



Gilroy General Plan Advisory Committee Meeting

April 8, 2015, 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

KNOW YOUR RIGHTS UNDER THE GILROY OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, task forces, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. **For information on your rights under the Open Government Ordinance, to receive a free copy of the ordinance, or to report a violation of the Ordinance, contact the Open Government Commission staff at (408) 846 -0204 or e-mail shawna.freels@cityofgilroy.org.**

Action Minutes

I. Call to Order

Members Present: Ashford, Bottini, Brownlow, Carmichael, Fischer, Glines, Howard, Muniz, Pace, Sanford, Scheel, Speno, Suner, Tognetti, Tucker, Vanni, Wendt, Wolfe
Members Absent: LeDon, Lombardo, Woodward, Zollinger

II. Meeting Minutes

The Minutes from March 11 and March 18, 2015 meetings unanimously approved.

III. Public Comment on Items Not on the Agenda

Two members of the public shared comments with the GPAC.

IV. Confirmation of Urban Reserve Designation and Selection of Prerequisite Conditions for Focus Areas 2, 3, 8 and 9. Planning Staff notified the GPAC that an attachment to the proposed prerequisite conditions for Focus Areas 2, 3 and 8 was being distributed at the meeting and the City’s Open Government Ordinance required the committee to vote to accept the late packet item. The GPAC voted 18 – 1 to accept the document for discussion in the meeting. Staff gave an overview presentation of the Urban Reserves and Prerequisite Conditions.

- A. Focus Area 9. The GPAC confirmed their decision to retain the current General Plan designation of Neighborhood District and to not include the Urban Reserve designation in Focus Area 9.
- B. Focus Areas 2, 3, and 8 –The GPAC reviewed and modified the proposed prerequisite conditions, as shown in Attachment A. The GAPC voted 11 – 7 to approve the revised prerequisite conditions for Focus Areas 2 and 3, as shown in Attachment A. The GAPC voted 17 – 1 to approve the revised prerequisite conditions for Focus Area 8, as shown in Attachment A.

V. Overview of General Plan Policy Document Structure and Organization – Staff gave a brief overview of the proposed General Plan structure and organization and recommended the GPAC review it and provide any feedback to Staff.

VI. Next Steps – Planning staff reminded the GPAC that 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. 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. 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.

VII. Correspondence – none

VIII. Adjournment

Upcoming Meeting Dates

Note: All meetings will be held at 6:30 p.m. in the Gilroy Library Community Room, 350 W. Sixth Street, Gilroy, CA 95020, unless otherwise noted.

- August 12, 2015 – GPAC Meeting

Regular and special meetings of the Committee shall be held at a time and place designated by the Committee Chair in coordination with the Community Development Director. The schedule may be subject to revision over the course of the General Plan process.



In compliance with the American Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (408) 846-0204.

Materials related to an item on this agenda submitted to the committee after distribution of the agenda packet are available for public inspection with the agenda packet in the lobby of Administration at City Hall, 7351 Rosanna Street during normal business hours. These materials are also available with the agenda packet on the City website at www.cityofgilroy.org.

Attachment A

Prerequisite Conditions For USA Expansion

April 8, 2015

1. The Northern Neighborhood District (Revised) Urban Reserve (includes Focus Area 2 and 3) may not be considered for inclusion into the Urban Service Area (USA) unless the following conditions are met:
 - a. The applicant prepares a detailed project summary that includes:
 - i. A detailed project description
 - ii. The amount and type of proposed dwelling units
 - iii. The expected square footage of commercial space
 - iv. A site plan that indicates the location of dwelling units by type and intensity;
 - v. A circulation plan/study
 - b. The applicant provides an analysis that demonstrates that the proposed USA expansion satisfies the General Plan Goals and Policies included in Attachment A. The analysis shall include a vacant land inventory analysis that demonstrates that there is less than a ten-year supply of vacant residential land remaining within the USA;
 - c. The applicant provides an urban services analysis that demonstrates that City service levels, including water supply, will be maintained at established target levels of service at the time of the USA application with the inclusion of the proposed new development;
 - d. The applicant demonstrates that emergency (Fire, emergency medical, and Police) response times will be maintained at the levels existing at the time of the USA application with the inclusion of the proposed new development.

2. The East Gilroy Employment Center Urban Reserve (Focus Area 8) may not be considered for inclusion into the USA unless the following conditions are met:
 - a. The applicant demonstrates that a specific land use is needed and there are no other parcels of land within the USA that meet the size, location or other unique characteristics required by the company; and
 - b. The applicant provides a full site plan and description of the proposed project; and
 - c. The applicant demonstrates that the proposed project will: provide a significant number of high-paying jobs, contribute substantially to the City's tax revenues, or provide significant new public facilities or public works; and
 - d. The applicant demonstrates that the proposed project is consistent with the goals and policies of the General Plan, including service levels and water supply.