



City of Gilroy
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DATE: April 8, 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 April 8, 2015 GPAC meeting. For each item, time will be allotted for Q&A and discussion by the GPAC.

Agenda Item IV. Confirmation of Urban Reserve Designations and Selection of Prerequisite Conditions for Urban Reserve Designations in Focus Areas 2, 3, 8, and 9.

- A. At the March 18, 2015 GPAC meeting, the committee completed selection of the Preferred Land Use Alternative map. It is included as Attachment 1 to this memo. Staff has the following follow-up items for clarification regarding the GPAC alternative selection in Focus Area 9. Alternative 1, the existing General Plan was selected by the GPAC. A portion of this area is designated Neighborhood District, as defined in the existing General Plan, as opposed to the Neighborhood District (revised) designation included in the Alternative 2 which was selected for Focus Areas 2 and 3. Since it would result in potential confusion to have different residential density requirements for Neighborhood District designations in different areas of the city, staff would recommend the GPAC clarify that the Neighborhood District (revised) density shall ratio apply to all Neighborhood District designations in the new General Plan. Similarly, it is necessary for the GPAC to confirm whether the Neighborhood District designation in Focus Area 9 should include the Urban Reserve overlay designation and prerequisite conditions. By not including an Urban Reserve, Focus Area 9 will not be subject to prerequisite conditions that manage the timing of its future development. As a result, this area could potentially be considered for development sooner, due to the lack of such controls.

- B. The land use designations applied to Focus Areas 2, 3 and 8 (and 9, if included, per item A, above) include the proposed new Urban Reserve overlay designation, intended to apply to land outside the Urban Service Area (USA) The Urban Reserve designation includes prerequisite conditions which would specify criteria to be met prior to City Council approval inclusion of the area within USA. Staff recommended the GPAC consider language for the prerequisite conditions at the April 8 meeting.

Once the City Council has approved a proposed USA amendment it must proceed to the Santa Clara County Local Formation Commission (LAFCO) for final approval. Once the USA expansion is approved by LAFCO, the property becomes eligible for future annexation, which, under California Government Code, is solely the responsibility of the City Council. LAFCO does not act on annexations of property within a city's USA. The development entitlement process calls for approval of zoning and site and architectural applications prior to annexation. The Neighborhood District designation also requires preparation and approval of a Specific Plan for the area to guide other land use entitlements and annexation (similar to the Glen Loma Ranch and Hecker Pass Specific Plan areas).

As a part of the discussion of the prerequisite conditions, an alternate approach to the application of the Urban Reserve designation and prerequisite conditions has been identified by staff for consideration by the GPAC. Instead of applying the Urban Reserve designation and prerequisite conditions to control the timing of USA expansion, the designation could be applied to properties either outside or inside the USA. In this approach, the prerequisite conditions would not specify the criteria to be met prior to City Council approval of the USA expansion. Instead the prerequisite conditions would specify the criteria to be met prior to approval of annexation of the land into the city. As such, the Urban Reserves would continue to control the timing of new development, in this case through City Council approval of required land use entitlements, including a Specific Plan, zoning, site and architectural approval and annexation. One advantage to this approach would be to retain the prerequisite conditions once LAFCO approval of a USA expansion has occurred.

Draft Prerequisite Conditions

The Draft Prerequisite Conditions are based on the key priorities from the General Plan Guiding Principles, together with goals and policies from the current, General Plan which support those same themes. The intent of the conditions is to allow the City Council to determine if General Plan goals and policies addressing the timing and location of future growth have been achieved prior to approval of development in the focus areas for new growth included in the new General Plan. Staff has prepared alternate versions of the Prerequisite Conditions (see Attachments 2 and 3) for review by the GPAC, based on the discussion, above. Within each version there are separate prerequisite conditions for the Urban Reserves overlaying the Neighborhood Districts in Focus Areas 2 and 3 (and 9, if included) and the Urban Reserve overlaying the Employment Center designation applied to Focus Area 8.

The GPAC should discuss the merits of each approach and decide which one best satisfies the General Plan Guiding Principles for each of the three focus areas. Either version may be applied to each of the focus areas.

Additional Information for GPAC Discussion of Prerequisite Conditions

The following additional background information is provided for GPAC consideration during the discussion of the proposed Prerequisite Conditions.

Preferred Land Use Alternative Residential Capacity

The residential capacity of the Preferred Land Use Alternative is 10,600 new dwelling units, as described in Table 1, below. All but the 100 dwelling units included in Focus Area 5 are located on lands outside the current USA.

Preferred Land Use Alternative New Residential Capacity (dwelling units)	
Focus Area	Dwelling Unit Capacity
2	8,200
3	1,000
5	100
9	1,300
Total	10,600

The City's Residential Vacant Land Inventory Report prepared in August of 2014 identified the remaining capacity of residential-planned lands within the USA as 5,271 dwelling units. This figure is comprised of 3,920 dwelling units on lands outside the downtown and 1,351 within the Downtown Specific Plan area. The report estimated that the 3,920 units outside the downtown area would provide adequate land to support future residential growth for approximately 11.7 years, assuming construction of an average of 334 units per year. Due to the unique nature of downtown residential development, it is anticipated that such growth will occur over many additional years and is difficult to predict. These figures have changed as recent development approvals have occurred.

The 3,920 dwelling unit capacity outside the downtown is comprised largely of lands within the Neighborhood District and Specific Plan areas, which, together, include 2,555 dwelling units. These figures do not take into account the initial phases of the Glen Loma Ranch and Hecker Pass Specific Plan areas, recently approved and under construction.

Agenda Item Objective: The GPAC will receive the presentation, have the opportunity to ask questions and discuss the topics presented and vote to select proposed Prerequisite Conditions for the Urban Reserves in Focus Areas 2, 3, and 8, and potentially 9.

Agenda Item V. Overview of Proposed General Plan Policy Document Structure and Organization

The next phase of the General Plan Work Program is the preparation of the General Plan Policy Document. The consultants will present an overview of the key aspects of preparing this document, including the proposed organization of the document, included in the packet.

Agenda Item Objective: *The GPAC will receive the presentation, have the opportunity to ask questions and discuss the topics presented and provide feedback regarding the structure and organization of the General Plan Policy document.*

Agenda Item VI. Discussion of Next Steps

- a. The Planning Commission and City Council Special Meetings on the General Plan Preferred Alternative are scheduled as follows: Planning Commission – Thursday, April 30, 2015, and City Council, Wednesday, May 20, 2015 (tentative). The meeting dates will be finalized in the near future.
- b. 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. Both of these efforts are time-intensive for both the consultants and staff. Per the project schedule, there will be no more GPAC meetings *with the consultants* until August 12, 2015. Staff is reviewing the need for additional GPAC meetings on May 13 or June 10 and will inform the committee at the meeting.

Attachments

Preferred Land Use Alternative Map
Proposed Prerequisite Condition for Annexation
Proposed Prerequisite Condition for USA Expansion