

Agenda Item IX

Mr. Stan Ketchum
City of Gilroy Planning Division
7351 Rosanna Street
Gilroy, CA 95020

Date: September 30, 2015

Subject: Gilroy General Plan Update, Draft Land Use Element - Thomas Road Neighborhood District
(Neighborhood District South)

Dear Mr. Ketchum:

In our review of the current Revised Draft Land Use Element provided for the September 9, 2015 GPAC meeting, we noticed a provision that appears to be contrary to the direction provided by the GPAC and City Council.

It is our understanding that in April-May the GPAC and City Council decided to maintain the current Neighborhood District land use designation on the Thomas Road properties (Neighborhood District South) with no Urban Reserve overlay designation and, consequently, no Prerequisite Conditions for USA modification. This is substantiated in the GPAC Overview Memo dated April 8, 2015, "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." Furthermore, the GPAC and Council decided to designate the Neighborhood District North as Urban Reserve with Prerequisite Conditions for USA modification.

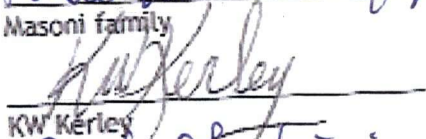
However, Section LU1.2 - (Phased Growth subsections 2 and 3) of the current Draft Land Use Element appears to prioritize the "Urban Reserve" land (Neighborhood District North) before "urban-designated land outside the Urban Service Area and outside the Urban Reserve" (Neighborhood District South). This does not accurately reflect what was agreed to in previous meetings and described in the April 8, 2015 memo.

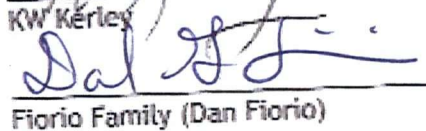
You will recall the GPAC discussion involving the Neighborhood District South and the recognition that this area was planned for residential use for nearly forty years, was considered mostly infill with nearby infrastructure and has synergy with adjacent uses such as Gavilan College and the Gilroy Sports Park. For these reasons, the Urban Reserve designation was intentionally not applied in favor of allowing the Neighborhood District South to be included in the USA provided current City and LAFCO conditions are met.

Therefore, we respectfully request that city staff and the GPAC revise the text in Section LU1.2 to clarify the Phased Growth provisions so as not to set a priority for lands outside the Urban Service Area thereby maintaining numerous options for future growth opportunities in conformance with past discussions and approvals.

Respectfully:


Masoni family


KW Kerley


Fiorio Family (Dan Fiorio)