

**City of Gilroy
Planning Commission
Minutes
Thursday, July 16, 2026 | 6:00 PM**

1. OPENING

The meeting was called to order by Chair Bhandal at 6:04 PM.

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, July 9, 2026 at 5:27 PM.

Attendance	Attendee Name
Present	Planning Commissioner Patricia Bentson Planning Commissioner Brian Dauenhauer Planning Commissioner Payman Khodabandeh Planning Commissioner Monica Valdez Vice Chair Stefanie Elle Chair Manny Bhandal
Absent	Planning Commissioner Martha Martinez

4. PUBLIC COMMENTS

Chair Bhandal opened public comment and advised the public that Public Hearing Item 6.1 is not related to the data center project. He further advised that any members of the public wishing to speak on the project should do so during the public comment period for items not on the agenda.

Michelle Nelson provided a public comment on the data center and current zoning regulations on data centers.

With no further speakers, Chair Bhandal closed public comment.

5. CONSENT AGENDA

**1. May 7, 2026 Planning Commission Regular Meeting Minutes
Motion**

Approve the consent agenda.

RESULT: Passed

MOVER: Chair Manny Bhandal

SECONDER: Planning Commissioner Monica Valdez

AYES: Planning Commissioner Patricia Bentson, Planning Commissioner Brian Dauenhauer, Planning Commissioner Payman Khodabandeh,

Planning Commissioner Monica Valdez, Vice Chair Stefanie Elle,
Chair Manny Bhandal

NAYS: None

ABSENT: Planning Commissioner Martha Martinez

6. PUBLIC HEARINGS

1. **Recommend City Council Adopt a Zoning Code Amendment to Modify Chapter 30, Article L of the Gilroy City Code Relating to Architectural and Site Review Permit Process and to Enhance Public Outreach**

Planning Manager, Michael Fossati, provided a report and presentation.

Chair Bhandal opened public hearing.

Patrick McBride provided a public comment requesting more public outreach for project review.

Mary Yates provided a public comment opposing the proposed code amendment and requesting a moratorium on data centers as well as improving public outreach for project review.

Armando Benavides provided a public comment requesting design standards for projects with significant impacts.

Michelle Nelson provided a public comment requesting more structured public outreach opportunities for project review.

With no further speakers, Chair Bhandal closed public hearing.

Motion

Recommend the City Council, based on its independent analysis, find that approval of the Gilroy City Code (Zoning) amendment is statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) (the "common sense" exemption).

RESULT: **Passed**

MOVER: Vice Chair Stefanie Elle

SECONDER: Chair Manny Bhandal

AYES: Planning Commissioner Patricia Bentson, Planning Commissioner Brian Dauenhauer, Planning Commissioner Payman Khodabandeh, Planning Commissioner Monica Valdez, Vice Chair Stefanie Elle, Chair Manny Bhandal

NAYS: None

ABSENT: Planning Commissioner Martha Martinez

Motion

Recommend that the City Council adopt an Ordinance (Z 26-01), to approve amendments to the Gilroy City Code, Chapter 30 (Zoning), Article L (Planning Department Applications) relating to Architectural and Site Review Permit process,

with the following amendments:

1. Require a Planning Commission public hearing for any application for architectural and site review permit for a development project for which an Environmental Impact Report has been or is required to be prepared under the California Environmental Quality Act; and
2. Enhanced public outreach is required for any architectural and site review permit application for any new non-residential (commercial or industrial) project 15,000 square feet or larger; and
3. Provide mail notice of a community meeting to property owners and residents within a radius of one thousand (1,000) feet of the project's property line, no later than 14 days before the community meeting and publish a newspaper notification in the local newspaper no later than 14 days before the community meeting.

RESULT: **Passed**

MOVER: Vice Chair Stefanie Elle

SECONDER: Planning Commissioner Patricia Bentson

AYES: Planning Commissioner Patricia Bentson, Planning Commissioner Brian Dauenhauer, Planning Commissioner Payman Khodabandeh, Planning Commissioner Monica Valdez, Vice Chair Stefanie Elle, Chair Manny Bhandal

NAYS: None

ABSENT: Planning Commissioner Martha Martinez

In addition, the Planning Commission requested that the City Council consider a separate policy discussion related to establishing objective development standards governing the size, intensity, or operational characteristics of projects, including, but not limited to, water consumption, battery energy storage systems, fuel storage, campus size, etc.

7. NEW BUSINESS

1. Planning Commission Review of the Metropolitan Transportation Commission Complete Streets Checklist for OBAG 4 and CARE Grants

City Engineer, Nisha Patel, provided a report and presentation and received feedback from the Planning Commission supporting the Metropolitan Transportation Commission (MTC) Complete Streets Checklists for the application of OBAG 4 and CARE grant funds.

2. Planning Commission Review and Approval of a Letter of Support for the Pedestrian Infrastructure Improvement Project Identified in the Community-Based Transportation Plan for Gilroy

City Engineer, Nisha Patel, provided a report and presentation.

Motion

Approve a letter of support of a pedestrian infrastructure improvement project for application of a Community Action Resource and Empowerment Program grant.

RESULT: **Passed**

MOVER: Planning Commissioner Patricia Bentson

SECONDER: Planning Commissioner Brian Dauenhauer

AYES: Planning Commissioner Patricia Bentson, Planning Commissioner Brian Dauenhauer, Planning Commissioner Payman Khodabandeh, Planning Commissioner Monica Valdez, Vice Chair Stefanie Elle, Chair Manny Bhandal

NAYS: None

ABSENT: Planning Commissioner Martha Martinez

8. INFORMATIONAL ITEMS**1. Planning Division Staff Approvals**

One staff-level architectural and site review approval was issued since the last report provided to the Planning Commission at its May 7, 2026 meeting.

9. PLANNING DIVISION REPORT

Community Development Director Sharon Goei provided an update to the Planning Commission on the City's efforts to increase public awareness of development projects through continuing to create dedicated project websites for new development projects and providing updates in future City newsletters.

10. ASSISTANT CITY ATTORNEY REPORT

No report.

11. ADJOURNMENT

Chair Bhandal adjourned the meeting at 9:03 PM.