Land Use
Introduction

The Land Use Element establishes goals, policies, and programs to strategically accommodate future growth and change while preserving and enhancing the qualities that make Gilroy a great place to live and work. The Element contains the Land Use Diagram, a map of land uses within the planning area. It also contains a description of the land use designations. The goals, policies, and programs are designed to enhance Gilroy’s neighborhoods and districts with an attractive mix of uses and amenities that expand the local economy, protect environmental resources, and improve the overall quality of life of residents. A variety of topics are discussed within the Element, including growth and change, mixed-use districts, residential neighborhoods, commercial and industrial areas, and community design.

Land Use Diagrams and Development Standards

The Land Use Diagram depicts land uses for Gilroy through the year 2040 and beyond. The land uses are represented using designations – districts that specify the type and intensity of allowed land uses. The boundary lines between land use designations are delineated as specifically as possible, in most cases following parcel lines.
The following sections describe the land use designations appearing on the Land Use Diagram, and standards of residential density and building intensity for those designations.

**DEVELOPMENT STANDARDS**
These are legal standards of density for residential uses and standards of building intensity for nonresidential and mixed use. The following explains how these standards operate.

**Density.** Standards of building density for residential uses are stated as a range (i.e., minimum and maximum) of allowable number of dwelling units per net acre. A gross acre is an acre of land, including streets and right-of-ways, designated for a specific use. A net acre is the remaining land excluding streets, public right-of-ways, non-residential land uses and other public facilities. In urban areas net acreage is normally 20 to 25 percent less for a given area than gross acreage. The diagram below shows various building configurations representing different density ranges. Standards of population density can be determined based on an assumption of persons per dwelling unit.

**Floor Area-Ratio (FAR).** Commercial and industrial use intensities are determined by a maximum floor area ratio (FAR) standard. FAR refers to the ratio of building floor space compared to the square footage of the site. FAR is calculated by dividing the floor area of all buildings on the site by the total square footage of the site. For example, a 12,500 square foot building on a 25,000 square foot site has a FAR of 0.5. The maximum FAR standard limits the overall size of development on a property. As an example, a maximum FAR of 0.75 would allow 75,000 square feet of building floor area on a 100,000 square foot lot. The 75,000 square feet could be provided in one building or divided between multiple buildings. The building could also be designed as a multi-story structure on a smaller footprint (e.g., three 25,000 square foot floors).

When calculating FAR, the building square footage includes finished interior spaces and excludes parking garages, structured parking levels, enclosed covered porches, and exterior open space, such as courtyards, roof gardens, and balconies. The net acreage of the site is also used for the FAR calculation. Net acreage excludes land required for public and private streets, public parks, and other public facilities.

While FAR provides for the overall development size and intensity, it does not specify the form or character of the building. Different interpretations of the same FAR can result in buildings of very different character.
Land Use Diagram
Land Use Designations

The Land Use Diagram presents five general categories of land uses: residential, mixed use, commercial, industrial, and “other” (e.g., parks and recreation, agriculture). The land use designations that appear on the diagram are described below. The definitions include the allowed use, density, and intensity.

**Residential Designations**

**HILLSIDE RESIDENTIAL (HR)**
This designation is generally applied to developable hillside areas with slopes of 10 percent to 30 percent. Developments in these areas must follow special design and siting criteria to preserve the sensitive hillside environment together with the views and vistas of surrounding hillsides, hilltops, and ridgelines, as specified in the Residential Hillside Zoning District regulations and in the City's adopted Hillside Development Guidelines. The Hillside Residential designation promotes a rural environment where typical urban infrastructure (e.g., street lights) is not typically provided.

**Density:** <1-4 dwelling units per net acre, in accordance with the slope density formula set forth in the Residential Hillside Zoning District Zoning Ordinance.

**LOW DENSITY RESIDENTIAL (LDR)**
This is the most common residential land use designation in Gilroy. It is applied to areas of predominantly single family detached dwellings, with typical lot sizes ranging from 5,000 square feet to 7,000 square feet. Appropriate residential uses include single family detached homes and secondary (“accessory”) dwelling units that comply with City standards. Other compatible uses include religious facilities, day care and group care facilities, schools, and parks.

**Density:** 3-8 dwelling units per net acre
MEDIUM DENSITY RESIDENTIAL (MDR)
This designation is intended primarily for multi-family attached structures (townhomes, condominiums, apartment buildings). Single family detached dwellings and two-family dwellings are only allowed if the project is consistent with other General Plan goals and policies, the Zoning Ordinance and other development policies and standards, with or without secondary units. Buildings are typically two to three stories tall. This designation is typically applied to transition areas between lower-density neighborhoods and higher-density developments or commercial areas. It is usually located on or near arterials or collector streets and in close proximity to neighborhood facilities such as a school or park. Compatible non-residential uses include religious facilities, day care and group care facilities, schools, and parks.

**Density:** 8-20 dwelling units per net acre

HIGH DENSITY RESIDENTIAL (HDR)
This designation allows higher-density attached housing types (apartments and condominiums), often within walking distance of commercial areas. The predominant housing type is multi-family dwellings, such as apartments or condominiums, with buildings typically comprising two or more stories. High-density developments are usually located along major transportation corridors, in close proximity to commercial areas, transit stops, schools, and parks. Compatible non-residential uses include religious facilities, day care and group care facilities, schools, and parks. When consistent with other General Plan policies, some commercial uses may be combined with high-density residential if minimum densities are maintained. There is no maximum density specified for High Density Residential. The density of individual projects will be determined by other General Plan goals and policies, the Zoning Ordinance, and other development policies and standards.

**Density:** 20+ dwelling units per net acre
NEIGHBORHOOD DISTRICT HIGH AND LOW

The purpose of these designations is to encourage compact, complete, neighborhood-style development. Traditional single-family uses will comprise a substantial portion of these districts. Commercial and medium- to high-density residential uses should be clustered to form neighborhood centers. Neighborhood centers would be centrally located to be convenient to as many residents as possible. Residents can access neighborhood centers easily by walking, biking, or driving. Neighborhood-serving amenities such as schools, parks, open space, and neighborhood commercial will be integrated in the neighborhood design in a manner that provides the greatest benefit to the community. Neighborhood District High and Low may use a Neighborhood Commercial (NC) designation to designate land in neighborhood centers to encourage low-intensity commercial uses that cater directly to residents in the immediate neighborhood.

Prior to approval of annexation and other land use entitlements, a Specific Plan shall be prepared for the entire Neighborhood District area. The Specific Plan will be implemented by the Neighborhood District Zoning District and the Neighborhood District Policy, which provide further guidance on topics including phasing of development, location and mix of uses, site and architectural design, affordable housing, circulation, and open space. Neighborhood Districts High and Low have different housing density requirements, as shown in Table 2-1 below.

