



# Community Development

## Team Economic Development Support Activity

A community with a spice for life

March 2019

### Development in Gilroy's Downtown

Excitement is running high as multiple locations in Downtown Gilroy prepare to open for business. Three of these projects are highlighted below, each one unique and focused on preserving the charm and character of our town.

**Lonely Oak Brewpub and Pizzeria**, planned to be a nano brewery, will be located in the heart of Downtown Gilroy at 7373 Monterey Road. Showcasing original brews and an original brick oven, the brewpub is intended to become a place where everyone can enjoy a good beer and a slice of pizza. With construction permits issued, work is underway on the underground plumbing, framing of the brew room and kitchen prep area, and bar counter construction from reclaimed wood. The City recently assisted pub owners with an onsite review of the electrical power requirement and provided guidance on upgrading the panel to a higher amp system.



**Golden State Brew and Grill**, located at 7560 Monterey Road, proudly opened in Downtown Gilroy in 2018 featuring the first ever downtown parklet, containing outdoor seating on a mini-raised patio. Recognizing additional potential in downtown, Golden State is now undergoing renovations to expand the pub experience with a restaurant. They have been making good progress on the renovation with the kitchen hood and bar installation getting close to completion. The City recently assisted Golden State with health standards compliance and with finalizing the delivery of gas and electrical services to the location. Golden State is anticipating a re-opening to the public by the end of March or early April.

**The Old Gilroy Bank**, located at 7529 Monterey Road, is undergoing construction to become a family operated upscale American-style diner containing a 792-square foot outdoor patio with a classic wood fired pizza oven which will provide a cozy area to have a drink and enjoy fresh artesian pizzas. In addition, the restaurant will serve local beers, craft cocktails, and local wines. The City recently assisted the building owner with permitting of two residential dwelling units over the downstairs restaurant.



## Have a Question? We have an answer!



We've upgraded services at our Community Development Counter and now have staff on hand to answer preliminary planning and development questions at the counter. While this service previously necessitated scheduling a Development Review Group (DRG) meeting a week or two in advance, staff is now taking these questions directly at the counter. The Community Development Counter is open Monday through Friday, 8:00 AM – 5:00 PM at City Hall, located at 7351 Rosanna Street.

This adjustment in services will allow DRG meetings to focus on timely review and processing of active development applications. As part of the paid application process, DRG members (representing various technical areas including planning, building, engineering, police and fire prevention) will conduct such meetings with applicants to further streamline review of their formal application submittal.

For preliminary proposals, those in advance of formal application submittal, Pre-Application DRG meetings are still available for the standard fee of \$1,520 as established by City Council in 2014.

## Shortening Construction Timelines with a New Early Start Program

We're helping to shorten the timeline of construction improvements and remodels through our Building Division with a new Early Start Building Permit Policy & Process. This new program speeds up construction improvements by allowing for some construction to start and continue during the plan review process. This is done through the issue of interior non-structural demolition permits or non-structural tenant improvement permits prior to completion of the plan review process and thereby shortening the entire timelines of the construction project.

This new streamlined development friendly process has already been used to assist with three projects currently underway: CineLux Theater remodel located at 6851 Monterey Street, Vines & Pints Italian restaurant located at 7419 Monterey Street, and California Eye Surgeons located at 7562 Monterey Street.



The CineLux Theater remodel will provide a first class movie going experience for visitors and community members with a new Café and Lounge, an expanded lobby, luxurious reclining seats, and modern decor.



Plans for Vines and Pints include a cool Italian décor with a rotating and simplified menu serving up appetizers such as baked olives, stuffed mushrooms, and fried artichoke hearts. For the main course, chicken piccata, beef bourguignon and lemon parmigiano pasta will be on the menu with blueberry cheesecake and lemon bars deserts.



The California Eye Surgeons is a “sub-specialty Eye Care practice serving the South Bay and the Peninsula” who’s clients range from newborn to elderly patients.

To discuss plans for construction improvements and remodels and the possibility of utilizing the new Early Start Building Permit Policy & Process program contact Hipolito Olmos, Interim Building Official, at (408)-846-0451.