



City of Gilroy
COMMUNITY DEVELOPMENT DEPARTMENT
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DATE: August 22, 2019

TO: General Plan Advisory Committee

FROM: Stan Ketchum, Senior Planner
General Plan Project Manager

SUBJECT: Overview of GPAC Meeting Agenda and Packet Materials

This memo provides an overview of the agenda and packet materials for the August 22, 2019, GPAC meeting.

The primary purpose of the meeting is for the GPAC to select a preferred land use alternative for recommendation to the Planning Commission and City Council. The consultants will present the results of the two Community Workshops for consideration by the GPAC as a part of the preferred alternative selection process.

Agenda Item VI. Overview of July 2019 Community Workshops

The General Plan Consultants will present an overview of the results of the two community workshops regarding the land use alternatives. The input received from the workshops should be considered by the GPAC in their deliberations on the selection of the preferred land use alternative.

The meeting packet includes the Community Workshops Engagement Summary report, describing the input provided by the community members that attended the workshops. The workshops included two exercises designed to collect information on the community's preference among the three land use alternatives, and also which of the alternatives analysis criteria were most considered the most important.

The three land use alternatives are shown on pages 28 – 30 of the General Plan Alternatives Report, also included in the packet. As shown in the Engagement Summary Report, Alternative B was preferred by 25% of the attendees, while Alternative C was preferred by 22%. In contrast, 35% favored a hybrid alternative of some form, with a different combination of land

uses than those included in the three GPAC alternatives. See the following section for further discussion of the alternatives selection.

The second workshop exercise asked respondents to identify which criteria from the alternatives analysis they considered the most important. The Housing Affordability criteria was deemed most important by 65% of those responding, followed by Land Use Efficiency, chosen by 59%. The next three most frequently chosen criteria were Mix of Housing Types (49%), Employment Mix and Average Wages (45%), and Roadway Congestion (43%).

Agenda Item Objective: The GPAC to receive the presentation and have the opportunity to ask questions and discuss the information presented. No Committee action is required.

Agenda Item VII. Selection of Preferred Land Use Alternative

In addition to the community workshops summary report, the packet includes a copy of the General Plan Alternatives Analysis report. This report was originally completed in March, 2018, and was updated to include the current schedule for the remainder of the process. The report includes a description of the focus areas, land use concepts and three citywide alternatives selected by the GPAC in 2018. Section 6 of the report includes the complete analysis of the alternatives, summarized at the community meetings. This information should also be considered by the GPAC in their deliberations to select a preferred land use alternative.

The process for selection of the preferred land use alternative will proceed as follows:

1. The three citywide land use alternatives, together with the community workshop group preference results, will be presented for GPAC review and discussion.
 - a. Preliminary show of hands for GPAC preference for each citywide alternative.
 - b. If there is a clear majority in support of one alternative, staff recommendation for GPAC vote.
2. If the GPAC is divided regarding the selection of one of the three citywide alternatives as the preferred land use alternative, proceed as follows:
 - a. Each of the five focus areas and the various land use concepts will be discussed individually.
 - b. For each focus area, the GPAC will vote to select the desired land use concept to include in the preferred land use alternative.
3. A final vote by the GPAC will be taken to accept the combined set of preferred focus area concepts as the Preferred Citywide Land Use Alternative for recommendation to the Planning Commission and City Council.

The GPAC Rules and Procedures state the following:

Advisement and Voting

- A. Decision-making by the Committee should occur through dialogue and consensus whenever possible.
- B. For decisions which cannot be reached by consensus, the presence of a quorum and the

affirmative vote of the quorum is required.

Agenda Item Objective: The GPAC will follow the process described above to complete the selection of a preferred Citywide Land Use Alternative for recommendation to Planning Commission and City Council. (60 minutes)

- a. Committee discussion and participation in prioritization exercise*
- b. Public Comment*
- c. Committee action: Action required.*

Should you have any questions about the packet material prior to the meeting, please give me a call at (408) 846-0566.