



## **Regular Planning Commission Meeting Agenda October 6, 2022 6:00 P.M.**

**City Council Chambers, City Hall  
7351 Rosanna Street, Gilroy CA**

### **PLANNING COMMISSION MEMBERS**

**Chair:** Manny Bhandal:

manny.bhandal@cityofgilroy.org

**Vice Chair:** Annedore Kushner:

annedore.kushner@cityofgilroy.org

#### **Commissioners:**

- |  |  |
|--|--|
| ▪ John Doyle:<br>john.doyle@cityofgilroy.org       | ▪ Adilene Jezabel Moreno:<br>adilene.moreno@cityofgilroy.org |
| ▪ Stefanie Elle:<br>stefanie.elle@cityofgilroy.org | ▪ Adriana Leongardt:<br>adriana.leongardt@cityofgilroy.org   |
| ▪ Joan Lewis:<br>joan.lewis@cityofgilroy.org       |  |

**THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF ASSEMBLY BILL 361. MEETING MATERIAL IS AVAILABLE ON THE CITY WEBSITE [www.cityofgilroy.org](http://www.cityofgilroy.org).**

Pursuant to California Assembly Bill 361, a local legislative body is authorized to hold public meetings remotely and to make those meetings accessible to all members of the public seeking to observe and to address the local legislative body by remote means only via a technology solution. As such, the City will provide various options for the public to participate in the conduct of the meeting, as indicated in detail below on this coversheet.

Written comments can be submitted by email to [planningdivision@cityofgilroy.org](mailto: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](mailto: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 1:00pm 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 1:00pm 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](http://www.cityofgilroy.org)

## **I. OPENING**

## **II. PLEDGE OF ALLEGIANCE**

## **III. REPORT ON POSTING THE AGENDA AND ROLL CALL**

- IV. 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. If Planning Commission action is requested, the Planning Commission may place the matter on a future agenda. Comments on any agenda item may be emailed to the Planning Division at [planningdivision@cityofgilroy.org](mailto: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.

**V. CONSENT AGENDA**

- 1. Planning Commission - Regular Meeting - Sep 1, 2022 6:00 PM**

**VI. SANTA CLARA VALLEY TRANSPORTATION AUTHORITY BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE UPDATE**

**VII. CONTINUED PUBLIC HEARINGS**

No Items.

**VIII. PUBLIC HEARINGS**

**A. Royal Way Townhomes, Located at 6680-6687 Royal Way, APN 799-44-93, 94, 95, 96, 97, 98, 101, 109 & 110, Z 21-05; TM 21-04 and AS 21-17 (# 21090001, 21090002 & 20190003).**

1. Staff Report: Kraig Tambornini, Senior Planner
2. Open Public Hearing
3. Close Public Hearing
4. Planning Commission Disclosure of Ex-Parte Communications
5. Possible Action:  
Staff has analyzed the proposed project, and recommends that the Planning Commission:
  - a) Adopt a resolution recommending that the City Council approve the Zone Change request Z 21-05; and
  - b) Adopt a resolution recommending that the City Council approve the Vesting Tentative Map request TM 21-04; and
  - c) Adopt a resolution recommending that the City Council approve the Architectural and Site Review Permit AS 21-17.

**B. Proposed Tentative Map to divide 778 First Street into two parcels, Application No. TM 22-04**

1. Staff Report: Jon Biggs, Special Assistant to City Administration
2. Open Public Hearing
3. Close Public Hearing
4. Planning Commission Disclosure of Ex-Parte Communications
5. Possible Action:  
Staff has analyzed the proposed project, and recommends that the Planning Commission adopt a resolution, included with this agenda report, recommending that the City Council approve the proposed tentative map to divide 778 First Street into two parcels.

**IX. NEW BUSINESS**

**A. Annual Presentation to Council**

1. Staff Report: Cindy McCormick, Customer Service Manager
2. Public Comment
3. Possible Action:  
Accept report and provide feedback on any final edits to the presentation.

**X. INFORMATIONAL ITEMS**

**A. Planning Current Project Log**

**XI. PRESENTATION BY MEMBERS OF THE PLANNING COMMISSION**

**XII. REPORTS BY COMMISSION MEMBERS**

Chair Bhandal - South County Joint Planning Advisory Committee

Vice Chair Kushner - Gilroy Downtown Business Association

**XIII. PLANNING DIVISION REPORT**

**XIV. ASSISTANT CITY ATTORNEY REPORT**

**XV. ADJOURNMENT** to the Next Meeting of November 3, 2022 at 6:00 P.M.