



City of Gilroy
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DATE: March 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 March 11, 2015 GPAC meeting. For each item, time will be allotted for Q&A and discussion by the GPAC.

Agenda Item IV. Overview of Results from February 25, 2015 General Plan Community Workshop

The packet includes the Workshop Summary report prepared by Mintier Harnish. The report describes the results of the two exercises conducted, the Guiding Principles prioritization and the Preferred Land Use Alternative puzzle. The consultants will present an overview of the Workshop Summary Report. The results of the community workshop should be considered by the GPAC in their deliberations regarding the selection of the Preferred Land Use Alternative.

The workshop was attended by over 160 Gilroy community members, including approximately 50 students from Gilroy and Christopher High Schools. This generated a wealth of public input on the preferred land use alternatives. The combined results of the 14 preferred alternative maps included several focus areas in which there was a substantial majority supporting one alternative, including:

- **Focus Area 1** – 12 of 14 groups chose Alternative 1/3 – remain outside the 20-Year Planning Boundary
- **Focus Area 2** – all 14 groups chose Alternative 3 – change the portion north of Day Road to Open Space
- **Focus Area 5** – 12 of 14 groups chose the new Mixed Use Corridor designation with half supporting each of the proposed density maximums, 20 dwelling units per acre (Alt. 2) and 30 dwelling units per acre (Alt. 3), respectively.
- **Focus Area 7** – 10 of 14 groups chose Alternative 3 – change the area to the new City Gateway designation
- **Focus Area 8** – 10 of 14 groups chose Alternative 3 – change the area to Open Space
- **Focus Area 10** – 9 of 14 groups chose Alternatives 1/2- maintaining the existing General Industrial designation

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

Agenda Item V. Selection of Preferred Land Use Alternative

The alternatives process has generated extensive information for consideration by the GPAC in preparation for selection of a preferred land use alternative for recommendation to the Planning Commission and City Council. In addition to the Community Workshop Summary report, the following information is included in the packet for this item:

- a. **Summary of GPAC Guest Speakers** – this document provides some of the key comments presented by the three guest speakers that participated in prior GPAC meetings – Jim Heid, Doug Svensson, and Don Weden. Their comments are provided for reference in preparing for the preferred alternative discussion.
- b. **Urban Reserves and Prerequisite Conditions** - Alternative 2 – Orderly Growth, introduces the Urban Reserve designation as a mechanism to guide or phase orderly development of some areas outside the current General Plan Urban Service Area (USA). Pages 25-26 of the Alternatives Report include a discussion of Growth Management Policy Options, including Urban Reserves and Prerequisite Conditions. The packet includes additional information on this approach for consideration by the GPAC in discussions regarding the preferred land use for those areas currently outside the Urban Service Area (e.g., Focus Areas 1, 2, 4, 8, 9, and 10).
- c. **Employment Lands Parcel Size Inventory** – In recent GPAC meetings, there has been discussion about the importance of maintaining an adequate supply of employment lands with varying characteristics, including size, shape and location, among others. Staff has prepared the enclosed inventory of the size and location of the primary employment land areas, Focus Areas 3, 4, 8, and 10. This information should be considered by the GPAC in determining the disposition of those focus areas in the preferred land use alternative.
- d. **Prioritized list of General Plan Guiding Principles** – This is provided for reference purposes in the GPAC’s evaluation of land use alternatives.
- e. **Guiding Principles – Alternatives Analysis Cross Reference Guide** – This attachment provides a cross reference between the prioritized Guiding Principles and the sections of the Alternatives Analysis that provide information in support of or that supports that Guiding Principle. It does not include reference to the Biological Resources, Infrastructure and Transportation sections, however, these sections also contain relevant information about the distinctions between the alternatives. This document is provided as an aid for GPAC members in preparing for the Preferred Land Use Alternative selection.
- f. **San Jose Mercury News Article**, dated February 22, 2015 – “In the Land of tech ‘haves,’ San Jose is a ‘have not’”. This article discusses how San Jose’s past land use decisions have negatively impacted the city’s ability to provide services. It is included based on the relevance of the subject matter to the Preferred Land Use Alternative selection discussion.

As discussed throughout the alternatives process, the preferred alternative should comprise those elements of the three alternatives that, together, most effectively and completely achieve the Gilroy 2040 General Plan Vision and Guiding Principles. As such, the preferred alternative is most likely to be a hybrid of parts from each alternative.

Preferred Alternative Selection Process

The process for selection of the preferred land use alternative will proceed by addressing each focus area in numerical order. The following steps will take place for each focus area:

1. The three alternatives, together with the community workshop group preference results will be displayed on the projector screen.
2. Staff will briefly describe the existing General Plan (Alternative 1), the proposed alternatives and the community workshop results.
3. In order to make efficient use of time, there will be two rounds of discussion and focus area preferred alternative selection.
 - a. In the first round, staff will request a preliminary show of hands for each alternative in order to gauge potential consensus on one of the alternatives. If there is a clear majority in support of one alternative, staff will recommend to the Chair that a vote be taken to formally make the selection.
 - b. If the GPAC is divided regarding the preferred alternative for a focus area, it will be moved to the second round of discussion/selection. This preliminary round will proceed for each focus area.
 - c. In the second round, the remaining focus areas will be taken in order to complete selection of the preferred alternative.
4. A final vote of the GPAC will be taken to accept the combined set of focus area preferred alternatives as the Preferred Land Use Alternative for recommendation to the Planning Commission and City Council.

The GPAC Rules and Procedures state the following:

7. Advisement and Voting

- A. Decision-making by the Committee should occur through dialog and consensus, whenever possible.
- B. For decisions which cannot be reached by consensus, the presence of a quorum and the affirmative vote of the quorum is required.

Due to the significance of the preferred alternative selection process, staff recommends that a vote take place for each focus area selection.

***Agenda Item Objective:** The GPAC will follow the process described above to complete selection of a preferred land use alternative for recommendation to the Planning Commission and City Council.*

Agenda Item VI. Discussion of Next Steps

- a. Staff will describe any additional work deemed necessary to complete the Preferred Alternative Selection Process, including whether it is necessary to identify specific Prerequisite Condition language to accompany any Urban Reserve designations recommended by the GPAC.
- b. Planning Commission and City Council hearings will be scheduled for review and approval of the Preferred Land Use Alternative.
- c. Following City Council approval of the Preferred Land Use Alternative, the staff and consultants will begin two concurrent work efforts, preparation of the Environmental Impact Report and the development of the General Plan Policy document. The next GPAC meeting will begin the discussion of the overall framework and goals and policies of the new General Plan, assuming all of the GPAC's tasks in the Preferred Land Use selection process are complete.

Attachments

Summary of GPAC Guest Speakers

Urban Reserves and Prerequisite Conditions

Employment Lands Parcel Size Inventory

Prioritized list of General Plan Guiding Principles

Guiding Principles – Alternatives Analysis Cross Reference Guide