

**City of Gilroy
Planning Commission
Special Meeting Minutes
Thursday, October 16, 2025 | 6:00 PM**

1. OPENING

The meeting was called to order by Chair Bhandal at 6:00 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, October 9, 2025, at 6:04 P.M.

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

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. August 7, 2025 Planning Commission Meeting Minutes

Motion

A motion was made by Chair Bhandal; seconded by Vice Chair Dauenhauer to approve the consent agenda.

RESULT: [6 – 0]

MOVER: Chair Bhandal

SECONDER: Vice Chair Dauenhauer

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

NAYS: None

ABSENT: Commissioner Leongardt

6. PUBLIC HEARINGS

6.1. Zoning Ordinance Amendment to Modify Chapter 30, Article LIV of the Gilroy City Code Relating to Accessory Dwelling Units (Z 25-02)

1. Staff Report: Michael Fossati, Planning Manager

2. Public Hearing:
Chair Bhandal opened public comment.

3. Close Public Hearing:
Chair Bhandal opened 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) Recommend that the City Council, based on its independent analysis, find that approval of the Gilroy City Code (Zoning) amendment is statutorily exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15282(h) for the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Section 66314 and 66333 of the Government Code as set forth in Section 21080.17 of the Public Resources Code; and

b) Recommend that the City Council adopt an Ordinance (Z 25-02), approving amendments to the Gilroy City Code, Chapter 30 (Zoning), Article LIV regarding Accessory Dwelling Units.

Planning Manager Michael Fossati provided a presentation and received comments and feedback from the Planning Commissioners.

Motion

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

Recommend that the City Council, based on its independent analysis, find that approval of the Gilroy City Code (Zoning) amendment is statutorily exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15282(h) for the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Section 66314 and 66333 of the Government Code as set forth in Section 21080.17 of the Public Resources Code.

RESULT: [6 – 0]
MOVER: Commissioner Elle
SECONDER: Chair Bhandal
AYES: Commissioner Bentson, Elle, Kushner, Valdez, Vice Chair Dauenhauer, and Chair Bhandal
NAYS: None
ABSENT: Commissioner Leongardt

Motion

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

Recommend that the City Council adopt an Ordinance (Z 25-02), approving amendments to the Gilroy City Code, Chapter 30 (Zoning), Article LIV regarding Accessory Dwelling Units.

RESULT: [6 – 0]
MOVER: Commissioner Elle
SECONDER: Chair Bhandal
AYES: Commissioner Bentson, Elle, Kushner, Valdez, Vice Chair Dauenhauer, and Chair Bhandal
NAYS: None
ABSENT: Commissioner Leongardt

7. NEW BUSINESS

7.1. Planning Commission Annual Presentation 2025 to Council (draft presentation will be provided at the meeting)

Planning Manager Michael Fossati presented a draft presentation highlighting the projects reviewed by the Planning Commission and the training received last year. Staff received feedback from the Commissioners. A second draft will be presented at the next regular Planning Commission meeting, scheduled for Thursday, November 6, 2025, at 6:00 P.M.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

There were three Architectural and Site Review application staff approvals.

9. PLANNING DIVISION REPORT

Community Development Director Sharon Goei provided the Planning Commissioners with a friendly reminder to attend the Boards and Commissions Appreciation Dinner, scheduled for November 20, 2025, at 6:00 P.M. at the Gilroy Senior Center.

10. ASSISTANT CITY ATTORNEY REPORT

City Attorney Andy Faber reported that Assistant City Attorney Jolie Houston sent her regards.

11. ADJOURNMENT To the Next Meeting of November 6, 2025 at 6:00 PM

Chair Bhandal adjourned the meeting at 6:39 P.M.

Ariana Fabian

Ariana Fabian, Planning Technician