

**City of Gilroy  
Planning Commission  
Special Meeting Minutes  
Thursday, April 20, 2023 | 6:00 PM**

**1. OPENING**

Chair Bhandal called the meeting to order at 6:02 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, April 13, 2023 at 8:00 p.m.

| <b>Attendance</b> | <b>Attendee Name</b>                                                                                                                                                                                               |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Present           | Manny Bhandal, Chair<br>Annedore Kushner, Vice Chair<br>Stefanie Elle, Commissioner<br>Joan Lewis, Commissioner<br>Adriana Leongardt, Commissioner<br>Kelly Ramirez, Commissioner<br>Michelle Montez, Commissioner |
| Absent            | None                                                                                                                                                                                                               |

**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**

No items.

**6. PUBLIC HEARINGS**

**6.1. Emergency Shelters Zoning Amendment**

1. Staff Report: Cindy McCormick, Customer Service Manager
2. Open Public Hearing
3. Close 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, find that approval of the Emergency Shelters Zoning Amendment is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) in that it can be seen with certainty that

the Emergency Shelters Zoning Amendment would not result in a significant environmental effect, and none of the circumstances set forth in CEQA Guidelines Section 15300.2 applies; and

**b)** Adopt a resolution recommending that the City Council adopt an Ordinance (Z 23-03), approving amendments to the Gilroy City Code, Chapter 30 (Zoning), Article XLI Section 30.41.32 (Specific Provisions—Emergency Shelters), Article II Section 30.2.20 (Definitions), and Article XI Section 30.11.10C (Residential Use Table) regarding Emergency Shelters

Following McCormick’s presentation and commission discussion, Chair Bhandal opened public hearing. There being no speaker’s, Chair Bhandal closed public hearing.

The City Attorney, Andy Faber, advised the Commission that if desired, both recommendation A and B could be done under one motion.

Motion made by Chair Bhandal; seconded by Vice Chair Kushner to:

**a)** Recommend that the City Council, based on its independent analysis, find that approval of the Emergency Shelters Zoning Amendment is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) in that it can be seen with certainty that the Emergency Shelters Zoning Amendment would not result in a significant environmental effect, and none of the circumstances set forth in CEQA Guidelines Section 15300.2 applies; and

**b)** Adopt a resolution recommending that the City Council adopt an Ordinance (Z 23-03), approving amendments to the Gilroy City Code, Chapter 30 (Zoning), Article XLI Section 30.41.32 (Specific Provisions—Emergency Shelters), Article II Section 30.2.20 (Definitions), and Article XI Section 30.11.10C (Residential Use Table) regarding Emergency Shelters

**RESULT: Pass [7 – 0]**

**MOVER:** Chair Bhandal

**SECONDER:** Vice Chair Kushner

**AYES:** Commissioner Elle, Leongardt, Lewis, Montez, Ramirez, Vice Chair Kushner, Chair Bhandal

## 6.2. **Adoption of Gilroy 2023 - 2031 Housing Element**

1. Staff Report: Cindy McCormick, Customer Service Manager
2. Open Public Hearing
3. Close 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, find that the adoption of the Gilroy 2023-2031 Housing Element is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) in that it can be seen with certainty that the

Gilroy 2023-2031 Housing Element would not result in a significant environmental effect, and none of the circumstances set forth in CEQA Guidelines Section 15300.2 applies; and

**b)** Adopt a resolution recommending that the City Council adopt a Resolution (GPA 22-01), adopting a general plan amendment to repeal the Gilroy 2015-2023 Housing Element and adopt the Gilroy 2023-2031 Housing Element, in substantial compliance with State Housing Element Law.

Cindy McCormick, Customer Services Manager, provided the commission with a presentation on the Housing Element draft that consisted of a brief overview of the different components of the Housing Element as well as the draft process which included community engagement and HCD review. McCormick advised that no public comment was received. Staff is looking to have a Housing Element completed in the summer.

Following McCormick's presentation, the Commissioners expressed their questions and concerns in which staff, the City Attorney, and consultant addressed.

After the discussion among the commission came to an end, Chair Bhandal opened public hearing. There being no speaker's, Chair Bhandal closed public hearing.

The City Attorney, Andy Faber, advised the Commission that if desired, both recommendation A and B could be done under one motion.

Motion made by Commissioner Ramirez; seconded by Vice Chair Kushner to:

**a)** Recommend that the City Council, based on its independent analysis, find that the adoption of the Gilroy 2023-2031 Housing Element is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) in that it can be seen with certainty that the Gilroy 2023-2031 Housing Element would not result in a significant environmental effect, and none of the circumstances set forth in CEQA Guidelines Section 15300.2 applies; and

**b)** Adopt a resolution recommending that the City Council adopt a Resolution (GPA 22-01), adopting a general plan amendment to repeal the Gilroy 2015-2023 Housing Element and adopt the Gilroy 2023-2031 Housing Element, in substantial compliance with State Housing Element Law.

**RESULT: Pass [6 – 1]**

**MOVER:** Commissioner Ramirez

**SECONDER :** Vice Chair Kushner

**AYES:** Commissioner Elle, Lewis, Montez, Ramirez, Vice Chair Kushner, and Chair Bhandal

**NAYS:** Commissioner Leongardt

## **7. NEW BUSINESS**

No items.

8. **ADJOURNMENT** To the Next Meeting of May 4, 2023 at 6:00 PM.

Chair Bhandal adjourned the meeting at 7:23 p.m.

**Ariana Fabian**

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**Ariana Fabian, Planning Technician**