The Neighborhood District Low retains the density ranges from the prior General Plan. The Neighborhood District High establishes an average density to be achieved for each category. Density is calculated excluding land required for streets, parks, schools, resource protection, neighborhood commercial, or other infrastructure and/or amenities. The percentages in Table 2-1 specify the amount of residential land area to be designated for each density category. The 0-7 du/ac category is intended for single family detached dwellings with varying lot sizes. The 7-9 du/ac (average neighborhood density) category is intended for a combination of two-family and some single-family detached dwellings. The 9-16 du/ac category is intended to accommodate a combination of small-lot and attached single-family dwellings, as well as multi-family dwelling options. The 16-30du/ac category is intended to provide a variety of attached single-family and multi-family residential styles of development.
Table 2-1: Density Ranges

<table>
<thead>
<tr>
<th>Density Ranges</th>
<th>0-7 du/ac</th>
<th>7-9 du/ac</th>
<th>9-16 du/ac</th>
<th>16-30 du/ac</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Neighborhood District Low</strong></td>
<td>82% max.</td>
<td>5% min.</td>
<td>10% min.</td>
<td>3% min.</td>
</tr>
<tr>
<td><strong>Neighborhood District High</strong></td>
<td>60% max.</td>
<td>5% min.</td>
<td>25% min.</td>
<td>10% min.</td>
</tr>
</tbody>
</table>

Note: Neighborhood District percentages are based on land area.

Mixed Use Designations

Mixed Use (MU)
The purpose of this designation is to encourage a mix of retail, office, and high-density residential uses. Multi-story structures and more intense uses should be located at major intersections and lower-intensity uses adjacent to neighborhoods. Street-level frontage of mixed-use projects shall be developed with pedestrian-oriented, typically commercial, uses. Residential uses can be integrated on the same site with other uses in either a vertical or horizontal design. Stand-alone residential uses are not allowed. Access to reliable, frequent transit service is a key feature of this designation. The streetscape should have landscaping, lighting, public art, pedestrian amenities, and bicycle access. The residential density of a mixed-use project may be reduced if the overall form and mixed-use nature of the project are maintained, but in any case no lower than 20 du/ac.

**Density:** 20-30 dwelling units per net acre

**FAR:** 0.30 – 2.50 (applicable to commercial only)
Commercial Designations

VISITOR SERVING COMMERCIAL (VSC)
The purpose of this designation is to allow for uses that cater to visitors to Gilroy and travelers passing through Gilroy. Examples of compatible uses include tourist attractions, commercial recreational uses, motels, hotels, restaurants, drive-through (fast food) restaurants, and gas stations. Gilroy Gardens is the largest “visitor serving” use in the city. All other Visitor-Serving Commercial areas are located in close proximity to U.S. 101 and its access ramps, where they are easily accessible by car and highly visible.

**Maximum FAR:** 2.0; **Hotels:** 4.0

GENERAL SERVICES COMMERCIAL (GSC)
The purpose of this designation is to allow for commercial uses that typically have a larger market area and a greater volume of customers (e.g., a furniture store, department store, or big box stores) than establishments in the Neighborhood Commercial category. This designation also allows uses with a mix of “commercial and industrial” characteristics and encourages a mix of uses, such as offices and hotels. These are low-intensity commercial operations with a light manufacturing or light industrial nature (e.g., glass shops, small welding shops, and plumbing shops). Also included are establishments for automobile sales and service that require large lots to house their equipment and merchandise.

**Maximum FAR:** 2.0; **Hotels:** 4.0
CITY GATEWAY DISTRICT (CGD)
The purpose of the City Gateway District is to welcome visitors and residents to Gilroy through street beautification, distinctive architecture, and commercial services. Areas with this designation will be located near high traffic entrances to the city and balance the needs of drivers with the needs of other transportation modes. Parking lots and gas stations should be screened and beautified, enhanced landscaping should be incorporated to frame the view of the visitor, and new development is encouraged to locate close to the sidewalk edge to establish a strong, vibrant street frontage. New parking lots are located to the side or behind buildings. Allowed uses include retail, service, office, hotels, and other visitor serving uses.

**Maximum FAR:** 2.0; **Hotels:** 4.0

NEIGHBORHOOD COMMERCIAL (NC)
The purpose of this designation is to encourage low-intensity commercial uses that cater directly to residents in the immediate neighborhood only, rather than to the entire city. Typical uses include small retail establishments such as cafes, bakeries, small grocery stores, daycare centers, small bank branches, and cleaners. Small professional offices are also considered compatible. All structures must be sited and designed in keeping with the scale and character of the surrounding neighborhood. Ample landscaping and creative design are encouraged to create neighborhood amenities such as pedestrian and bike access, small outdoor gathering places, and small-scale neighborhood landmarks. The General Plan does not include the “Neighborhood Commercial” designation on the Land Use Diagram, as it is a use encompassed under the “Neighborhood District” designation. However, the Plan maintains the Neighborhood Commercial designation included here for potential application in specific plans and other more detailed land planning efforts.

**Maximum FAR:** 1.0
Industrial Designations

INDUSTRIAL PARK (IP)
The purpose of this designation is to allow for low-intensity industrial developments that can locate in proximity to residential and commercial uses with a minimum of environmental conflict. Although development in these areas still must meet strict landscaping, buffering and design standards, it does not require a “campus” setting or integrated open space areas. Typical uses include office, light manufacturing operations, electronics assembly plants, and large warehouses.

**Maximum FAR:** 1.0

EMPLOYMENT CENTER (EC)
The Employment Center designation is intended to support businesses and provide a broader range of employment types and intensities. This designation is suitable for office development, light industrial, research and development, medical, and high-tech uses. In addition, large-scale commercial can also locate in this designation if consistent with other commercial and industrial General Plan goals and policies. This designation is present at two locations in the City. The first location is easterly of U.S. 101, southerly of the U.S. 101/Monterey Street interchange. The second is west of U.S. 101, northerly of the intersection of Monterey Road and Las Animas Avenue. Due to the high visibility of these areas at the northerly and southerly “gateways” to Gilroy, light and heavy industrial uses that cannot be properly screened are discouraged. Site design will provide urban-style landscaping, with storage areas and loading bays kept out of sight.

**Maximum FAR:** 3.0

GENERAL INDUSTRIAL (GI)
The purpose of the General Industrial designation is to provide areas for heavy industrial uses. Development located in these areas characteristically requires good truck and/or rail access. Examples of activities in a General Industrial area include large scale manufacturing, assembly, storage, distribution, and wholesaling.

**Maximum FAR:** 2.0
**Other Designations**

**RURAL COUNTY (RC)**
The purpose of this designation is to preserve rural residential, hillside, and productive agriculture land uses located outside areas planned for urban development. Much of this area has soils capable of producing a wide variety of crops or supporting grazing. Allowed uses include rural residential, grazing, active agricultural production, associated agricultural processing, sales, and support uses. Typical building types include low-intensity structures associated with farming and agricultural processing and sales. One single dwelling unit per parcel is allowed in the Rural County designation.

**OPEN SPACE (OS)**
This designation is applied to areas where urban development is either inappropriate or undesirable. Specifically, it is intended to preserve and protect lands that are considered environmentally unsuitable for development, including natural resource areas such as the Uvas Creek and Llagas Creek corridors and the southwestern foothills and hazardous areas such as fault zones and floodways.

While some limited activities and structures may be allowed, these are subject to site-specific environmental review and must be limited in scope to ensure preservation of natural resources and protection of public health and safety. For example, there may be an opportunity to allow public access to City owned Open Space for limited activities, such as hiking and bicycling, in furtherance of City Council Resolution 2020-56, supporting Gilroy as a Recreation Destination; however such activities would be subject to review under the California Environmental Quality Act.

**PARKS AND RECREATION (PR)**
The purpose of this designation is to identify existing and future developed park lands, including existing and planned “linear parks” that serve both a circulation and recreation function. It is also applied to public recreation areas such as golf courses.
PUBLIC/QUASI-PUBLIC FACILITY (PQP)
The purpose of this designation is to identify existing and planned future public or quasi-public facilities. Examples of public facilities include schools, City Hall, the library, police and fire stations, and utility sub-stations; examples of quasi-public facilities include Gavilan Hills Memorial Park Cemetery and Saint Louise Hospital.

URBAN GROWTH BOUNDARY
The Urban Growth Boundary (UGB) applies to land within the Planning Boundary/Sphere-of-Influence that is intended for urbanization at some point in the future. The UGB indicates the extent and direction of the city’s future urban expansion and capital improvements planning. Lands outside the UGB are to be preserved for rural and agricultural uses. The UGB line on the Land Use Diagram denotes the locations where planned future growth extends beyond the Urban Service Area.

URBAN SERVICE AREA
The Urban Service Area (USA) is the area of land to which the City is committed to providing basic infrastructure and services for urban development. The USA:

a) encourages compact and concentric urban growth and development;
b) promotes fiscal responsibility, cost-effective service delivery, and the City’s ability to plan for and adequately maintain urban services over time; and
c) provides for an adequate land supply necessary for sustainable economic growth. Urban zoning, development approvals, and building permits will only be granted to properties within the USA. Applications for inclusion in the USA will be accepted annually and evaluated based on General Plan policies promoting infill development and efficiency in the provision of urban services. The USA is generally coterminous with the Urban Growth Boundary (UGB), except where the UGB is shown separately.

PROPOSED PARKS
Locations of existing parks are identified on the Land Use Diagram. New parks will be needed in the future based on planned residential growth (e.g., in the Neighborhood Districts); however, no specific park site has yet been identified because the details of surrounding development have not been finalized. In these cases, the designation for the park will be [P]. This symbol represents a “floating” designation and is only intended to indicate a general area within which a park site will likely be located. The specific size, location and configuration of such park sites will be finalized at the time of the acquisition of
a particular parcel.

PROPOSED SCHOOLS
Locations of existing schools are shown on the Land Use Diagram with the Public/Quasi Public designation. New schools will be needed in the future based on planned residential growth (e.g., in the Neighborhood Districts); however, where no specific school site has yet been identified because the details of surrounding development have not been finalized. In these cases, the designation for the school will be S. This symbol represents a “floating” designation and is only intended to indicate a general area within which a school site will be located. The specific size, location and configuration of such school sites will be finalized through coordination with the Gilroy Unified School District and the acquisition of a particular parcel.
Growth and Change

Gilroy got its start in 1850 as a stagecoach stop for passengers travelling to San Francisco. During the 1850s a nucleus of houses and small businesses were constructed along Monterey Road, the old El Camino Real. The railroads connected Gilroy with San Jose in 1869, and Gilroy incorporated with the State as a charter city in 1870. At that time Gilroy had a population of 1,625 residents. Gilroy’s food processing industry began at the turn of the last century. The completion of U.S. 101 in the early 1970s provided Gilroy residents with easy access to jobs in Silicon Valley. Today the City’s focus is on strengthening the local economy and increasing job opportunities in Gilroy to enable more residents to work closer to home. Restoring the downtown to a vibrant destination, balancing growth with preservation of open space, and providing housing to meet the diverse needs of all Gilroyans are other high priorities for the future. Policies in this section give Gilroy the tools to grow and change through 2040. They provide structure and guidance, while allowing flexibility to adapt to economic, environmental, and social change.

In 2016, the people of the City of Gilroy approved an Urban Growth Boundary ("UGB") by initiative to protect the unique character of the City of Gilroy and the agriculture and open space character of the surrounding areas. The UGB is a line beyond which urban development is not allowed. Except for public parks, public educational facilities (such as public schools and public colleges), and public wastewater, sewer, storm drain, and water recycling facilities, only uses consistent with: (1) the General Plan “Open Space” land use designation as this designation existed on February 26, 2016; and (2) the uses of “open space land” as set forth in Government Code section 65560, subsections (b), (b)(1), (b)(2), (b)(3), and (b)(4) are allowed outside the UGB.

The City of Gilroy’s UGB reflects a commitment to direct future growth within the City’s existing urban areas in order to prevent urban sprawl into the agriculturally and environmentally important areas surrounding the City. The UGB protects the health, safety, welfare, and quality of life of the residents of Gilroy by concentrating future residential, commercial, and industrial growth in areas already served by urban services. The policies implementing the UGB allow sufficient flexibility within its limits to respond to the City’s changing needs over time. The UGB complements General Plan policies encouraging infill development and supporting a thriving downtown center.
Goal LU 1
Protect and enhance Gilroy’s quality of life and unique identity while continuing to grow and change.

LU 1.1 Pattern of Development
Ensure an orderly, contiguous pattern of development that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities.

LU 1.2 Residential Growth
Encourage new residential development to locate within the existing Urban Service Area prior to considering expansion of the Urban Service Area.

LU 1.3 Phased Commercial Growth
Encourage new commercial and industrial development to locate in the following areas ordered by priority, assuming available land supply:

1. Land within the Urban Service Area;
2. Land outside the Urban Service Area, if a proposed project is too large or properties within the Urban Service Area are unable to accommodate the proposed development and following approval of a General Plan Amendment (if necessary) and a successful Urban Service Area amendment.

LU 1.4 Mix of Uses
Encourage a diverse mix of land uses to achieve a balance between jobs and housing, to ensure the community’s long-term viability, and to increase job opportunities in the city to assist in equalizing the jobs/housing balance. Through the Land Use Diagram, the City shall encourage a range of housing types, mixed-use districts, a diversity of businesses and industries, and adequate services and leisure activities to meet the social and economic needs of residents.

LU 1.5 Uses East of U.S. 101
Prohibit all residential uses on lands east of U.S. 101 and designate the area for industrial and agricultural uses, employment centers, compatible commercial development, and public and quasi-public facilities.

LU 1.6 Areas with Fragmented Property Ownership
Encourage coordinated development in areas where a fragmentation of property ownership poses potential impediments for orderly and efficient development.

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development (e.g., layout of streets, lots, utilities). Projects where such impediments are identified shall demonstrate good faith effort to acquire and consolidate adjacent parcels in cases where to do so would improve the development potential of the project, consistent with the General Plan policies and other City development standards.

**LU 1.7 Access to Open Space**
Require new hillside developments to provide trail access to adjacent greenways, open space corridors, and regional parks where feasible.

**LU 1.8 Vacant and Underutilized Sites**
Monitor vacant and underutilized residential and non-residential land to encourage infill development on those sites.

**LU 1.9 Alternative Uses for Significant Structures**
Land uses other than those designated on the Land Use Diagram may be allowed on sites with existing structures of significant historic or architectural merit, provided the proposed use would enhance or preserve the historic/architectural qualities of the structure, and the use would not otherwise be incompatible with the surrounding area.

**LU 1.10 Urban Service Area Amendments**
Accept and evaluate applications for inclusion in the Urban Service Area annually in light of General Plan policies promoting infill development and efficient and cost-effective provision of urban services.

**LU 1.11 Contiguous Development**
Strongly discourage development that is not contiguous with existing urban development.
LU 1.12 Interagency Coordination for Growth Management
Work with Santa Clara County and other South Valley communities to ensure a regional approach to growth management. Also work with the County to discourage land subdivision and development activities in areas outside the Urban Service Area but within the sphere-of-influence that might undermine the future urban development potential of those lands. The South County Joint Area Plan, adopted by Santa Clara County, the City of Gilroy, and the City of Morgan Hill shall serve as a reference of recommended policies and approaches to continue this work.

LU 1.13 Unincorporated Areas
Ensure proper referral procedures are followed for project proposals in unincorporated areas of the City’s Sphere of Influence, facilitating communication between the City and County on projects that may have an impact on the City’s land use plans and policies.

LU 1.14 Blight
Require that defunct or abandoned structures that are a visual blight or physical hazard be dismantled or removed within a reasonable period of time. This does not apply to structures that are identified by the City as historic.

LU 1.15 Residential Development Ordinance
The Residential Development Ordinance shall be evaluated based on the adopted General Plan and current State legislation.

LU 1.16 Urban Growth Boundary Implementation
Until December 31, 2040, the following General Plan provisions, as adopted by the Gilroy Urban Growth Boundary Initiative, may not be amended or repealed except by a vote of the people: Policy 2.13 and Policy 2.14 of the Community Design and Development Element.

1. Until December 31, 2040, lands outside the UGB as shown on the General Plan Land Use Plan Map may be re-designated, and the location of the UGB depicted on the Land Use Plan Map may be amended, only by a vote of the people, or by the City Council pursuant to the procedures set forth in subsections (b) through (e) below.

2. The City Council may, if it deems it to be in the public interest, amend the location of the UGB depicted on the Land Use Plan Map, provided that the amended boundary is within or coextensive with the limits of the UGB as established by the Gilroy Urban Growth Boundary Initiative. The City Council, may, if it deems it to be in the public interest, re-designate lands outside the UGB, provided that the new designation
allows only uses consistent with (1) the General Plan “Open Space” land use designation as this designation existed on February 26, 2016; and (2) the uses of “open space land” as set forth in Government Code section 65560, subsections (b), (b)(1), (b)(2), (b)(3), and (b)(4).

3. The City Council may amend the location of the UGB located on the Land Use Plan Map, and/or re-designate lands outside the UGB, if the City Council determines that doing so is necessary to comply with State law regarding the provision of housing for all segments of the community. The City Council may do so only if it first makes each of the following findings based on substantial evidence:
   a) That the land proposed to be brought within the UGB and/or re-designated is immediately adjacent to: (i) the existing UGB; and (ii) available water and sewer connections; and
   b) That the proposed development will consist primarily of low- and very low-income housing pursuant to the Housing Element of this General Plan;
   c) That there is no existing vacant or undeveloped residentially-designated land within the UGB to accommodate the proposed development and it is not feasible to accommodate the proposed development by re-designating lands within the UGB for low- and very low-income housing; and
   d) That the proposed development is necessary to comply with State law requirements for the provision of low- and very low-income housing and the area of land within the proposed development will not exceed the minimum area necessary to comply with State law.

4. To promote sustainable job creation, the City Council may amend the location of the UGB located on the Land Use Plan Map and/or redesignate lands outside the UGB in order to allow uses consistent with the General Plan “General Industrial” land use designation as this designation existed on February 26, 2016, provided that no more than 50 acres of land may be brought within the UGB and/or re-designated pursuant to this subsection in any calendar year. The City Council may do so only if it makes each of the following findings based on substantial evidence:
a) That the land proposed to be brought within the UGB and/or re-designated is immediately adjacent to: (i) the existing UGB; and (ii) available water and sewer connections; and

b) That the land proposed to be brought within the UGB and/or re-designated is the subject of a pending application to the City for a specific development proposal; and

c) That there is no existing appropriately designated land within the UGB that could accommodate the development as proposed or with modifications, and that would provide substantially the same benefits; and

d) That it is not feasible to accommodate the proposed development by re-designating lands within the UGB for the proposed development.

5. Upon request of an affected landowner with a pending development application, the City Council may amend the location of the UGB depicted on the Land Use Plan Map, and/or re-designate lands outside the UGB, if it makes both of the following findings based on substantial evidence:

   a) That the application of the UGB depicted on the Land Use Plan Map, or of the Gilroy Urban Growth Boundary Initiative’s designation of land outside the UGB, would constitute an unconstitutional taking of the landowner’s property; and

   b) That the UGB amendment and/or land use re-designation will allow additional land uses only to the minimum extent necessary to avoid such a taking of the landowner’s property.

6. Prior to amending the location of the UGB or re-designating lands outside the UGB pursuant to subsections (c) through (e) of this Policy, the City Council shall hold at least one noticed public hearing for the purpose of receiving testimony and evidence from the applicant and the public on the proposed amendment and any findings proposed in connection with such amendment. This hearing shall be in addition to any other public hearings required for a General Plan amendment.

7. The General Plan may be reorganized or updated, and individual provisions may be renumbered or reordered in the course of ongoing
updates of the General Plan in accordance with the requirements of State law, but Policy 2.13 and Policy 2.14 of the Community Design and Development Element shall continue to be included in the General Plan unless earlier amended or repealed by the voters of the City. After December 31, 2040, this Policy 2.14 shall have no further force and effect, and the City Council, if it deems it in the public interest, may amend the Land Use Plan Map and other General Plan provisions addressed by this Policy 2.14 in accordance with State law without a vote of the people.

8. The City, and its departments, boards, commissions, officers, and employees, shall not approve any general plan amendment, zoning amendment, specific plan, specific plan amendment, rezoning, subdivision map, conditional use permit, or take any other discretionary action, that is inconsistent with Policy 2.13 and Policy 2.14 of the Community Design and Development Element of the General Plan. Any general plan amendment, zoning amendment, specific plan, specific plan amendment, rezoning, subdivision map, conditional use permit, or any other discretionary approval granted by the City that either redesignates land outside the UGB or brings land within the UGB under subsections (c) through (e) of this Policy 2.14 must be consistent with the findings made to support that land’s re-designation or inclusion within the UGB.

*Note: Policy references are to the 2020 General Plan which was in effect at the time of the UGB Initiative passed by Gilroy voters that amended the General Plan.

**Specific Plans**

A specific plan is a planning and regulatory tool made available to local governments by the State of California. By law, specific plans are intended to implement a city or county’s general plan through the development of policies, programs, and regulations that provide an intermediate level of detail between the general plan and individual development projects. As vehicles for the implementation of the goals and policies of a community’s general plan, State law stipulates that specific plans can only be adopted or amended if they are consistent with the jurisdiction’s adopted General Plan.

