24-02 and TM 24-03 do not require independent CEQA review beyond EIR Addendum #2 because

none of the conditions described in CEQA Guidelines Sec. 15162 are present; and

b) Adopt a resolution recommending that the City Council adopt a resolution approving Tentative Map TM 24-02, subject to the findings, conditions, and mitigation measures provided in the draft resolution.

c) Adopt a resolution recommending that the City Council adopt a resolution approving Tentative Map TM 24-03, subject to the findings, conditions, and mitigation measures provided in the draft resolution.

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

Determine that Tentative Map applications TM 24-02 and TM 24-03 do not require independent CEQA review beyond EIR Addendum #2 because none of the conditions described in CEQA Guidelines Sec. 15162 are present.

RESULT: Pass [6 – 0]

MOVER: Commissioner Kushner

SECONDER: Commissioner Valdez

AYES: Commissioner Bentson, Kushner, Leongardt, Valdez, Vice Chair Dauenhauer, and Chair Bhandal

ABSENT: Commissioner Elle

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

Adopt a resolution recommending that the City Council adopt a resolution approving Tentative Map TM 24-02, subject to the findings, conditions, and mitigation measures provided in the draft resolution.

RESULT: Pass [6 – 0]

MOVER: Commissioner Kushner

SECONDER: Chair Bhandal

AYES: Commissioner Bentson, Kushner, Leongardt, Valdez, Vice Chair Dauenhauer, and Chair Bhandal

ABSENT: Commissioner Elle

A motion was made by Commissioner Kushner; seconded by Commissioner Bentson to:

Adopt a resolution recommending that the City Council adopt a resolution approving Tentative Map TM 24-03, subject to the findings, conditions, and mitigation measures provided in the draft resolution.

RESULT: Pass [6 – 0]

MOVER: Commissioner Kushner

SECONDER: Commissioner Bentson

AYES: Commissioner Bentson, Kushner, Leongardt, Valdez, and Vice Chair Dauenhauer, and Chair Bhandal

ABSENT: Commissioner Elle

8. NEW BUSINESS

8.1. FY 2025-26 and FY 2026-27 Planning Commission Workplan, Training, and Budget Request

1. Staff Report: Sharon Goei, Community Development Director
2. Public Comment
3. Possible Action:

Staff recommends that the Planning Commission establish and recommend for approval by the City Council the Fiscal Year 2025-26 and Fiscal Year 2026-27 Planning Commission workplan, training, and budget request.

Community Development Director, Sharon Goei. provided the Planning Commission with a presentation discussing the commission's workplan, training, and budgeting. After receiving the presentation, the Planning Commission provided feedback and recommended for approval by the City Council the Fiscal Year 2026-27 Planning Commission workplan, training, and budget request.

9. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

There was one architectural and site review application staff approval.

10. PLANNING DIVISION REPORT

None.

11. ASSISTANT CITY ATTORNEY REPORT

City Attorney Andrew Faber informed the Planning Commission of a legal newspaper article out of Los Angeles on a case where the Planning Commission got the city in trouble through the denial of a housing project where the actions taken were not taken in good faith.

12. ADJOURNMENT To the Next Meeting of March 13, 2025 at 6:00 PM

Chair Bhandal adjourned the meeting at 7:06 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician