GLEN LOMA RANCH SPECIFIC PLAN

ORIGINALLY ADOPTED DECEMBER, 2005
REVISED MAY 19, 2014
ORDINANCE NO. 2014-07
1. THE GLEN LOMA RANCH SPECIFIC PLAN 1
   What is a Specific Plan? 1
   Community Outreach Process 1
   Desirable and Undesirable Elements 1
   Glen Loma Ranch Liaison Committee 3
   Planning Commission and City Council Study Sessions 4

2. SITE CHARACTERISTICS 5
   Location 5
   Site Characteristics 6
   Drainages, Wetlands and Potential Waters of the United States 8
   Creeks and Drainages 8
   Seasonal Wetlands 8
   Artificial Channels 8

3. GLEN LOMA RANCH AND ITS RELATIONSHIP TO THE NEIGHBORHOOD DISTRICT 10
   Consistency with the Neighborhood District 10

4. HOUSING MIX IN NEW NEIGHBORHOODS 14
   Glen Loma Ranch and the Neighborhood District’s Minimum and Target Goals 14
   Glen Loma Ranch Forecasted Housing Mix 15
   Non-Residential Neighborhood Uses 15

5. LAND USE PLAN 16
   Glen Loma Ranch General Plan Designation 16
   Glen Loma Ranch Zoning Designation 16
   Interrelationship of Residential Neighborhoods and Other Land Uses 16
   Residential Development Ordinance (RDO) Allocations 18
   Phasing of Development 18
   Pattern of Development 18

6. LAND USE STANDARDS 21
   Specific Plan Standards Versus Guidelines 21

7. DEVELOPMENT STANDARDS 23
   Lot Development Standards 23
   Residential Product Classifications 23
   Single Family Detached 24
8. LAND USE GUIDELINES
   Intent of Guidelines 40
   Community Design Guidelines 40
   Craftsman/Cottage 41
   American Farmhouse 42
   Monterey Ranch 43
   Cape Cod/Shingle 45
   Colonial/Traditional 46
   Spanish Colonial 47
   Prairie 49
   Site Planning 50
   Architectural Design Guidelines 50
   Attached and Multi-Family Products 52
   Town Center/Residential Flex 54

9. NEIGHBORHOOD BREAKDOWN
   Olive Grove 58
   McCutchin Creek 61
   Palomino 62
   Home Ranch 63
   Wild Chestnut 64
   Montonico 65
   Nebbiolo 67
   The Glen 68
   Malvasia 69
   Canyon Creek 70
   Rocky Knoll 71
   Town Center Affordable Housing Area 72
   Town Center Multi-Family Area 74
10. MEETING THE CITY’S AFFORDABLE HOUSING GOALS
   Senior Housing
   Special Program Lots
   Other Affordable Housing

11. PROMOTE BIKING AND WALKING
   Trails Within Glen Loma
   Private Interior Pedestrian Pathways

12. INTEGRATION OF NEIGHBORHOOD SERVING FACILITIES AND AMENITIES
   Integrating the Built Environment to the Natural Environment
   Preserved Natural Open Space
   Preserved Natural Open Space Guidelines
   Preserved Natural Open Space Standards
   Open Space Buffer Standards
   Fuel Transition Zones Within the Open Space Buffer Areas
   Dimensions of the Fuel Transition Zones
   Vegetation Management Standards Within the Fuel Transition Zones
   Standard for Landscaping Within the Fuel Transition Zones & the Open Space Buffers
   Fuel Transition Zones Access Standards
   Trails/Roads Standards Within the Fuel Transition Zones and Open Space Buffers
   Maintenance of the Fuel Transition Zones
   Restored Creek Along Santa Teresa Boulevard
   Glen Loma Ranch Park
   McCutchin Park
   Focal Points

13. NEIGHBORHOOD SERVING COMMERCIAL CENTERS
   Glen Loma Ranch Town Center Flex Area
   Development Criteria
   Town Center Permitted Uses
14. DESIGNS THAT REDUCE TRAFFIC SPEEDS, VOLUMES, and NOISE 106
   Glen Loma Ranch Specific Plan Circulation System 106
   Transit Opportunities Within the Glen Loma Ranch Specific Plan 107
   Traffic Calming 107
   Alternatives to Sound Walls 108
   Standards and Guidelines to Limit Noise Exposure 110

15. INFRASTRUCTURE 112
   Sanitary Sewer 112
   Domestic Water 116
   Recycled Water 120
   Storm Drainage 123a
   Flooding Issues 123a
   Other Utilities 128

16. MECHANISMS FOR OWNERSHIP AND MAINTENANCE OF SPECIFIC PLAN ELEMENTS 129
   Glen Loma Ranch Master Home Owners Association Elements 129
   City of Gilroy Elements 129

17. IMPLEMENTATION MEASURES 130
   Consistency With the City of Gilroy General Plan 130
   Glen Loma Ranch and RDO Allocations 130
   Glen Loma Ranch and the Neighborhood District 130
   City Park Sites 131
   Elementary School Site 131
   Fire Station 131
   Interpretive Site 131
   Northern Commercial Reserve Site 131
   Trail Implementation 131
   Creek Relocation 132
   Rocky Knoll 132
   Eucalyptus Grove 132
   Expressway and Arterial Streets 132
   Local Collectors and Public Neighborhood Streets 132
   Miller Avenue Relocation 132
   Water, Recycled Water, Sewer, and Storm Drainage 132
   Development Agreement 132
   Accessory Units 132
<table>
<thead>
<tr>
<th>Appendix</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - ACRONYMS</td>
<td>A-134</td>
</tr>
<tr>
<td>B - DEFINITIONS</td>
<td>B-135</td>
</tr>
<tr>
<td>C - LISTING</td>
<td>C-139</td>
</tr>
<tr>
<td>D - ILLUSTRATIVE</td>
<td>D-154</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**APPENDIX C - LISTING OF ALL STANDARDS AND GUIDELINES WITHIN THE GLEN LOMA RANCH SPECIFIC PLAN**

- Land Use Standards (LUS)
- Residential Development Standards
- Design Features Standards Common To Various Styles
- Architectural Design Guidelines
- Town Center/ Residential Flex
- Standards for Trails
- Preserved Natural Open Space Guidelines
- Preserved Natural Open Space Standards
- Fuel Transition Zone Standards
- Focal Point Standards
- Focal Point Guidelines
- Standards to Limit Noise Exposure
- Guidelines to Limit Noise Exposure
- Sanitary Sewer Standards
- Domestic Water Distribution System Standards
- Recycled Water Distribution System Standards
- Storm Drainage Standards

**APPENDIX D – ILLUSTRATIVE SETBACK DRAWINGS**

- Single-Family Attached/Multi-Family Attached Units
- Compact Lots – Minimum 2,400 S.F.
- Compact Lots – Cluster/Court Lots
- Traditional Village Lots – Front-Loaded
- Traditional Village Lots – Rear/Alley-Loaded Garages
- Traditional Garden Lots – Front-Loaded
- Traditional Garden Lots – Rear/Alley-Loaded Garage
I. GLEN LOMA RANCH SPECIFIC PLAN

What is a Specific Plan?

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 authority to prepare and adopt Specific Plans and the requirements for its contents are set forth in the California Government Code Sections 65450 through 65457. State law (Government Code Section 65450 et seq.) states that a Specific Plan must include the following information:

1. The distribution, location, and extent of land uses, including open space, within the area covered by the plan;
2. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
4. A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out 1, 2, and 3, above; and
5. A statement of the relationship of the Specific Plan to the adopted General Plan.

Community Outreach Process

Before any pencil was put to paper, the Glen Loma Ranch started the design process with a series of community meetings. The intent of these meetings was to solicit public input into the specific plan process, and to gain understanding into the community’s vision for Glen Loma Ranch. After three community meetings held over several months, the following list of the community’s input was compiled, and used as a guiding force in the preparation of this specific plan document.

Desirable and Undesirable Elements to be Included in the Specific Plan

- Include small community parks within neighborhoods.
- Miraloma Condos - nicely done, open space integrated into the project, project design not linear.
- Promote Tree canopies (as on 6th St., Miller Ave.)
- Levee is a good example of public use of open space.
- The “curvy part” of the sound wall along 10th Street (with vertical landscaping) is a good example of sound walls when needed.
- Promote the use of parkway planting strip in lieu of monolithic sidewalk.
- The public desired curvilinear streets over grid design of neighborhoods.
- Open space vantage points should be screened from development.
- Maintain a rural, open space character along trails.
- Use low profile street lighting - no cobra arm lamp posts.
- Show sensitivity to natural features; integrate built and natural environment.
- Improve aesthetic appearance of homes along frontages. Enhance facade treatments to soften edges and ease the transition from public spaces to private spaces.
- Circulation pattern should provide enough through streets to disperse
congestion. Discourage hierarchy of streets.

- Facades exposed to public should be enhanced.
- Landscape and maintain road shoulders to discourage weeds, trash.
- Maintain consistent theme, integrity, character among differing land uses (commercial integrated with residential).
- De-emphasize parking in commercial areas.
- Widen streets - Narrow street causes tunnel effect.
- Promote narrow streets. (Wider streets seem to encourage speeding.)
- Provide commercial opportunities.
- Encourage mixed use.

The Neighborhood District land use designation states that new project should “Create Neighborhoods that are predominately single family, but incorporate different types and prices of housing to meet the full range of housing needs within the community. “ The community was given this description from the General Plan and asked how they would want to see this implemented within the Glen Loma Ranch Specific Plan area. The community responded in the following manner:

**Keep the “Ranch” feel and style throughout site**

- Fences along Santa Teresa Boulevard should be subdued, making natural surroundings more apparent/predominant.
- A Community Center would create a sense of harmony with neighbors.
- Provide landscaping throughout the project, not just front yards.
- Lot size bigger
- Houses seem too close to street (Villas)

**Implementation of the Neighborhood District should:**

- Discourage apartment complexes - encourage zero lot line homes, duplexes (medium density, not high density).
- Multi-family buildings should be architecturally similar to other uses; establish architectural compatibility among single-family dwellings, multi-family dwellings, and commercial structures.
- Look at Sunset Gardens adjacent to R-I neighborhood.
- Allow “granny flats” (Secondary units).
- Emphasize single-story structures.
- Establish a comfortable lot-size-to-footprint-size ratio.
- Vary product line. Avoid “cookie cutter”, repetitious neighborhoods.
- Provide affordable housing to encourage the Gilroy work force to live in town.
- Discourage garage-dominated homes.
- Expand the color palette of new residential and commercial construction.
- Allocate land for affordable housing providers within the Ranch.
- Provide architectural elements/details to soften edges and unify the neighborhood.
- Include mature landscaping, abundant vegetation.
- Provide owner/builder opportunities, local builder opportunities.
- Emphasize pedestrian circulation, connections.
- Mature trees are very important to the “feel” of a neighborhood

In order to meet affordable housing needs, the community recommended that the specific plan should:

- Be cautious when locating affordable housing units.
- Prefer that the specific plan meet affordability through government assistance rather than "specific housing units" with prices that do not match the price ranges of the typical home in the project.
- Look to positive examples of affordable housing like the apartments at Rod Kelley School, and discourage negative examples like the Kern Avenue apartments.
• Promote and use granny flats, built on Carmel, Dowdy, and Princevalle streets. Alley accessibility a good idea.
• Stress affordable units to a range of income levels, not just “low-income” projects.

The specific plan should promote innovative Site/Building design.

• Keep the view corridor along Santa Teresa Boulevard open.
• Discourage sound wall barriers.
• Develop varied setbacks to avoid homes all on the same setback line.
• Ensure that enough parking is provided.
• Provide new amenities but maintain old charm "ranch" style characteristics.
• Preserve the archaeological/heritage site.
• Encourage distinctive street lights.

The specific plan should provide neighborhood amenities like:

• Include small neighborhood parks within neighborhoods
• Provide City Parks (including bathrooms).
• Trails that run both north-south and east-west.
• Emphasize pedestrian circulation, connections.

In dealing with the natural features within the project area, the specific plan should consider the following:

• Respect topography of site and natural features of the site.
• Public should be able to access the open space.
• If preservation of the open space is a community-wide benefit, then the City should own. If it's exclusive to the development itself, then homeowners association should deal with it.
• Minimize grading

Neighborhood-Serving Commercial Uses should provide the following:

• Niche Shopping
• Cyber Café

• Organic Market
• Dessert/Pastry Shop
• Patio/Sitting Place
• Promote the establishment of a market unique to the area like a Trader Joe's or Whole Foods. Discourage strip malls.
• Encourage courtyard cafés, restaurants, and bakeries.
• Discourage convenience markets.
• Encourage uses like a Post office, market, w/professional services as well.