The City of Gilroy has adopted three specific plans to guide growth and development in areas of Gilroy:

**Downtown Gilroy Specific Plan.** The Downtown Gilroy Specific Plan was adopted by the City Council in 2005. The purpose of the plan is to create a unique and identifiable
Downtown for Gilroy that is economically vibrant, pedestrian-oriented, and a local and visitor destination.

**Hecker Pass Specific Plan.** The Hecker Pass Specific Plan provides the framework for future development for a 423-acre area at the western gateway to the city of Gilroy. It includes plans for 521 dwelling units and acreage for agriculture and agricultural tourism.

**Glen Loma Ranch Specific Plan.** The Glen Loma Ranch Specific Plan includes 359 acres bounded by Uvas Creek to the north, Santa Teresa Boulevard to the west and south, and existing development to the east. The Plan calls for up to 17 residential neighborhoods with a maximum of 1,693 dwelling units, two neighborhood parks, a new fire station, a town center commercial area, preserved open space, bicycle and pedestrian trails, and includes two existing schools: Ascencion Solorsano Middle School and Las Animas Elementary School.

Policies in this section ensure the successful use of specific plans as tools for choreographing large-scale development.
**Goal LU 2**

Ensure the orderly development of large areas of Gilroy through specific plans.

**LU 2.1 Specific Plans**
Require the development of specific plans for new development on land designated Neighborhood District North and Neighborhood District South.

**LU 2.2 New or Amended Specific Plans**
Incorporate new or amended specific plans into the General Plan through a General Plan amendment.

**LU 2.3 Specific Plans in Non-Residential Areas**
Prepare specific plans to guide redevelopment and revitalization of existing non-residential areas in order to achieve General Plan or other City goals and objectives.

**LU 2.4 Downtown**
Update the Downtown Gilroy Specific Plan to guide future planning, design, and development in the Downtown and incorporate the planning efforts associated with the planned High Speed Rail Station.

**LU 2.5 Hecker Pass**
Maintain and implement the Hecker Pass Specific Plan to guide development in the area while protecting and enhancing the unique qualities and agricultural character of the Hecker Pass area as the city’s western gateway and as a highly valued scenic resource for Gilroy residents and visitors. Encourage the ongoing use of agricultural lands to promote agricultural tourism in the Hecker Pass Specific Plan Area.

**LU 2.6 Glen Loma Ranch**
Maintain and implement the Glen Loma Ranch Specific Plan to guide development in the area and ensure the new neighborhoods provide a complementary mix of housing, retail, services, public facilities, and open space.

**LU 2.7 Specific Plan Preparation**
Specific Plans shall be prepared in accordance with State Planning Law (Government Code 65450).
Residential Neighborhoods

From the historic homes that surround Downtown Gilroy to the new homes at Gilroy’s edge, Gilroy’s neighborhoods are diverse and key to the long-term stability of the city. Policies in this section guide the evolution of established neighborhoods and ensure new residential neighborhoods are compatible with Gilroy’s small-town feel.

Goal LU 3

Provide a variety of housing types that offer choices for Gilroy residents and create complete, livable neighborhoods.

LU 3.1 Existing Neighborhoods

Maintain and enhance the quality of existing residential neighborhoods, ensuring adequate public facilities such as parks, schools, streets, water supply, and drainage. SO

LU 3.2 Connectivity

Encourage new residential development to incorporate design features that promote walking and connectivity between blocks. RDR

LU 3.3 Residential Building Orientation

Encourage new residential development to orient buildings toward streets or public spaces to actively engage the community and provide complete neighborhoods. RDR

LU 3.4 Compatible Lotting Pattern

For infill projects where there is an established pattern of lot sizes abutting a project site, new development should reflect the existing lotting pattern, particularly the lot width of parcels directly across an existing street. MPSP

LU 3.5 Neighborhood Infill

Encourage infill developments that enhance neighborhood quality and respond to community input in the planning and design of infill projects or non-residential, neighborhood-serving uses. RDR

LU 3.6 Attached Housing

Require new development projects located within the Medium Density and High-density land use designations to provide attached dwelling units. RDR

LU 3.7 Neighborhood Revitalization Strategy Area

Support and coordinate economic, social, and community development efforts in the Neighborhood Revitalization Strategy Area to encourage economic development for the benefit of all Gilroyans. MPSP
LU 3.8 Multi-Family Residential Design Policy
Encourage new multi-family development to incorporate distinctive site and architectural design that also respects existing and surrounding uses. RDR

LU 3.9 Hillside Development
Minimize grading to new developments to retain a natural hillside setting. Clustered dwelling units in hillside areas shall be encouraged. Encourage roadways that pass through subdivisions and individual sites in hillside areas to be designed to preserve the ecological and scenic character of the hillsides. RDR

LU 3.10 Hillsides and Ridgelines
Provide hillsides and ridgelines with additional consideration, and protection from development, due to their prominence and visibility. RDR

LU 3.11 Noise Mitigation Design
When requiring noise impact mitigation as a part of new and/or expanded development, promote the use of techniques less visually intrusive than sound walls, including but not limited to site design techniques, earth berms, and sound attenuation fencing with wood or other materials that are more compatible with the site and surrounding area. RDR

Commercial Centers
Gilroy has thriving commercial centers, particularly along Leavesley Road and Highway 152. Gilroy’s commercial centers consist of office, retail, service, and entertainment uses. They provide jobs for Gilroy residents and the sales tax revenue supports City services. Policies in this section ensure Gilroy’s commercial centers remain successful and competitive in the long term.

Goal LU 4
Encourage the growth and development of retail, office, service, and entertainment uses in Gilroy to provide jobs, support City services, and make Gilroy an attractive place to live.

LU 4.1 Clustering Commercial Uses
Encourage new commercial uses to group into clustered areas or centers containing professional offices, retail sales and services. Clustered development shall locate at the intersections of major thoroughfares, and exclude “strip” commercial development (shallow depth, linear form, parking in front of building). RDR
LU 4.2  High Quality Design
Encourage distinctive and high quality commercial architecture that respects the character of Gilroy and discourages the use of “franchise architecture”.

LU 4.3  Noise Mitigation Design
When requiring noise impact mitigation of new and/or expanded development, promote the use of techniques less visually intrusive than sound walls, including but not limited to earth berms, sound attenuation fencing with wood or other more compatible materials, and site design techniques.

LU 4.4  Commercial Design Standards and Review Procedures
Require commercial centers to incorporate high standards of site design, construction, buffering, and screening to ensure their compatibility and opportunity to enhance residential neighborhoods.

LU 4.5  Landscaping in Commercial Areas
Require that landscaping on commercial properties be well maintained. The City shall encourage those properties currently without landscaping to provide landscaping.

LU 4.6  Existing Strip Commercial Uses
Existing strip commercial uses that undergo upgrades or expansion, as well as new commercial centers, shall be of a high-quality design, have limited access to minimize circulation conflicts, and ensure adequate screening from adjacent residential uses.

