



**City of Gilroy**  
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DATE: August 13, 2014  
TO: Gilroy GPAC  
FROM: Stan Ketchum, Senior Planner  
General Plan Project Manager  
SUBJECT: **Overview of GPAC Meeting Agenda and Packet Materials**

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This memo provides an overview of the agenda and packet materials for the August 13, 2014 GPAC meeting, as well as some general information.

The next five GPAC meetings will continue the Land Use Alternatives phase of the General Plan project. A description of these meetings is included in Agenda Item VI. Announcements.

After a staff and consultant presentation of the Land Use Alternative Concepts, the GPAC will complete a survey, discuss, and provide direction to staff and the consultants regarding refinements to the alternative concepts.

**Agenda Item IV. Land Use Alternative Concepts Overview Presentation**

The packet material for this item includes background information on land use alternatives, including maps and written descriptions of the draft land use alternative concepts. It is important to emphasize that these are concepts for GPAC discussion and refinement. The consultant presentations will include background information on land use designations, the role of the Vision and Guiding Principles and other Planning considerations. The General Plan's economic consultant Doug Svensson will provide a presentation on the fiscal implications and infrastructure considerations for the alternatives. The consultants will also describe the results of Community Workshop No. 3 and the proposed Draft Alternative Concept Themes and composition.

*Agenda Item Objective: The GPAC will receive the presentation and discuss the alternative land use concepts.*

**Agenda Item V. Land Use Alternative Concepts Group Exercises**

The draft alternative concepts were developed using input from multiple sources. The Lego land use planning exercise conducted at Community Workshop No. 3 provided a variety of ideas for future land uses. The six plans prepared in the workshop are included in the Report on Community Workshop No. 3, which

was included in the resource materials placed on the website last week. The report is also included in the packet for your review in preparation for the meeting. The two land use alternative concepts presented for this meeting are based on common themes displayed in the plans from the community workshop. In developing the draft alternative concept plans, staff and the consultants also considered the GPAC meeting discussions and discussions at the July 30<sup>th</sup> Technical Advisory Committee meeting.

The treatment of the Downtown area (Focus Area No. 6) in the draft Alternative concepts warrants a brief explanation. The current General Plan for the Downtown area is represented by the Downtown Specific Plan, comprising a 20-year plan to accommodate 1,576 new residential units and approximately 994,500 square feet of new commercial space. The High Speed Train (HST) Station Vision Study completed in 2013 explored possible additional intensification of land uses along Monterey Street and 10<sup>th</sup> Streets in conjunction with the future development of the HST. The HST Station Master Plan process will begin in the next couple of months and will be coordinated with the General Plan Alternatives process, to the extent possible, based on the schedule for that study. For purposes of the two draft alternative concepts, the land uses included in the *existing* Downtown Specific Plan are incorporated in Focus Area 6. GPAC comments and suggestions on Area 6 will be requested as a part of the survey, and they will be considered as part of the HST Station Area Master Plan process. The GPAC will be kept informed of the progress of the HST Station Area Master Plan project and how it will affect the General Plan process.

The GPAC will provide input on the alternative concepts in two ways. First, GPAC members will fill out a survey about the alternative concepts. Second, GPAC members will discuss the alternative concepts and ideas for new land use designations, both in small groups and as a full Committee. Staff and consultants will take the GPAC's input on the draft alternative concepts and prepare final draft alternative proposals for review and approval by the GPAC at the October 8 GPAC meeting.

Members of the public present at the meeting will be invited to complete the survey, as well.

*Agenda Item Objective: The GPAC will provide input on the draft alternative land use concepts through an individual survey and group discussion.*

## **Agenda Item VI. Announcements**

### **a. Next Steps and Schedule for the Alternatives process**

The next five GPAC meetings, including the August 13 meeting, will focus on the land use alternatives process. Following is a brief description of the anticipated content of those meetings.

- August 13, 2014 – review and refinement of the preliminary land use alternative concepts.
- September 10, 2014 – Presentations and information for use by the GPAC in the formation and evaluation of the land use alternatives.
- October 8, 2014 – Presentation of the Draft Alternatives based on input from the GPAC at the August 13 meeting. The GPAC will be asked to give final comments and vote to approve the composition of the Draft Alternatives to be evaluated.
- November 12, 2014 – Presentations and information for use by the GPAC in the formation and evaluation of the land use alternatives.
- December 10, 2014 – Presentation of the Draft Alternatives Analysis Report.

### **Resource Materials**

Additional background resource materials were placed on the Gilroy2040 General Plan website under the August 13 GPAC meeting tab. These provide the GPAC with more in depth information regarding open space and agricultural land preservation, walkable neighborhoods and the City Council Strategic Plan Vision and Goals. The resource materials are considered optional reading, though GPAC members are encouraged to peruse the resource material information to inform their decisions.

Should you have any questions about the packet material prior to the meeting, please call Stan Ketchum at (408) 846-0566.