The specific plan should encourage bicycles and walking by the following:

• Maintain access from Christmas Hill Park to Santa Teresa Corridor Trail.
• Promote a bike trail corridor along Santa Teresa Boulevard.
• Allow more trails just like Uvas Creek Trail with lots of foliage and benches.
• Address current recreational uses along Santa Teresa Boulevard.
• Envision paths that are well-landscaped so people can continue to enjoy this area.
• Maintain pedestrian access along Miller Road connection to Uvas Creek/Christmas Park Hill.

Glen Loma Ranch Liaison Committee

Once the input from the community was received, the planning process began, using the community’s input as a starting point and guide. Once the initial planning effort for Glen Loma Ranch began to take shape, a second method of soliciting public input was developed. A community liaison committee was formed as a way to reach members of the Gilroy community with different interests and perspectives. This committee consisted of Parks and Recreation Commission members, Planning Commissions, City Council members and interested members of the community at large. The purpose of the liaison committee was to serve as sounding board for various ideas and concepts put forth by the property owners and urban designers. The liaison committee met on a “as-needed” basis to review the progress of the specific plan to review proposed goals, policies and recommendations of the specific plan. Input
from the liaison committee was incorporated into the draft document.

Members of the committee included:

- **Al Pinheiro**, Mayor
- **Roland Velasco**, City Council
- **Craig Gartman**, Planning Commission/City Council
- **Cat Tucker**, Planning Commission
- **Huldah Champion**, Planning Commission
- **John Ceballos**, Planning Commission
- **Sherri Stuart**, Parks and Recreation Commission
- **Phillip Buchanan**, D.D.S. Parks and Recreation Commission

Others who have attended some of the liaison committee meetings include:

- **Jim Rogers**, Gilroy Unified School District Board Member
- **Bob Kraemer**, Gilroy Unified School District Board Member
- **Peter Arellano, M.D.**, City Council
- **Cecelia McCormack**, Area Resident

In addition to the formal liaison committee meetings, several site tours were conducted for interested members of the public, including area residents, City staff, Planning Commission members, and City Council members.

**Planning Commission and City Council Study Sessions**

The third step in the specific plan’s community outreach program was to make periodic formal presentations to both the Gilroy Planning Commission and City Council. These presentations, also referred to as “study sessions”, provided the Planning Commission and City Council detailed project updates, as well as providing an avenue for questions and to receive input on the progress of the planning effort. When these presentations were part of the Planning Commission’s and/or City Council’s formal agenda, these presentations were televised on the City’s public access channel.
2. SITE CHARACTERISTICS

Location

As shown in the regional map in Figure 1, the Glen Loma Ranch Specific Plan area is located in southern Santa Clara County within the City of Gilroy. The Glen Loma Ranch Specific Plan area consists of approximately 359 acres, and is bounded by Uvas Creek to the north, Santa Teresa Boulevard to the west and south, and existing development to the east. Currently, the Specific Plan area site is bisected by Miller Avenue, which runs in a north-south direction.

Existing adjacent land uses to the east include Christmas Hill Park (City of Gilroy facility), the Villas and Villagio residential Neighborhoods.

Uvas Creek lies to the north of the Specific Plan area site, and is to remain open space. The Eagle Ridge golf course and residential community is west and south of the Specific Plan area site.

Figure 1 - Regional Settings
Figure 2 - Property Ownership

Site Characteristics

Presently the site is used to grow hay, which is planted in the spring and harvested in the mid-summer. Other areas of the site consist of mixed grasslands, scattered eucalyptus trees and oak riparian woodlands, mixed cultivated woodlands, and coastal scrub areas. The northern portions of the Specific Plan area site are relatively flat, with average slopes ranging from zero to eight percent, but accented by a thirty to fifty foot high change in grade. This grade change (covered by mixed-cultivated woodland and coastal scrub) is located in the northern third of the Specific Plan area site, and runs in an east-west direction. The southern portion of the site consists of gently rolling topography.