LU 4.7  Existing Strip Commercial Uses Connectivity
Encourage multi-modal connectivity (e.g., automotive, bicycle, pedestrian) between strip commercial uses.

LU 4.8  Tourist-Oriented Commercial
Encourage tourist-oriented retail uses to locate near U.S. 101 interchanges and Gilroy Gardens.

LU 4.9  Pedestrian Access
Require convenient and direct pedestrian access to commercial uses that are located adjacent to residential areas.

LU 4.10  Outdoor Activities
Encourage outdoor cafes and other outdoor activities in appropriate commercial areas, especially Downtown, to create vibrant public spaces and maximize pedestrian activity.
LU 4.11  **Freeway Signage**  
Work with Caltrans to explore ways to increase directional signage to freeway commercial uses at U.S. 101 interchanges. RDR

LU 4.12  **Zoning Change Requests**  
Carefully consider zone change requests to the Commercial-Industrial (CM) District to ensure compatibility of the range of allowed uses with surrounding existing and planned future uses. RDR

**Employment/Industrial Uses**

Gilroy’s quality of life depends on a strong local economy with good-paying, stable jobs. Supportive land use policies can help attract and retain employers. Policies in this section create a land use policy framework aimed at retaining and attracting new employers while ensuring compatibility of employment uses with the rest of the community.

**Goal LU 5**

Encourage, facilitate, and support the development of new employment and industrial uses and retention of existing industry to ensure compatibility with existing surrounding uses and planned uses.

**LU 5.1  Industrial Design Standards**  
Ensure that new industrial developments contribute to the overall attractiveness of the community through appropriate site design, architectural design, and landscaping. RDR

**LU 5.2  Industrial Parks**  
Encourage the development of well-designed industrial park areas to attract new light industrial development to Gilroy. RDR

**LU 5.3  Screening in Industrial Areas**  
Encourage the screening of loading areas and open storage areas so that they are not visible from major roads. RDR

**LU 5.4  Connectivity within Industrial Areas**  
Encourage greater automobile, bicycle, pedestrian, and transit connections within industrial areas. RDR

**LU 5.5  Agriculture in Industrial Areas**  
Encourage agriculture as an interim use in areas designated for industrial development.
Agricultural Uses

Gilroy has long been an agricultural community; agriculture has shaped the identity and economy of the city. Gilroy is known for its garlic, but a wide variety of crops are grown on the fertile soil within and surrounding Gilroy. Agricultural processing facilities form one of Gilroy’s largest industry sectors and agri-tourism is an opportunity for future economic growth. Policies in this section preserve Gilroy’s agricultural heritage by protecting valuable agricultural lands.

Goal LU 6
Support agricultural uses in and around Gilroy that have and will continue to influence Gilroy’s identity and economy.

LU 6.1 Economic Viability of Agriculture
Support the long-term economic viability of agriculture and agri-tourism and encourage landowners with land designated as “Rural County” to keep their land in cultivation.

LU 6.2 Local Agriculture Production, Distribution, and Sale
Encourage farmers markets, farm stands, and community markets to support production, distribution, and sale of locally-grown foods particularly in areas that have vacant or underutilized lands.

LU 6.3 Agricultural Uses within the Planning Area
Encourage agriculture on land designated as “Rural County” as a compatible use in undeveloped portions of the Planning Area.

LU 6.4 Agricultural Uses in Hazard Areas
Encourage areas subject to natural hazards such as major flooding or soils with a high water table to establish or continue long-term agricultural production.

LU 6.5 Agriculture and Annexation
Discourage urban development in lands under County jurisdiction until such lands are annexed by the City. The City shall support County land use regulations that require minimum lot sizes to protect the viability of local agriculture and to prevent the development of incompatible or undesirable land use patterns prior to eventual annexation and urbanization.

LU 6.6 Interagency Cooperation for Agricultural Protection
Work with the County and key stakeholder groups to protect and support the continued viability of agriculture in lands within the Planning Area.
LU 6.7  **Agricultural Mitigation**
Maintain and implement an Agricultural Mitigation Program to protect productive agricultural lands outside the Urban Growth Boundary from urban encroachment and to establish the mitigation requirements for loss of agricultural lands to new development. RDR

LU 6.8  **Local Food Sources**
Encourage a community food system to promote local food sources, support nearby agriculture, stimulate the city’s economy, and promote a healthy lifestyle for the citizens of Gilroy. MPSP

LU 6.9  **Greenbelts**
Designate protected open space areas in conjunction with agricultural lands to create significant natural buffers, or “greenbelts”, between Gilroy and surrounding communities, helping to retain the city’s semi-rural, small town quality. Land uses within a greenbelt should be determined by joint planning activities of the South County cities and the County, but might include very low density residential development; public parks and recreation areas; privately operated recreation areas; and agriculture. Of special concern is the area separating the northern part of the Gilroy Planning Area from the community of San Martin. MPSP

### Mixed-Use Districts

Mixed-use districts consist of two or more different land uses on a single site, including office, retail, entertainment, civic, and housing. Mixed-use districts provide a diversity of housing types that often attract young, educated workers, as well as empty nesters who want to stay in their community but no longer want the maintenance or costs associated with a detached home. Downtown Gilroy is Gilroy’s existing mixed-use district. The General Plan establishes a second mixed-use district along the First Street corridor. Policies in this section support urban, mixed-use districts in Downtown Gilroy and the First Street corridor.

#### Goal LU 7
Encourage mixed-use development projects that create vibrant, walkable districts.

LU 7.1  **Mixed-Use Districts**
Encourage mixed-use development to locate within the Downtown and in the First Street Mixed-Use District. Such developments include housing, retail commercial, offices, open space, and other compatible uses. This development pattern should create vibrant, walkable areas, in contrast to strip retail developments along corridors. RDR
LU 7.2  **Mixed-Use Design**
Require mixed-use developments to limit the number of access driveways, minimize building setbacks, and provide public ground floor spaces adjacent to sidewalks. RDR

LU 7.3  **Compatibility with Adjoining Uses**
Encourage development and redevelopment of higher-density mixed-use development within mixed-use districts and along corridors to be compatible with adjacent land uses, particularly to residential uses through site and architectural design techniques that establish transitions between uses and minimize negative impacts. RDR

LU 7.4  **Work/Live**
Encourage mixed-uses in appropriate non-residential or existing mixed-use areas, facilitate the adaptive reuse of otherwise obsolete structures and promote the growth of the arts in the community by allowing combined work space and living quarters in appropriate buildings in commercial or industrial zoning districts. MPSP

LU 7.5  **First Street Commercial Development**
Encourage new mixed-use development along First Street with emphasis on larger interrelated developments as opposed to smaller spot development. Developments will include such amenities as extensive landscaping and an architectural style that results in high quality, innovative, and distinctive design. RDR

LU 7.6  **Priority Development Areas (PDAs)**
Identify areas near transit suitable for infill development and apply for their official designation as PDAs by the Association of Bay Area Governments and the Metropolitan Transportation Commission. IGC MPSP

LU 7.7  **Transit-Oriented Development**
Encourage higher-density residential and mixed-use developments in close proximity to transit services, especially in the vicinity of the Downtown Caltrain station and multi-modal transit center to promote the relationship between development and transit ridership. RDR

**Community Design**

Tasteful development projects, well-designed pedestrian spaces, beautiful landscaping, and a lack of visual clutter create an appealing community for residents and visitors. Gilroy has many areas with excellent community design characteristics, and others that need attention. Policies in this section support community design principles that make Gilroy an attractive place to live and visit.
**Goal LU 8**

Support growth and development that preserves and strengthens the City's historic, small-town character; provides and maintains safe, livable, and affordable neighborhoods; and creates beautiful places.

