



**City of Gilroy**  
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DATE: October 2, 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 October 8, 2014, GPAC meeting, as well as information about projections and holding capacity.

After a staff and consultant presentation on the draft land use alternatives, the GPAC will provide input on the alternatives and vote to confirm the three land use alternatives that staff and the consultants will analyze and evaluate in the Alternatives Report.

**Agenda Item IV. Confirm Land Use Alternatives**

The packet material for this item includes the following information on the draft land use alternatives:

1. Projections and Holding Capacity (Attachment 1) - Staff and the consultants have continued to refine the projections ahead of the land use alternatives evaluation phase to ensure the GPAC, staff and the consultants, and decision makers are using the best available information. This document provides the highlights of the attached memo, Housing and Employment Projections, prepared by Doug Svensson, ADE. The memo provides a detailed description of the methodology and results of the updated projections.
2. General Plan Land Use Alternatives, October 2014 (Attachment 2) – This report includes the refined land use designation descriptions and the land use alternatives maps, based on the preliminary land use concepts presented at the August 13, 2014 GPAC meeting and the results of the survey completed by the GPAC. The report provides an overview of the three alternatives: Alt. 1 - The Existing General Plan, Alt. 2 – Orderly Growth, and Alt. 3 – Compact Development and highlights the distinctions between them. The report then provides a description of six land use designations, four new and two revised, as follows:
  - *Mixed Use Corridor Low and Mixed Use Corridor High* - reflect different density levels proposed in Focus Area 5 – the First Street Corridor in the two new alternatives.

- *City Gateway District* - would emphasize street beautification, distinctive architecture, and commercial services, particularly visitor-serving. It is shown in Alt. 3 – Compact Development, but could be used in either alternative or other locations.
- *Employment Center* - provides a new designation that combines elements of existing industrial and commercial designations to offer a broader range of employment types and intensities.
- *Neighborhood District (revised)* – The proposed changes to the Neighborhood District designation reflect themes in the Guiding Principles regarding the need for more complete, compact, sustainable and livable neighborhoods. The changes include the establishment of minimum densities for each residential dwelling unit type (e.g., Single family, Two-family, Medium Density and High Density) and the requirement for Neighborhood Centers within approximately a 20-minute walking distance for residents. The approximate minimum and maximum overall density range was also revised. A “20-minute neighborhood” is an emerging planning concept in which residents can walk or bike to essential amenities and services in 20 minutes, an important element to creating a healthy neighborhood. A description of the “20-minute neighborhood” concept is included in the Resource Materials section of the packet on the Gilroy 2040 website.
- *Open Space (revised)*. This designation is revised to include agricultural uses.

The report introduces proposed Growth Management Policy Options that accompany each of the two new alternatives. Alt. 2 – Orderly Growth introduces a new approach to managing when and how the City expands the Urban Service Area to allow new growth. The proposed new approach uses Urban Reserves and Prerequisite Criteria to establish a process to guide decisions about when to expand the Urban Service Area and deem land eligible for annexation, new development and receipt of city services. This is consistent with Guiding Principles 3) Balance Growth and Open Space, 10) Foster a Sustainable Community and 11) Promote Fiscal Strength. Alt. 3 – Compact Development establishes an Urban Growth Boundary around Gilroy. This would establish the maximum extent of future urban development and urban services for the City of Gilroy.

3. *Land Use Alternatives Maps* –The current draft alternatives maps are included at the back of the General Plan Land Use Alternatives Report (Attachment 2). At the August 13 GPAC meeting, two preliminary land use concepts were presented. Alternative 3 was titled Compact Development, and Alternative 2, not named at that meeting, is now titled Orderly Growth. The changes in the maps take into account the input from the Community Workshop and the GPAC discussions at the August 13 meeting. In addition to the locations of the new designations, the primary distinctions between the alternatives include the expanded Neighborhood District area and Urban Reserve overlay designation proposed in Alt. 2 – Orderly Growth, compared to Alt 3 – Compact Development which designates a large area at the north end of the City and two smaller ones in the south as Open Space, a change from the existing urban land use designations.
4. *Land Use Alternatives Comparison –ESTIMATE (Attachment 3)*– This is a relative comparison of the land use alternatives based on some of the evaluation criteria to be utilized in the alternatives analysis. It is preliminary and expected to change as a result of the full alternatives analysis. It is intended to help the GPAC determine if the three alternatives provide an adequately broad range of

land use options for analysis in the Alternatives Report. The draft data tables created to prepare the various charts in these reports are attached to this memo.

The consultant presentation will include an overview of the above information. Staff and consultants will then facilitate a discussion by the GPAC to answer questions, receive feedback and consider any recommended refinements to the proposed alternatives. The GPAC will then be asked to vote to confirm the final versions of the alternatives as the basis for the Alternatives Analysis.

*Agenda Item Objective: The GPAC will receive the presentation, provide input to the Staff and Consultants about the land use alternatives and vote to confirm the land use alternatives.*

#### **V. Alternatives Process Next Steps**

The next three GPAC meetings, including the October 8, 2014 meeting, will continue to focus on the land use alternatives process. The following is a brief description of the anticipated content of those meetings.

- October 8, 2014 – Presentation of the draft land use alternatives based on input from the GPAC at the August 13 meeting. The GPAC will be asked to give final comments and vote to confirm the three land use alternatives that staff and the consultants will analyze and evaluate in the Alternatives Report.
- November 12, 2014 – Presentations and information for use by the GPAC in the evaluation of the land use alternatives.
- December – No GPAC meeting scheduled
- January 14, 2014 – Presentation of the Draft Alternatives Report.

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