Since the Glen Loma Ranch Specific Plan area lies between the coastal foothills to the southwest and Uvas Creek to the north, several drainage corridors cross the Specific Plan area site. These corridors were severed several years ago with the construction of Santa Teresa Boulevard, which cut through and across the natural drainage patterns of the area. The construction of Santa Teresa Boulevard included culverts under the roadway to allow runoff from the foothills to cross Santa Teresa Boulevard on its way to Uvas Creek. Over the years, the remaining drainage corridors on the site have been channelized.
Drainages, Wetlands and Potential Waters of the United States

Most of the hydrology on site is attributable to seasonal flows coming from the watershed south of the property and, to a lesser extent, as a result of direct precipitation. Storm water runoff from Reservoir Canyon and McCutchin Canyon produce seasonal flow in both of those drainages. Sheet flow runoff from the fields also collects in “head cuts” at the top of three tributary drainages to Reservoir Canyon Creek and, to a lesser degree, in the low-lying swales that traverse the field’s upgradient from these head cuts. The low-lying swales convey limited water flow only in times of relatively heavy rainfall and runoff. Water does not pond and is not resident in these swales for long enough duration to create saturated conditions that support moisture-loving (hydrophytic) plants.

Creeks and Drainages

The only USGS blue-line creek on-site originates from Reservoir Canyon south of the property. Reservoir Canyon Creek is the largest creek on site and conveys water flow in a northerly direction towards Uvas Creek. There is no bed, bank or channel, or natural vegetated connection between Uvas Creek and the lower reaches of Reservoir Canyon Creek. The lower reaches of Reservoir Canyon Creek were developed into a parking area for Christmas Hill Park and any storm water flow through the creek passes over the asphalt parking lot into Uvas Creek. Upstream of this area, the creek is vegetated with good quality oak riparian woodland habitat to the southern edge of the Glen Loma Ranch property. Water flow ceases during the dry summer and early fall months.

A second natural drainage, known as Babbs Creek, is located in the southeast corner of the property. Babbs Creek is an ephemeral creek that flows in an easterly direction through an adjacent residential development known as The Villas. The creek originates on-site at a culvert under Santa Teresa Boulevard and flows for approximately 200 feet before entering The Villas project area. Vegetation along the reach of the creek through the Glen Loma Ranch site consists of coast live and valley oak trees with a moderate shrub and herbaceous understory cover.

In addition to the two creeks there are four small tributaries that transport water from the foothills and cultivated fields to Reservoir Canyon Creek. In general the drainages originate abruptly as steep head cuts in low topographical areas and continue as incised channels towards the main creek. The four drainages are approximately 3-5 feet wide with limited water flow observed in March 2001. The first two tributaries nearest Reservoir Canyon Creek are vegetated with oak riparian woodland habitat in the downstream portion while the upstream portions are vegetated with non-native grasses and cultivated fields. The second two tributaries are deeply cut, unvegetated channels found in the coastal scrub habitat on site. These tributaries convey limited runoff from the adjacent cultivated fields.

Seasonal Wetlands

The only identified seasonal wetland lies within the mixed/cultivated woodland below the Wild Chestnut Neighborhood where an oblong depression collects seasonal moisture. Development is not anticipated in this area, and the seasonal wetland area will not be disturbed.

Artificial Channels

There are two artificial (man-made) drainages on the property. The first drainage originates from McCutchin Canyon and an unnamed side canyon both located south of the property. Water flow enters the site from the south, flows through a small reach of natural channel to a farm road crossing, and is diverted into a channelized, man-made linear ditch. This ditch flows through the field of the Palomino Neighborhood and discharges into Uvas Creek. Water flow is seasonal with the heaviest flows occurring after storm events. The existing off site topography and drainage patterns within McCutchin Canyon suggest that this artificial channel was historically a natural creek that flowed through the site to Uvas Creek. Natural stream flow was likely directed into this artificial channel to protect the adjacent fields.
The Glen Loma Ranch Specific Plan has identified two options for the McCutchin Creek drainage swale. The first option is to relocate this artificial channel to an alignment adjacent to and parallel to Santa Teresa Boulevard. The realigned channel would then be integrated with the proposed Santa Teresa Boulevard Class I trail. Because the channel would be lengthened and revegetated to become a more natural creek than its existing condition, this realignment is viewed as a positive environmental enhancement to the artificial channel.

