



City of Gilroy
COMMUNITY DEVELOPMENT DEPARTMENT
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DATE: October 28, 2015

TO: Gilroy General Plan Advisory Committee (GPAC)

FROM: Stan Ketchum
Senior Planner

SUBJECT: **Overview of GPAC Meeting Agenda and Packet Materials**

This memo provides an overview of the agenda and packet materials for the October 28, 2015 GPAC meeting. For each item, time will be allotted for Q&A and discussion by the GPAC. The October 28 GPAC meeting agenda contains the following topics: 1) review of the Air Quality and Greenhouse Gas Emissions sections of the Natural and Cultural Resources Element of the General Plan Policy Text, 2) review of the Introduction section of the General Plan Policy Text, 3) review of the Implementation section of the General Plan Policy Text, and 4) review of the existing Housing Element to confirm it conforms to the proposed new General Plan, and 5) review of GPAC comments on revisions to the Economic Prosperity, Natural and Cultural Resources and Potential Hazards elements from the October 14, 2015 GPAC meeting.

Agenda Item V - Review of the Air Quality and Greenhouse Gas Emissions sections of the Natural and Cultural Resources Element of the General Plan Policy Text

The Air Quality and Greenhouse Gas Emissions section of the Natural and Cultural Resources Element incorporates policies and implementation programs that establish feasible measures the City can undertake throughout the timeframe of the General Plan to support reductions in air quality and greenhouse gas emission impacts. The greenhouse gas emissions implementation programs are divided into three categories:

- Category 1 - Implementation Programs that provide potential GHG emissions reduction benefits to the existing community, as a whole, and which will be funded by the City.
- Category 2 - Implementation Programs whose benefits are more focused on new development, through their ability to achieve CEQA streamlining benefits for such new development. In order to minimize taxpayer funding of GHG emission reduction measures that benefit new development, these measures will be implemented based on a cost-recovery fee on new development intended to fund preparation (if required outside of the General Plan) and implementation of a CEA "Qualifying Climate Action Plan" which brings with it accompanying CEQA streamlining benefits.
- Category 3 - Implementation Programs designed to reduce the GHG emissions of municipal operations.

Staff recommends the GPAC review, provide comments on, and approve the proposed Air Quality and Greenhouse Gas Emissions sections of the Natural and Cultural Resources Element of the General Plan Policy Text.

Agenda Item Objective: The GPAC will receive the presentation, have the opportunity to ask questions, and discuss the topics presented and vote to consider approval of the Air Quality and Greenhouse Gas Emissions sections of the Natural and Cultural Resources Element of the General Plan Policy Text.

Agenda Item VI - Review of the Introduction section of the General Plan Policy Text

The Introduction section provides useful information including the Vision and Guiding Principles, a basic explanation of the General Plan, its structure and organization, and the process of preparing the General Plan.

Staff recommends the GPAC review, provide comments on, and approve the proposed Introduction section of the General Plan Policy Text.

Agenda Item Objective: The GPAC will receive the presentation, have the opportunity to ask questions and discuss the topics presented and vote to consider approval of the Introduction section for recommendation to the Planning Commission and City Council.

Agenda Item VII. – Review of the Implementation section of the General Plan Policy Text

In order for the General Plan to serve its purpose effectively, it must be reviewed, maintained, and implemented in a systematic and consistent manner. The Implementation section is comprised of the following key sections:

- A summary of the most important programs for implementing the 2040 General Plan, particularly those that need to be undertaken in the first two years (2016-2018) after adoption.
- An outline of the process for reviewing and updating the Gilroy 2040 General Plan and a program for monitoring its implementation.
- An overview of the types of actions and tools the City will use to implement the Plan's policies. It concludes with tables that list specific implementation programs.

Staff recommends the GPAC review, provide comments on, and approve the proposed Implementation section of the General Plan Policy Text.

Agenda Item Objective: The GPAC will receive the presentation, have the opportunity to ask questions and discuss the topics presented and vote to consider approval of the Implementation section for recommendation to the Planning Commission and City Council.

Agenda Item VIII - Review of the existing Housing Element to confirm it conforms to the proposed new General Plan.

The existing Housing Element was adopted in December, 2014. The GPAC received a presentation on May 28, 2014, reviewed the draft Housing Element and recommended approval of the Housing Element on June 11, 2014. General Plan consultants, Mintier Harnish reviewed the Housing Element and confirmed that it is consistent with the Preferred Land Use Alternative and the draft General Plan Policy Text. As a result, staff has not distributed the adopted Housing Element to the GPAC. The staff is recommending one minor edit to the text of the Housing Element, as follows:

Policy H-2.5 The city shall continue to require at least 15 percent of new housing in the Neighborhood Districts to be affordable to very low-, low-, and moderate-income households.

Agenda Item Objective: The GPAC will receive the presentation, have the opportunity to ask questions, and discuss the topics presented and vote to consider approval of the proposed text revision to the Housing Element for recommendation to the Planning Commission and City Council.

Agenda Item IX – Review of GPAC Comments on Revisions to the Economic Prosperity, Natural and Cultural Resources and Potential Hazards Elements from the October 14, 2015 GPAC meeting.

At the October 14, 2015 meeting, the GPAC recommended revisions to the text of the Economic Prosperity, Natural and Cultural Resources and Potential Hazards Elements. The Action Minutes of that meeting, included in the packet, includes an attachment with those recommended changes. The GPAC should review that list and if any member of the committee finds a revision that they feel does not accurately reflect the direction given by the GPAC, they may raise it for resolution by the committee.

Staff recommends the GPAC review, provide comments on, and approve the proposed revisions to the Economic Prosperity, Natural and Cultural Resources and Potential Hazards Elements.

Agenda Item Objective: The GPAC will receive the presentation, have the opportunity to ask questions and discuss the topics presented and vote to consider approval of the Economic Prosperity, Natural and Cultural Resources and Potential Hazards Elements, as revised, for recommendation to the Planning Commission and City Council.

Agenda Item X – Update on the Remaining General Plan Preparation Schedule

The special meetings of the Planning Commission and City Council to review the draft General Plan Policy Text are scheduled for November 12, and December 14, 2015, respectively. The Council will provide direction as to any revisions to include in the draft text prior to finalizing it for preparation of the General Plan Environmental Impact Report (EIR). The General Plan EIR is scheduled to be released for public review in early 2016. Planning Commission and City Council public hearings for adoption of the General Plan are anticipated to occur in May and June, 2016.

Agenda Item Objective: The GPAC will receive the presentation, have the opportunity to ask questions, and discuss the topics presented. No Committee action is required.

Agenda Item XI – Correspondence

Attachments

- 1) Minutes from the October 14, 2015 meeting, including the GPAC's draft recommended changes to the policy text from that meeting
- 2) Air Quality and Greenhouse Gas Emissions
- 3) Introduction section of the General Plan Policy Text
- 4) Implementation Section of the General Plan Policy Text