



City of Gilroy

STAFF REPORT

Agenda Item Title: Report on the Gilroy 2040 General Plan Update Process

Meeting Date: April 16, 2018

From: Gabriel Gonzalez, City Administrator 

Department: Community Development Department

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Financially Sustainable and High Performing



Livable Community



Grow the Economy

Strategic Plan Goals



Upgrade Infrastructure



Vibrant Downtown

RECOMMENDATION

Receive report and provide direction to staff.

EXECUTIVE SUMMARY

On April 2, 2018, the City Council requested a status report on the progress of the Gilroy 2040 General Plan Update and its relationship to the Economic Development Strategy Update in progress. A question has arisen regarding the timing of the Gilroy Economic Development Corporation's (EDC) study of potential economic development sites and coordination with the City's General Plan Update process. The EDC study is anticipated to be completed by the end of June. The findings and recommendations of that report will be presented to the City Council at a later date for further direction as it relates to the General Plan Update.

BACKGROUND

Economic Development Sites Study

At their January 9, 2018 study session on economic development, the City Council identified the need for a study of potential economic development sites as an initiative acknowledged in the Economic Development Framework. The study is intended to

address a variety of current issues affecting the City's ability to achieve needed commercial and industrial development to enhance local job growth and increase City revenue generation. These include the reduction in available land resulting from the adoption of the Urban Growth Boundary, minimal job and revenue generation from recent large warehouse/distribution projects, and infrastructure and other development challenges of certain sites.

The study is jointly sponsored by the EDC and the City, with EDC providing overall direction. The firm of EPS, Economic and Planning Systems, Inc. has been retained to conduct a study of potential economic development "opportunity sites" throughout the City. The outcomes of the study may include recommended policy changes or other actions intended to achieve both short- and long-term improvements in the City's economic and fiscal performance. The EDC study will be completed by the end of June. The findings and recommendations will be presented to the City Council at a later date for further direction.

General Plan Update Progress

The General Plan Advisory Committee (GPAC) met four times between June and October, 2018 and completed selection of three land use alternatives for analysis and comparison. Attachment 1 to this report includes a description of these alternatives, which represent a range of potential future job growth and residential development in five focus areas where future new growth is anticipated.

On March 22, 2018, the GPAC reviewed the preliminary draft Alternatives Analysis Report. Three land use alternatives were evaluated on eleven criteria, including housing and job capacity, housing affordability, fiscal health, transportation, and greenhouse gas emissions. The final Alternatives Analysis report will be completed and available to the public on April 9, 2018. A community workshop to present the report and receive public comments has been scheduled on April 26, 2018 at 6:30 p.m. at Eliot School. Subsequent meetings will focus on selection of the preferred land use alternative in accordance with the anticipated schedule, as follows:

- April 26 Community Workshop
- May 24 General Plan Advisory Committee
- July Planning Commission
- August City Council

The remainder of the General Plan Update process will include tasks to update the policy document, prepare the environmental report, and plan adoption. At this time, the following timeframe is anticipated for completion of each of these tasks:

- Summer 2018 – Winter 2018 Update Draft General Plan Policy Document
- Winter 2018 – Summer 2019 Prepare Environmental Impact Report
- Fall 2019 – Winter 2019 General Plan 2040 Adoption

Coordination Discussion

As described above, the General Plan Preferred Land Use Alternative will comprise the recommended quantity and locations of land for economic development and new residential development. The results of the EDC study may include information and recommendations that would be relevant to consider in the selection of the Preferred Land Use Alternative. As such, the City Council may wish to consider suspending the General Plan process and selection of the Preferred Land Use Alternative pending the completion of the EDC study and consideration by the City Council of how the findings and recommendations may affect the General Plan Update.

Depending on the timing and extent of the City Council direction to the General Plan process following the review of the EDC study, the GPAC work to select a Preferred Land Use Alternative, currently scheduled for May 24 would tentatively resume in August or September. This would result in a delay of up to four months to the current General Plan Update schedule.

NEXT STEPS

Should the City Council suspend the General Plan Update, following City Council review of the EDC study, staff will prepare a revised schedule for completion of the General Plan Update for presentation to the City Council.

PUBLIC OUTREACH

The GPAC was notified of the April 16, 2018 City Council agenda item to consider this report. It was also posted on the Gilroy 2040 General Plan website.

Attachments:

1. GilGP_2017 Alternatives Report_Maps