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DATE: August 26, 2015

TO: Gilroy General Plan Advisory Committee (GPAC)

FROM: Lee Butler
             Development Center Manager

SUBJECT: **Overview of GPAC Meeting Agenda and Packet Materials**

This memo provides an overview of the agenda and packet materials for the August 26, 2015 GPAC meeting. For each item, time will be allotted for Q&A and discussion by the GPAC.   The August 26 GPAC meeting agenda contains two primary topics: 1) continued review of the Land Use Element of the General Plan Policy Text and 2) review of the Mobility Element of the General Plan Policy Text. The GPAC will be asked to take actions to accept each item for inclusion in the new General Plan. The agenda also includes an update on the remainder of the GPAC's review of the General Plan Policy Text.

Agenda Item IV. - Review of the Land Use Element of the General Plan Policy Text

The draft Land Use Element of the General Plan establishes goals, policies and implementation programs to strategically accommodate and guide future growth and change while preserving and enhancing the qualities that make Gilroy a great place to live and work. At the meeting, the consultants will continue their presentation about the General Plan Policy Text and the main topics in the Land Use Element. The presentation and discussion will commence with Policy LU-12, which is where the GPAC's conversation ended on August 12, 2015. The consultants will lead a discussion of each section in which GPAC members may ask questions and provide comments. The GPAC may be asked to vote on suggested revisions.

As discussed at the August 12, 2015 meeting, each element will be revised pursuant to direction agreed upon by the GPAC.   The revised version of each element will be distributed electronically to the GPAC after their review of each section is complete. If any member finds a revision that they feel does not accurately reflect the direction given by the GPAC, they may submit comments in writing or by e-mail to be reviewed at a future meeting for resolution by the committee. Discussion at that future meeting will be limited to only comments received.

Since the August 12 GPAC meeting, staff have made a number of minor edits to the draft Land Use Element text. Those changes are attached to this memo, and they will be included as part of the consultant's presentation on August 26. Minor edits were made to the Neighborhood District land use designation text, a section which was covered in the August 12 GPAC discussion. All other edits are in sections not yet discussed by the GPAC, and all edits will be identified in the presentation to the GPAC on August 26.

In response to the GPAC inquiry about how maximum floor area ratios were calculated, two tables are attached to this overview memo. The consultant (including the economic sub-consultant, Applied Development Economics) and staff evaluated tables such as these, along with existing and expected land use patterns, to identify the floor area ratios included in the current draft text.

Staff recommends the GPAC review, provide comments on, and approve the proposed Land Use Element.

Agenda Item Objective: *The GPAC will receive the presentation, have the opportunity to ask questions and discuss the topics presented and vote to consider approval of the Land Use Element for recommendation to the Planning Commission and City Council.*

Agenda Item V - Review of the Mobility Element of the General Plan Policy Text

The draft General Plan Mobility Element Policy Text contains goals, policies, and implementation programs that promote safe and efficient transportation for a full range of users. The draft text addresses movement of vehicles, pedestrians, bicyclists, transit users, and persons of varying abilities. The draft text also addresses issues such as movement of goods, funding mechanisms for transportation improvements, parking, and coordination of transportation issues with the state, regional agencies, and transit providers.

The draft Mobility Element Policy Text continues use of a roadway classification system that includes freeways, arterial roads, collector roads, and local streets, and it states that the city will consider shifting to the context-sensitive roadway classification system used by the National Association of City Transportation Officials (NACTO). The draft Mobility Element contains five separate diagrams, one for each of the following: roadways, bicycles, pedestrians, transit, and trucks/freight. The draft text identifies how certain changes to these diagrams would require a General Plan Amendment, while other changes would not.

An earlier draft of the General Plan Mobility Element Policy Text was discussed with the city's Bicycle and Pedestrian Commission on July 28, 2015 and was also forwarded to the Valley Transportation Authority (VTA). The draft meeting minutes from the Bicycle and Pedestrian Commission's discussion of the draft Mobility Element are attached to this memo, as are comments from VTA. Policy modifications are incorporated into the current draft General Plan Mobility Element Policy Text in response to the Bicycle and Pedestrian Commission and VTA comments. Of note, because the draft Mobility Element Policy Text has been updated, some of the policy numbers referenced in VTA's comments do not cleanly align with the current version under review by the GPAC.

The draft Mobility Element Policy Text will be presented by the consultant. The GPAC will have the opportunity to discuss the text and provide comments and recommendations to the staff and consultants for use in preparing the final draft for presentation to the Planning Commission and City Council.

Staff recommends the GPAC review, provide comments on, and approve the proposed Land Use Element.

Agenda Item Objective: *The GPAC will receive the presentation, have the opportunity to ask questions and discuss the topics presented and vote to consider approval of the Mobility Element for recommendation to the Planning Commission and City Council.*

Agenda Item VI – Presentation of Remaining GPAC Policy Review Schedule

In September and October, the GPAC will be reviewing the remaining elements of the General Plan Policy Text. Two meetings dates are confirmed, September 9 and October 14. It is likely that additional time will be needed to complete the review of the draft Policy Text. Therefore, GPAC members should hold September 16 and October 28 for potential meeting dates. Tentatively, the September 9 meeting will include discussion of the Economic Prosperity Element and the Parks & Recreation Element of the new General Plan. The October 14 meeting will tentatively include discussion of the Public Facilities & Services, Natural & Cultural Resources, and Potential Hazards Elements. In addition, the GPAC will have an opportunity to review the introduction and implementation chapters during the policy review phase. Staff and the consultants are also evaluating if the Housing Element, reviewed and approved late last year by the GPAC, City Council, and State Department of Housing and Community Development, needs any revisions as a result of the preferred land use alternative. Any such revisions will be presented to the GPAC.

The draft Land Use Policy Text contains two policies (LU 8.6 & LU 9.7) related to the arts. Additional arts policy text will be incorporated into other elements, such as Economic Prosperity Element. In outreach to the arts community, staff has indicated that they will have an opportunity to comment on all arts related policies, including those contained in the Land Use Element, on September 9.

Agenda Item Objective: *The GPAC will receive the presentation, have the opportunity to ask questions, and discuss the topics presented. No Committee action is required.*

Attachments
1) Draft Land Use Element Text Updates from Staff
2) Floor Area Ratio Tables
3) Excerpt of Draft Meeting Minutes from July 28, 2015 Bicycle and Pedestrian Commission
4) Valley Transportation Authority Comments on Earlier Draft of the Mobility Element