

1. Agenda

Documents:

[HAC AGENDA JUNE 12 2019 \(1\).PDF](#)

2. Agenda Packet

Documents:

[HAC AGENDA JUNE 12 2019 \(1\).PDF](#)

[HAC MINUTES MAY 8 2019.PDF](#)

[SAMPLE GENERIC BUSINESS CARD AND BADGE.PDF](#)

3. Late Delivered Material

Documents:

[LATE DELIVERD MATERIAL 6-12-2019 HAC MEETING.PDF](#)



City of Gilroy
Housing & Community Development
7351 Rosanna Street
Gilroy, CA 95020
(408) 846-0290-Phone
(408) 846-0429-Fax



Housing Advisory Committee (HAC)

Members: Reid Lerner (Chair), David Fissel (Vice-Chair)
Rebeca Armendariz, Paulina Baeza, Brenda Flores,
Bruce Morasca, Carlos Pineda, Manny Singh

June 12, 2019

Meeting Agenda

6:00 p.m.

**City Council Chambers, City Hall
7351 Rosanna Street Gilroy, CA 95020**

I. Welcome – Call to Order

- a. Inform attendees that the meeting will be audio recorded
- b. Roll Call
- c. Report on posting of the agenda
- d. Staff comments
- e. Committee Comments
- f. **PUBLIC COMMENT BY MEMBERS OF THE PUBLIC ON ITEMS NOT ON THE AGENDA, BUT WITHIN THE SUBJECT MATTER JURISDICTION OF THE HOUSING ADVISORY COMMITTEE** [Please limit your comments to 3 minutes.](#) (This portion of the meeting is reserved for persons desiring to address the Housing Advisory Committee on matters not on this agenda. The law does not permit Housing Advisory Committee action or extended discussion of any item not on the agenda except under special circumstances. If Housing Advisory Committee action is requested, the Housing Advisory Committee may place the matter ON a future agenda. All statements that require a response will be referred to staff for a reply in writing. Written material provided by public members for Housing Advisory Committee agenda item “public comment by Members of the Public on items not on the agenda” will be limited to 10 pages in hard copy. An unlimited amount of material may be provided if produced electronically.)

II. Approval of Minutes from May 8, 2019 meetings (report attached)

- a. Housing Advisory Committee Discussion
- b. Public comment
- c. Recommended Action: approve minutes

III. Subcommittee Report on Work Plan

- a. Finalize work plan
- b. Public comment
- c. Recommended Action: approve 2019 HAC work plan

IV. Annual Advisory Body Presentation to City Council November 4, 2019

- a. Discussion on presentation process and topics
- b. Set date to show PowerPoint to HAC members prior to Council
- c. Public comment
- d. Recommended Action: approve topics for presentation to Council

V. Business Cards and Name Tags

- a. Discussion on generic vs. personalized business cards and name tags
- b. Public comment
- c. Recommended Action: approve type of business cards and name tags

VI. Future Agenda Items

- a. Presentation from the Missing Middle Housing Agency-Reid will research
- b. Overview of New Housing Laws affecting affordable housing
- c. Laws on renter's rights

VII. Adjournment - Next meeting is on Wednesday, July 10, 2019

The City of Gilroy does not discriminate on the basis of race, color, religion, national origin, sex (including sexual harassment), handicap, or age in any of its policies, procedures, or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Gilroy programs and activities. Pursuant to the Americans with Disabilities Act, the City of Gilroy will make reasonable efforts to accommodate persons with qualified disabilities. If you have inquiries regarding the equal opportunity policies, the filing of grievances, or to request a copy of the City's grievance procedures or if you require special accommodations, please contact the Housing and Community Development Office at (408) 846-0290 at least five days in advance of the meeting.

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, task forces, Housing Advisory Committees 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 MORE 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](tel:846-0204)/shawna.freels@cityofgilroy.org.



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Planning Division
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Development
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Housing Advisory Committee

Draft - Meeting Minutes

May 8, 2019 – City Council Chambers, City Hall, 7351 Rosanna St.

I. Welcome – Call to Order

The Housing Advisory Committee meeting was called to order by Chair Lerner at 6:15 p.m.

HAC Members present: Reid Lerner (Chair), Rebeca Armendariz, Brenda Flores, Bruce Morasca, Paulina Baeza

HAC Members absent: David Fissel (Vice Chair), Manny Singh, Carlos Pineda

City Staff present: Sue O'Strander, Acting Community Development Director and Sandra Nava, Committee Liaison

Report on posting of the agenda: Liaison Nava incorrectly reported that the agenda was posted on Friday, May 13, 2019 at 4:16 p.m.; it was actually posted May 3, 2019 at 4:16 p.m.

Staff comments: Jim Carney no longer works for the City, May 30, 2019 Empower and HELP down payment assistance homebuyer workshop in Gilroy City Council Chambers at 6:30 p.m.

Committee Comments: Members introduced themselves

Public comment on items not on the agenda: A member of the public asked why the committee has to be so punctual and give the time and date for everything.

II. Presentation of the City of Gilroy Board, Commission & Committee Member Handbook by City Clerk Freels

Suzanne Guzzetta, Deputy City Clerk informed members she was presenting in place of the City Clerk. Deputy Guzzetta described to members the purpose of the Board, Commission & Committee Member Handbook.

