



Gilroy General Plan

Advisory Committee Meeting

June 11, 2014; 6:30 p.m. to 8:30 p.m.

Gilroy Library Community Room, 350 W. Sixth St., Gilroy, CA 95020

Chair: Mayor Pro Tempore Perry Woodward

Vice-Chair: Council Member Cat Tucker

Action Minutes

I. Call to Order

Members present: Ashford, Bottini, Brownlow, Fischer, Glines, Howard, LeDon, Muniz, Sanford, Scheel, Suner, Vanni, Wendt, Wolfe, Woodward,

Members absent: Bass, Carmichael, Clark, Lief, Pace, Speno, Tognetti, Zollinger

II. Meeting Minutes

Unanimously approved action minutes from May 28, 2014.

III. Public Comment on Items Not on the Agenda:

There were no public comments on items not on the agenda.

IV. Background Report Review by GPAC Members

GPAC members had no comment on the Background Report. The GPAC took no action.

V. Recommendation of Draft Housing Element

GPAC members briefly discussed the housing element. One GPAC member expressed concern for the viability of developments with a minimum density of 20 units per acre without PUD zoning. Another member asked about the incentives offered to developers to build affordable housing.

After the brief conversation, GPAC members voted in favor of recommending the housing element to the Planning Commission. All present members were in favor, with the exception of Walter Glines, who abstained.

VI. Review of Holding Capacity and Growth Projections

General Plan Consultant Dave Amos gave a presentation to the GPAC on the alternatives process, holding capacity, and growth projections. Throughout and after the presentation, GPAC members asked questions and engaged in a discussion about the topics addressed.

The discussion centered on the ABAG projections and whether or not they are appropriate for use in the Gilroy alternatives process. GPAC members noted that the housing growth ABAG projected for 2040 is less than the number of housing units currently approved for construction. GPAC members noted that ABAG and MTC can't be ignored, as funding for transportation projects will come through those organizations.

The presentation made the point that the holding capacity of land for housing and jobs in the existing City limits/Urban Service Area exceeds existing and future demand. GPAC members discussed land supply for housing and members made the point that some large parcels may still be needed after the Glen Loma Ranch and Hecker Pass Specific Plan areas are completely built out. Chairperson Woodward noted that the LAFCO generally opposes expansion of the Urban Service Area.

VII. Community Workshop #3 Overview

General Plan Consultant Dave Amos gave a presentation to the GPAC on the upcoming community workshop. GPAC members asked questions about the focus area map that will be used in the workshop. Refinements had been made since the last GPAC meeting. GPAC members then offered suggestions to increase workshop attendance, including advertising in neighborhoods where attendance has been low in previous meetings, conducting the meeting in two languages, and giving GPAC members a digital copy of the workshop flyer. Vice-Chair Tucker noted that the Relay for Life event was taking place at the same time as the workshop, and that may affect attendance.

VIII. Adjournment to the August 13, 2014 GPAC meeting

Chairman Woodward adjourned the meeting at 7:40 p.m. to the August 13th GPAC meeting.