**LU 8.1 Community Beautification**
Ensure the beautification of Gilroy by acquiring easements or development rights for open space, planting street trees, and landscaping public right-of-ways.

**LU 8.2 Community Gateway**
Require new developments at “gateways” to the city (i.e., including Monterey Road, Pacheco Pass, Hecker Pass, and U.S. 101 interchanges) to incorporate high-quality, site and architectural design, distinctive landscaping, public art and/or other improvements that enhance the visual integrity of such areas.

**LU 8.3 Landscaping along U.S. 101**
Coordinate with Caltrans and the County to enhance the landscaping along U.S. 101, and encourage new developments facing U.S. 101 to provide landscape screening and to protect and enhance views of farmland and the surrounding hills.

**LU 8.4 Tree Preservation**
Encourage the preservation of trees on public and private property. Priority should be given to the preservation of trees considered significant due to their size, history, unusual species or unique quality. In particular this policy shall apply to the heritage cedar trees located on the south side of Hecker Pass Highway in the Hecker Pass Specific Plan area.

**LU 8.5 Public Art**
Encourage the installation of public art in conjunction with residential and non-residential development.

**LU 8.6 Utility Undergrounding**
Proceed with the undergrounding of existing overhead utility lines throughout the city, as funding allows, and require undergrounding of utilities in all new developments.

**LU 8.7 Signs and Billboards**
Require the location of signs and billboards to respect the surrounding context in order to minimize any negative impact on the visual environment.
Enforce sign regulations and design standards to reduce sign clutter and illegal signage along corridors. 

**LU 8.8 Clustered Development**
Encourage clustered development as a strategy for achieving desired densities while protecting fragile environmental habitats or natural features creating amenity open spaces and achieving other community design goals.

**LU 8.9 Combine Driveways**
Encourage property owners in retail corridors to reduce the number of driveways. When possible, property owners should cooperate and link parking lots to minimize traffic congestion on the arterial road.

**LU 8.10 Eliminate Large Blocks**
Encourage the insertion of new streets or pedestrian ways in large “super blocks” that do not have public streets bisecting them to enhance pedestrian and bicycle circulation and access to these areas. Encourage new developments to eliminate large blocks.

**LU 8.11 Historic Preservation and Restoration**
Encourage restorative maintenance to deteriorated buildings, particularly in Downtown and restrict the demolition of historically and/or architecturally significant buildings to accommodate new development. Encourage adaptive re-use of historic structures to maintain their historic character while supporting economic development.

**LU 8.12 Outdoor Lighting Energy Efficiency**
Select outdoor lighting fixtures to provide maximum energy efficiency as well as effective lighting.

**LU 8.13 Limit Light Pollution**
Encourage measures to limit light pollution from outdoor sources, and direct outdoor lighting downward and away from sensitive receptors.

**Downtown**
Downtown is the heart of Gilroy and plays a key role for the city. A mixture of retail, entertainment, visitor-serving, and commercial uses align the historic Monterey Street. The vision for Downtown is a historical neighborhood that is economically vibrant, pedestrian-oriented, and a local and visitor destination.

Downtown serves the community as a local gathering place where people socialize and engage with local businesses. Policies in this section aim to preserve the historic character of Gilroy’s Downtown, while supporting new development, including mixed-use, residential and commercial projects. Additionally, this section guides development
for infrastructure and amenities needed for the growth of Downtown while attracting business.

**Goal LU 9**
Encourage the growth and revitalization of Downtown to create a vibrant, high quality place for residents, businesses, and visitors.

**LU 9.1 Downtown Pedestrian Improvements**
Work with public and private entities to develop and maintain design improvements to create a safe, convenient, and pleasant pedestrian environment that supports the continued revitalization of the Downtown area. Improvements could include pedestrian-oriented amenities such as lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art.

**LU 9.2 Historic Downtown**
Promote the old downtown section of Monterey Street between Third Street and Eighth Street as the focal point for community identity, providing a “sense of place” and feeling of historic continuity for Gilroy residents.

**LU 9.3 Downtown Parking**
Develop, maintain, and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment.

**LU 9.4 Shared Use Parking**
Consider allowing shared use of parking between uses whose parking demands are at different times of the day or week, especially in downtown.

**LU 9.5 Re-Use of Existing Structures**
Require the use of high-quality materials and enhanced architectural design for new development and the re-use of buildings in Downtown.

**LU 9.6 Downtown Park or Plaza**
Consider developing a park or plaza in the Downtown that can serve as a community focal point and reinforce the role of Downtown as a community gathering place. The City shall use the Downtown Specific Plan update process to determine potential locations for the park.

**LU 9.7 Performing and Visual Arts Center in the Downtown Area**
Plan for a Performing and Visual Arts Center in the Downtown that would serve as the center of Gilroy’s cultural and entertainment activities. The City
shall use the Downtown Specific Plan update process to determine potential locations for the Center.
## Implementation Programs

