



City of Gilroy
COMMUNITY DEVELOPMENT DEPARTMENT
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DATE: February 11, 2015
TO: Gilroy GPAC
FROM: Stan Ketchum, Senior Planner
General Plan Project Manager
SUBJECT: **Overview of GPAC Meeting Agenda and Packet Materials**

This memo provides an overview of the agenda and packet materials for the February 11, 2015 GPAC meeting. For each item, time will be allotted for Q&A and discussion by the GPAC.

Agenda Item IV. Follow-up Items from January 14, 2015 GPAC meeting.

- a. Request for information regarding the private sector benefits of business growth associated with each alternative. See Alternatives Report Appendix B for memo from Doug Svensson, ADE.
- b. Request for information regarding projected future student enrollment in Gilroy Unified School District. The GPAC asked if the General Plan consultants addressed future school district student enrollment in the alternatives analysis. Since school enrollment is not a direct city responsibility, it was not included in the alternatives report. As discussed at the January GPAC meeting, the school district and its consultants request information from the City regarding approved and known proposed future development projects, which is then used by the consultants to prepare the future enrollment projections. An excerpt from the most recent enrollment projections report from the Gilroy Unified School District, summarizing the projected future enrollment over the next ten years is included in the packet.
- c. **Prioritized General Plan Guiding Principles.** At the January 14 meeting, the GPAC completed a process to assign priorities to the Guiding Principles for use in the selection of the preferred alternative. The prioritized list is shown below. A separate handout with the complete text of these guiding principles is included in the packet.

GPAC General Plan Guiding Principles Prioritization

1. Foster Economic Growth
2. Cultivate a Downtown Renaissance
3. Balance Growth and Open Space
4. Promote Fiscal Strength
5. Foster a Sustainable Community
6. Public Safety
7. Offer recreation opportunities
8. Support housing options

Agenda Item Objective: *The above items are for information only. No GPAC action is required.*

Agenda Item V. Overview of the General Plan Alternatives Report - Presentation by Mintier Harnish, General Plan consultants

The General Plan Alternatives Report contains the results of extensive analysis of the three land use alternatives created by the GPAC and is intended to provide the information required by the GPAC, community and decision-makers to select a Preferred Land Use Alternative for the Gilroy 2040 General Plan. The report compares the three land use alternatives on 23 criteria including jobs, housing, fiscal, transportation, infrastructure, and several natural hazards. For most of the criteria, the alternatives are evaluated based on both the potential full buildout of all available land and on potentially more realistic "market-based" scenarios that project a range of jobs and housing considered more likely to occur in the context of the projected growth of Santa Clara County and the Bay Area.

Each section includes "key takeaways" that highlight important conclusions from the analysis, many comparing the results of the full buildout and market-based scenarios. As noted above, a copy of the prioritized General Plan Guiding Principles, as identified by the GPAC, is included in the packet. The GPAC is encouraged to review the results of the Alternatives Report in the context of the prioritized Guiding Principles. At the meeting, the consultants will present different hypothetical land use alternatives that could support some of the top priority guiding principles. In addition, pages 57-58 in the report include a section entitled "How Can Gilroy Plan for Future Market Trends" that puts into context the key issues facing Gilroy in the planning for the City's growth to 2040.

Included in the packet are replacement pages for two places in the Alternatives Report. New pages 43-44 in the report include revised language for the two Jobs/Housing Balance Key Takeaways. Pages 85 – 87, have been revised to include cost information regarding the potential expansion of the South County Regional Wastewater Authority treatment plant, based on the amount of growth anticipated in each of the alternatives.

Agenda Item Objective: The GPAC will receive the presentation and have the opportunity to ask questions and discuss the topics presented.

Agenda Item VI. Overview of the February 25, 2015 Community Workshop – presentation by Mintier Harnish, General Plan consultants

The consultants will provide an overview of the workshop and the exercises to be conducted in order to assist the GPAC members to prepare for participation in the exercises.

Packet Materials

The GPAC members received copies of the General Plan Alternatives Report in advance to provide additional time to review the document. Meeting materials included in this packet are:

- Agenda item IVb - . An excerpt from the most recent Gilroy Unified School District Enrollment Projections report
- Agenda Item IVc - Prioritized General Plan Guiding Principles
- Agenda Item V - Revised Alternative Report pages 43-44 and 85-88.
- Agenda Item VIIc. – City Council memo regarding status of North-Central Gilroy Urban Service Area amendment application (file no. USA 14-01).

Resource Materials

Resource materials are posted on the General Plan website under the February 11, 2015 GPAC Meeting. These are optional reading materials for the GPAC to consider should they want to gain a better understanding of the meeting topics.

- Investing In Place For Economic Growth and Competitiveness – A Research Summary – May 2014, prepared by the American Planning Association

Should you have any questions, please contact me at (408) 846-0566 or stan.ketchum@cityofgilroy.org.