III. Approval of Minutes from March 13, 2019

Motion was made by Member Morasca, seconded by member Flores and unanimously carried 5-0-0 to approve the March 13, 2019 minutes.

IV. Affordable Housing Week Activities May 3 – May 17, 2019

Chair Lerner shared that the May 6th event in Gilroy covered the progress taking place regarding affordable housing. The main message was getting homeless persons housed first, so they can then take care of other issues. Staff shared about the May 10th re-dedication taking place at the Redwoods and Wheeler Manor apartments.

V. Select Representative for General Plan Advisory Committee (GPAC)

Staff informed members that Council approved having a HAC Representative on the General Plan Advisory Committee. Motion was made by Member Morasca, seconded by Member Armendariz and unanimously carried 5-0-0 to select Chair Lerner as the Housing Advisory Committee Representative for the General Plan Advisory Committee.

VI. Annual Advisory Body Presentation to City Council

Discussion was held on selecting a couple of dates for the annual advisory body presentation. Motion was made by Member Morasca, seconded by Member Armendariz and unanimously carried 5-0-0 to have November 4, 2019 as the preferred date and November 18th as the second choice.

VII. Housing Advisory Committee Orientation

Staff explained that the HAC is an advisory committee to Council on affordable housing issues. The work plan the HAC creates will guide activities for this group. Members must ensure items they focus on should be within the realm of the committee. The overarching document is the existing Housing Element; however, the HAC guidelines, bylaws, attendance policy, and committee member handbook all serve to guide the committee.

VIII. Subcommittee Work Plan Report

There was no report to present for that item.

IX. Future Agenda Items

- a. Work plan discussion
- b. City Council annual presentation discussion topics
- c. Business cards and name tags-vote if generic name cards or not
- d. Presentation from the Missing Middle Housing Agency – Opticos, Reid will research on appropriate group to do presentation
- e. Overview of new housing laws affecting affordable housing
- f. Laws on renter's rights

X. Adjournment -

Chair Lerner adjourned the meeting at 7:37 p.m.



Business Card



Badge

Chapter 30: Zoning Ordinance // City of Gilroy

ARTICLE XI : RESIDENTIAL USE TABLE

Residential Uses

- Accessory Dwelling Units
- Condominiums
- Duplex
- Mobile Home Park
- Modular Home
- *Multiple Family Building*
- Residential Care Home
- *Single Family Dwelling*
- Townhouse

Commercial Uses

- Bed / Breakfast Establishment (1 – 2 Rooms)
- Boarding or Rooming House
- Home Occupation

Public & Semi-Public Uses

- Emergency Shelter
- Religious Institution
- Supportive and Transitional Housing
- Temporary Building

ARTICLE XIX: COMMERCIAL USE TABLE

Commercial Uses

- Bed / Breakfast Establishment
- Hotel
- Motel
- Travel Trailer or Camping Facility

Public & Semi-Public Uses

- Emergency Shelter
- Religious Institution
- Rest Home

Residential Uses

- Boarding or Rooming House
- Caretaker's Quarters
- Residential Unit

ARTICLE XIX: DOWNTOWN USE TABLE

Commercial Uses

- Bed / Breakfast Establishment
- Cottage Industry with Light Manufacturing & Assembly
- Hotel
- Motel

Public & Semi-Public Uses

- Emergency Shelter
- Religious Institution
- Rest Home

Residential Uses

- Boarding or Rooming House
- Caretaker's Quarters
- Residential Units

Missing Middle Housing Types
May Not Be Listed in Gilroy Zoning Ordinances

- 1) Agricultural Worker House
- 2) AirBNB // VRBO = Vacation Rentals by Owner
- 3) Bungalow Court
- 4) Carriage House
- 5) Casita / Cabin
- 6) Co-Housing
- 7) Commercial Building Conversion
- 8) Convalescent Home / Nursing Home
- 9) Cooperative / Co-op
- 10) Courtyard Houses
- 11) Dormitory
- 12) Extended Stay Executive Hotel
- 13) Flats (full floor)
- 14) Fraternity, Lodge, or Club Residence [Gavilan College or IOOF]
- 15) Garden Apartments (basement apartments)
- 16) Hostel [Youth Hostel / Tourist Hostel / Senior Hostel]
- 17) Industrial Building Conversion
- 18) Intentional Community
- 19) Live / Work Spaces
- 20) Mansion (a large residential building)
- 21) Military Family Housing
- 22) Mission / Seminary
- 23) Modern Construction Forms: Concrete Steel Glass
- 24) Patio Houses
- 25) Pied a Terre
- 26) Row Houses
- 27) Smart Buildings / LEED / Green Building / Sustainable / Passive Building Standard
- 28) Starter Homes
- 29) Sorority / Sisterhood / Convent
- 30) Student Housing
- 31) Tenants-In-Common
- 32) Tiny Houses
- 33) Triplex / Fourplex / Multiplex
- 34) Urban Loft (with Mezzanine)
- 35) Villa
- 36) YMCA / YWCA
- 37) Zero Net Energy ZNE [mandatory in CA by 2020]