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# Gilroy General Plan Advisory Committee Meeting

June 29, 2017, 6:30 p.m. to 8:30 p.m.

Gilroy City Council Chambers, 7351 Rosanna St., Gilroy, CA 95020

Chair: Councilmember Cat Tucker

Vice-Chair: Mayor Roland Velasco

## **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](mailto:shawna.freels@cityofgilroy.org).**

## **Action Minutes**

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### **I. Call to Order**

Members Present: Councilmember Tucker (Chair), Mayor Velasco (Vice-Chair), Apte, Armendariz, Ashford, Bentson, Bottini, Brownlow, Carmichael, Donahoe, Fierro, Fischer, Galloway, Glines, Granter, Howard, Kuwada, Mitchell, Mosilli, Pace, Reeder, Reinhart, Speno, Suner, Taft, Troini, Vanni, Weitz, Wendt, Wolfe

Members Absent: Scheel, Tognetti, Zollinger

Staff Present: Abrams, O'Strander, Ketchum

Consultants: Harnish, Payne, Gibbons

### **II. Public Comment on Items Not on the Agenda**

None

**III. Introductions**

Committee members provided self-introductions

**IV. Committee Rules and Procedures**

Stan Ketchum gave a brief overview of the Committee Rules and Procedures approved by the City Council at the beginning of the prior General Plan process.

**V. Reintroducing the Gilroy 2040 General Plan**

Jim Harnish, Mintier Harnish, gave a presentation reintroducing the General Plan Process, including a brief overview of the prior process, what led to the previous alternatives and how it affects the process we are currently undertaking. Jim explained the role of the GPAC and how its input would be used moving forward. Lastly, Jim explained Measure H (the UGB Initiative) and the implications behind the new UGB for land use purposes.

**VI. Land Use Possibilities for General Plan Focus Areas**

The Consultants presented revised General Plan land use holding capacity information based on the UGB Initiative. GPAC members were asked to discuss possible land use concepts for six focus areas and complete a brief questionnaire.

- a. Focus Areas 1 and 2, Northern and Southern Neighborhood Districts: The GPAC directed the consultants to take a closer look at the trends in housing to help identify the likely amount and density of housing. The GPAC asked the consultants to provide multiple options, including more single-family housing, a broader range of residential densities, larger commercial centers, schools, parks, and employment center land uses for both the north and south districts. The GPAC also expressed interest in an option that designated the North and South Neighborhood Districts with the same designation.
- b. Focus Areas 3 - First Street Corridor: The GPAC directed the consultants to develop a variety of options. About half of the GPAC members did not favor higher density development along First Street, particularly the integration of increased residential development. Other GPAC members pointed out that this area already has an approved 200-unit townhome project at First and Santa Teresa, and other sites being considered for high density housing.
- c. Focus Areas 4 - Downtown Specific Plan Area: The GPAC directed the consultants to provide more options, including an alternative that included the HSR station east of SR 101.
- d. Focus Areas 5 - Northeast Gilroy: The GPAC direct the consultants to provide more options for Focus Area 5 including more employment center land uses to the west of SR 101. The GPAC suggested that the alternatives process should consider changing retail trends and development when evaluating options for the Gilroy Premium Outlets site. Options may include enhanced commercial, office, and some residential uses.
- e. Focus Areas 6 - Southeast Gilroy: The GPAC directed the consultants to maintain the current land use designation from the 2040 Draft General Plan, and to remove the area from further land use alternative consideration.

**VII. Announcements**

- a. The August 24, 2017 GPAC meeting will begin at 6:00 p.m. and end at 9:30 p.m. to allow sufficient time for the two Stakeholder Forums on Housing and Economic Development. Food will be provided.

**VIII. Correspondence**

None

**IX. Adjournment to the Next General Plan Advisory Committee Meeting**

- a. The Meeting was adjourned at 8:30 p.m.

**Upcoming GPAC Meeting Dates**

Note: All meetings will be held at 6:30 p.m. in the Gilroy Police Department, 7301 Hanna Street, Gilroy, CA 95020, unless otherwise noted.

- August 24, 2017 – Stakeholder Forums
- September 28, 2017—Focus Area Land Use Alternatives

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](http://www.cityofgilroy.org).