



PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, September 3, 2026 | 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL
7351 ROSANNA STREET, GILROY, CA 95020

Chair: Manny Bhandal:
manny.bhandal@cityofgilroy.org

Vice Chair: Stefanie Elle:
stefanie.elle@cityofgilroy.org

Commissioners:

Patricia Bentson:
patricia.bentson@cityofgilroy.org
Payman Khodabandeh:
payman.khodabandeh@cityofgilroy.org

Brian Dauenhauer:
brian.dauenhauer@cityofgilroy.org
Martha Martinez:
martha.martinez@cityofgilroy.org

Monica Valdez:
monica.valdez@cityofgilroy.org

Staff Liaison: Sharon Goei, Community Development Director | sharon.goei@cityofgilroy.org

Written comments can be submitted by email to planningdivision@cityofgilroy.org. Please note that written comments will not be read out loud, but will be part of the written record.

Comments by the public will be taken on any agenda item before action is taken by the Planning Commission. Persons speaking on any matter are asked to state their name and address for the record. Public testimony is subject to reasonable regulations, including but not limited to time restrictions on particular issues and for each individual speaker. A minimum of 12 copies of materials should be provided to the Clerk for distribution to the Commission and Staff. Public comments are limited to no more than three-minutes, at the Chair's discretion.

Comments on any agenda item may be emailed to the Planning Division at planningdivision@cityofgilroy.org or mailed to the City of Gilroy, Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00 pm on the day of a Planning Commission meeting will be distributed to the Planning Commissioners prior to or at the meeting and are available for public inspection at the Planning Division counter at City Hall, 7351 Rosanna Street. Any correspondence received will be incorporated into the meeting record. Items received after the 1:00 pm deadline will be provided to the Planning Commission as soon as practicable.

In compliance with the American Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (408) 846-0491. A sound enhancement system is available in the City Council Chambers.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the hearing is closed and brought to the Planning Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Planning Commission.

A Closed Session may be called during this meeting pursuant to Government Code Section 54956.9(b)(1) if a point has been reached where, in the opinion of the legislative body of the City on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the City.

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection with the agenda packet in the lobby of Administration at City Hall, 7351 Rosanna Street during normal business hours. These materials are also available with the agenda packet on the City website at www.cityofgilroy.org

KNOW YOUR RIGHTS UNDER THE GILROY OPEN GOVERNMENT ORDINANCE.

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, task forces, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE, TO RECEIVE A FREE COPY OF THE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION STAFF AT (408) 846-0204 or by email at cityclerk@cityofgilroy.org.

1. **OPENING**
2. **PLEDGE OF ALLEGIANCE**
3. **REPORT ON POSTING THE AGENDA AND ROLL CALL**
4. **PUBLIC COMMENTS**

(Three-minute time limit). This portion of the meeting is reserved for persons desiring to address the Planning Commission on matters not on the agenda. The law does not permit the Planning Commission action or extended discussion of any item not on the agenda except under special circumstances. Comments on any agenda item may be emailed to the Planning Division at planningdivision@cityofgilroy.org or mailed to Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00pm on the day of a Planning Commission meeting will be distributed to the Planning Commission prior to or at the meeting and available for public inspection with the agenda packet located in the lobby of Planning Division at City Hall, 7351 Rosanna Street prior to the meeting. Any correspondences received will be incorporated into the meeting record. Items received after 1:00pm deadline will be provided

to the Planning Commission as soon as practicable. All statements that require a response will be referred to staff for reply in writing.

PUBLIC HEARINGS FOR RELATED PROJECT APPLICATIONS WILL BE HEARD CONCURRENTLY AND ACTION WILL BE TAKEN INDIVIDUALLY. COMPANION PROJECTS UNDER NEW BUSINESS WILL BE TAKEN UP FOR ACTION PRIOR TO, OR IMMEDIATELY FOLLOWING THE RELATED PUBLIC HEARING. THIS REQUIRES DEVIATION IN THE ORDER OF BUSINESS AS NOTED WITHIN THE AGENDA.

5. CONSENT AGENDA

5.1. July 16, 2026 Planning Commission Regular Meeting Minutes

6. PUBLIC HEARINGS

6.1. None.

7. NEW BUSINESS

7.1. Planning Commission Annual Presentation 2026 to Council (draft presentation will be provided at the meeting)

8. INFORMATIONAL ITEMS

8.1. Recreation Division Assessment

8.2. Planning Division Staff Approvals

9. PLANNING DIVISION REPORT

10. ASSISTANT CITY ATTORNEY REPORT

11. ADJOURNMENT To the Next Meeting of October 1, 2026 at 6:00 PM

**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.



City of Gilroy Planning Commission

STAFF REPORT

Agenda Item Title: Recreation Division Assessment

Meeting Date: September 3, 2026

From: Adam Henig, Recreation Manager

Department: Recreation

Submitted by: Adam Henig, Recreation Manager

Prepared by: Adam Henig, Recreation Manager

RECOMMENDATION

Receive report.

BACKGROUND

The City of Gilroy has launched a Recreation Division Assessment, a comprehensive evaluation of the City's recreation programming, activities, and services, and how they are currently funded. The assessment is being conducted in partnership with PROS Consulting, KTUA, and ETC Institute and will run through Spring 2027, when final recommendations and an implementation plan will be presented to the City Council and the Parks and Recreation Commission.

Community input is the foundation of the assessment. The engagement program is bilingual (English and Spanish) and uses multiple methods—community open houses, pop-up events, focus groups, stakeholder meetings, an interactive project website, and a statistically valid household survey—so residents of all ages, backgrounds, and languages can participate.

ANALYSIS

The first round of community engagement launched this summer. The project website went live on July 22, 2026, and in early August the project team hosted a booth at National Night Out, held two community open houses at the Gilroy Senior Center, and conducted targeted outreach with older adults, recreation families, and community members at events across the city.

The online community survey is open to all residents, and it is the single most direct

way for community members—including board and commission members—to share which recreation programs and services matter most to them. The website also offers a youth survey and an interactive Vision Board, and can be translated into 14 languages.

Participate at: www.cityofgilroy.org/RecAssessment

Separately, ETC Institute will conduct a statistically valid survey from October through late November. Households that receive the survey are strongly encouraged to complete it.

A second round of in-person engagement is scheduled for October 2026. The fall open houses mirror the August format, so residents who could not attend in August will have a full opportunity to participate.

The October outreach is planned as follows:

Oct 8, 2026	Oct. 8, 2026 9:00 a.m.	Fall Community Open House No. 1
Oct 8, 2026	Oct. 8, 2026 6:00 p.m.	Fall Community Open House No. 2
Oct 9, 2026	Oct. 9, 2026 Evening	Cafecito
Oct 10, 2026	Oct. 10, 2026 9:30-10:30 a.m.	Coffee with the Mayor

Information about the October engagements will be communicated with the public through the above website and the City's communications and engagement channels, including social media.

Boards and commissions are encouraged to:

- Complete the online survey and explore the project website.
- Attend an October open house or community event.
- Share the project link, QR code materials, and event dates with your networks and the communities you serve.
- Encourage youth, older adults, Spanish-speaking residents, and program participants to take part.

A contract with the same consulting firm is going before Council for approval for the Parks and Recreational Trails Master Plan, so additional outreach and coordination will be forthcoming as we make our way through both processes.



Community Development Department

7351 Rosanna Street, Gilroy, California 95020-6197
Telephone: (408) 846-0451 Fax: (408) 846-0429
<http://www.cityofgilroy.org>

TO: Planning Commission
FROM: Sharon Goei, Community Development Director
Ariana Fabian, Planning Technician
DATE: September 3, 2026
SUBJECT: Planning Division Staff Approvals

In conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46, the following table lists all Minor Deviation approvals and all Architectural and Site approval/denial actions taken by the Planning Division since the last report was provided to the Planning Commission at its July 16, 2026 meeting.ⁱ

APPROVED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
8/14/2026	M 26-10 (DUP)	39 West Sixth Street and 7419 Monterey Road	This application approved a Downtown Use Permit for an outdoor patio expansion for gatherings associated with the existing DUP for Promised Land Brewing.
8/18/2026	AS 25-08	8100 Camino Arroyo	This application approved a new 65- foot-tall Verizon telecommunications monopole.

DENIED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
None			

AS = Architectural and Site Review
VMD = Minor Deviation

The current status of other planning projects is available online at:
<https://www.cityofgilroy.org/298/Development-Activity-Projects>

ⁱ Submitted in conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46