### Table 2-2: Land Use Implementation Programs

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<thead>
<tr>
<th></th>
<th>2021-2023</th>
<th>2024-2028</th>
<th>2029-2040</th>
<th>Annual</th>
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<tbody>
<tr>
<td>1. <strong>Zoning Ordinance</strong></td>
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<td></td>
<td>Review and update the Gilroy Zoning Ordinance and Zoning Map to be consistent with the Land Use Diagram and related policies of the General Plan. Consider rezoning areas inconsistent with the Land Use Diagram, as appropriate, and update the zoning district descriptions to reflect the updated land use designation descriptions.</td>
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<td><strong>Implements:</strong></td>
<td>Land Use Designations and Land Use Diagram</td>
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<td><strong>Responsible Department:</strong></td>
<td>Community Development</td>
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<tr>
<td>2. <strong>Neighborhood District Policy</strong></td>
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<td></td>
<td>Review and update the Neighborhood District Policy based on the approved General Plan. As a part of this review, the City will convene a meeting of property owners in the Neighborhood District areas to inform them about the specific plan process and limitation of new development pending completion of a Neighborhood District specific plan.</td>
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<tr>
<td><strong>3. Neighborhood District Zoning Designation</strong></td>
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<tr>
<td>Review and update the Neighborhood District Zoning Designation based on the approved General Plan.</td>
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<td><strong>Implements:</strong></td>
<td>Land Use Designations</td>
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<tr>
<td><strong>4. Vacant and Underutilized Sites</strong></td>
<td>X</td>
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<tr>
<td>Develop and maintain a citywide database of vacant and underutilized sites to monitor the city's growth and change. Prepare an annual report to the Planning Commission and City Council on the number of vacant sites and underutilized sites that were developed during the previous year.</td>
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<td><strong>Implements Policy:</strong></td>
<td>LU 1.7</td>
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<td><strong>Responsible Department:</strong></td>
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<tr>
<th>Program Description</th>
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<th>2029-2040</th>
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<tr>
<td>5. <strong>Urban Service Area</strong></td>
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<td>Consider applications for inclusion of additional land in the Urban Service Area on an annual basis, and review applications based on the following criteria:</td>
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<td>• The need for additional lands, if any, to accommodate projected future growth.</td>
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<td>• Consistency of the proposed area of Urban Service Area expansion in light of General Plan policies regarding the pattern of development, the location of growth, and the rate and timing of growth.</td>
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<td>• Consistency with implementation strategies for the Neighborhood Districts, including phasing strategies, if applicable.</td>
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<td>• Consolidate approved applications into a single application to LAFCO for their consideration.</td>
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<td><strong>Implements Policies:</strong></td>
<td>LU 1.9, LU 1.11</td>
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<td><strong>Responsible Department:</strong></td>
<td>Community Development</td>
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<td>6. <strong>Downtown Specific Plan Update</strong></td>
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<tr>
<td>Update and implement the Downtown Specific Plan. The update should address the proposed High Speed Rail station, offer recommendations to resolve parking and transportation issues, continue to plan for growth and revitalization, and propose locations for downtown amenities (e.g. a downtown park/plaza and cultural center).</td>
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<td><strong>Implements Policy:</strong></td>
<td>LU 2.4</td>
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<tbody>
<tr>
<td>7. Multi-Family Residential Design Policy</td>
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</tbody>
</table>

Revise and implement the Multi-Family Residential Design Policy to provide updated standards for the design of multi-family development.

*Implements Policy:* LU 3.7  
*Responsible Department:* Community Development

| 8. Hillside Development Guidelines | X | X | X |         |         |

Review and update the Residential Hillside zoning district and continue to enforce the Hillside Development Guidelines to regulate future development in hillside areas.

*Implements Policies:* LU 3.9, LU 3.10  
*Responsible Department:* Community Development

| 9. Commercial Design and Development Standards | X | X | X |         |         |

Update the design and development standards for commercial areas every five years to provide an effective tool for achieving vision, goals, and policies of the General Plan, and continue to review and evaluate commercial development proposals based on these standards.

*Implements Policy:* LU 4.4  
*Responsible Department:* Community Development
<table>
<thead>
<tr>
<th>10. <strong>Use Controls and Design Guidelines for Neighborhood Commercial Developments</strong></th>
<th>2021-2023</th>
<th>2024-2028</th>
<th>2029-2040</th>
<th>Annual</th>
<th>Ongoing</th>
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<tbody>
<tr>
<td>Develop guidelines for architectural design, landscaping, buffering, and signage in neighborhood commercial areas to ensure compatibility with adjacent residential uses. The guidelines shall be consistent with the Zoning Code.</td>
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<td><strong>Implements Policy:</strong></td>
<td>LU 4.4</td>
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<tr>
<th>11. <strong>Freeway Signage</strong></th>
<th>2021-2023</th>
<th>2024-2028</th>
<th>2029-2040</th>
<th>Annual</th>
<th>Ongoing</th>
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<tbody>
<tr>
<td>Seek partnership with Caltrans to increase directional signage for commercial uses at U.S. 101 interchanges.</td>
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<td><strong>Implements Policy:</strong></td>
<td>LU 4.11</td>
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<tr>
<th>12. <strong>Industrial Design Guidelines</strong></th>
<th>2021-2023</th>
<th>2024-2028</th>
<th>2029-2040</th>
<th>Annual</th>
<th>Ongoing</th>
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</thead>
<tbody>
<tr>
<td>Update and strengthen the existing Industrial Design Guidelines, including landscaping requirements, to promote attractive and efficient industrial developments. Review and update the guidelines every five years to ensure their continued relevance in applying the vision, goals, and policies of the General Plan to the review and approval of industrial development proposals.</td>
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<tr>
<td><strong>Implements Policy:</strong></td>
<td>LU 5.1</td>
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<tr>
<td>Develop and implement standards for the design, landscaping, and screening of junk yards, salvage yards, and auto wrecking yards. Review and update the standards every five years to ensure that they are adequate.</td>
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<td><strong>Implements Policy:</strong></td>
<td>LU 5.3</td>
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<tr>
<td><strong>14. Agricultural Mitigation Program</strong></td>
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<tr>
<td>Review the Agricultural Mitigation Program every five years to ensure that the requirements of applicants and the preferred preservation areas remain effective and consistent with Gilroy’s vision for agricultural land preservation.</td>
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<td><strong>Implements Policy:</strong></td>
<td>LU 6.7</td>
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<tr>
<td><strong>15. Mixed-Use Development Design Guidelines</strong></td>
<td>![X]</td>
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<td>Develop and implement mixed-use development design guidelines to ensure new developments will adhere to the design and construction requirements as set forth by the City.</td>
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<td><strong>Implements Policy:</strong></td>
<td>LU 7.2</td>
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<tr>
<td><strong>16. Work/Live, Live/Work Regulations</strong></td>
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<td>Amend the Zoning Code to include new regulations for work/live and live/work development. Work/live, live/work uses should be allowed only in combination with individual studio, office, or workshop space of the residents to establish an integrated working/living, living/working environment. The work areas should comprise the majority of the building. A discretionary process (e.g., Conditional Use Permit) is required in some zoning districts, as specified in the Zoning Ordinance, to ensure that the viability of nearby commercial or industrial uses is not compromised. The residential portion of such spaces will contain a studio or one bedroom, only. Such developments will not include other amenities typically found in traditional residential developments. No work/live, live/work uses are allowed on the east side of U.S. 101.</td>
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<td><strong>Implements Policy:</strong></td>
<td>LU 7.4</td>
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<td><strong>17. First Street Mixed Use Corridor Plan</strong></td>
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<td>Consider preparation of a specific plan or other area-wide plan to coordinate and guide future growth in the First Street Mixed Use Corridor.</td>
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<td><strong>Implements Policy:</strong></td>
<td>LU 7.5, LU 2.7, LU 2.3</td>
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<tr>
<td><strong>18. Tree Program</strong></td>
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<td>Develop and implement a street tree ordinance that ensures street trees are planted along all newly-constructed streets. The ordinance shall describe the best methods for planting and the design of nearby sidewalks and streets. The ordinance shall also require the maintenance of existing street trees, the planting of new trees on existing streets where necessary, and the timely replacement of dead or diseased street trees.</td>
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<td><strong>Implements Policy:</strong></td>
<td>LU 8.4</td>
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<td><strong>19. Tree Preservation</strong></td>
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<td>Develop and implement a tree removal process in the Zoning Code, including penalties for removal without City permission and tree replacement mitigation.</td>
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<tr>
<td><strong>20. Heritage Tree List</strong></td>
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<td>Consider preparation of a formal heritage tree list and heritage tree designation process.</td>
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