The second option is to leave the swale in its current alignment. The swale would be vegetated in a more natural condition. A fifty (50) foot development buffer on both sides of the swale would be established on each side of the channel, measured from the center line of the swale. An alternative development buffer would be a one-hundred (100) foot buffer on the side of the swale adjacent to the Ascencion Solorsano Middle School, and a twenty-five (25) foot development buffer on the opposite side of the swale.

The second drainage ditch flows east from Santa Teresa Boulevard through the cultivated fields. This drainage ditch is located just up-slope from a natural swale that conveys limited runoff from the Rocky Knoll Neighborhood towards The Glen Neighborhood. This ditch appears to have been constructed to direct seasonal flow originating at a culvert under Santa Teresa Boulevard.

Because re-vegetating the swale in its present location will involve fewer governmental permits than relocating the swale, the decision as to which option to pursue will be based on the ability to secure the necessary permits from the California Department of Fish and Game as well as the U.S. Department of Fish and Wildlife Service.

Surface water is present only during the winter rainy season. This artificial drainage does not appear to have historically been part of any natural creek or stream.

The Glen Loma Ranch Specific Plan has proposed a fifty (50) foot wide open space buffer to contain the water that flows from Santa Teresa Boulevard to The Glen Neighborhood, where the flow then enters a natural riparian area and flows ultimately to Uvas Creek. When each individual neighborhood develops, run-off would be addressed in one of three ways: within an open channel, swale or be pre-treated and piped to the riparian area.
3. GLEN LOMA RANCH AND ITS RELATIONSHIP TO THE NEIGHBORHOOD DISTRICT

The Neighborhood District is a new land use designation added to the City’s General Plan as part of its update in 2001. This designation is meant to replace the majority of the existing land use designations of undeveloped residential property.

Specifically, through the Neighborhood District, the General Plan aims to:

- Create Neighborhoods that are predominantly single family in character, but which integrate different types and prices of housing to meet the full range of housing needs.
- Ensure that the City’s affordable housing goals and objectives are met.
- Encourage innovative site and building designs that contribute to the overall attractiveness and livability of Gilroy.
- To create a community that combines the best of the older established planning traditions of Gilroy with contemporary realities of marketing and modern lifestyles.
- Promote walking and biking as alternate modes of transportation.
- Integrate Neighborhood serving facilities and amenities such as schools, parks, and community gathering places to meet residents’ needs, promote a sense of community, and provide for a high quality of life.
- Encourage the creation of Neighborhood-serving commercial centers that are within walking distance of residential Neighborhoods and which are sited and designed to protect the Neighborhood’s character and residential quality.
- Encourage residential Neighborhood designs that reduce traffic speeds and volumes and control noise.

Consistency with the Neighborhood District

The Glen Loma Ranch Specific Plan was envisioned from the beginning as a planning tool that would be consistent with and provide implementation measures sufficient to execute the policies of the Neighborhood District as set forth the Gilroy General Plan. The following section lists the various policies of the Neighborhood District and provides a detailed response on how the Glen Loma Ranch Specific Plan is consistent with these policies. The adoption of the Glen Loma Ranch Specific Plan implements the Neighborhood District land use designation within the Specific Plan area.

Neighborhood Open Space.

Incorporate open spaces into residential Neighborhoods, ideally in conjunction with a pedestrian and bicycle circulation system “Policy I.09, Clustered Development; (Policy 20.01, Open Space Areas; Policy 16.12, Pathway Network and Facility Connections”).

Response: The Specific Plan requires each residential Neighborhood to contain a “Neighborhood Focal Point”, which would allow for small recreational activities like Pocket Parks. In addition to the proposed streets within the Specific Plan area, Glen Loma Ranch has a major north/south trail system along Santa Teresa Boulevard, and bike lanes in Merlot Avenue, Club Drive, Luchessa Avenue and 10th Street. There are also two east/west regional trails within the community that provide pedestrian and bicycle connections to Christmas Hill Park, the middle school, the Town Center, the regional trail along Santa Teresa Boulevard, and to the Uvas Creek Park Preserve trail system. The middle school and proposed elementary school within the Specific Plan area are integrated into the Specific Plan’s trail system. The Gilroy Unified School District has modified the district policy regarding magnet schools versus Neighborhood schools, and the schools within Glen Loma Ranch will be well suited for students who wish to walk or bike to school. (See pages 14-20 and 84 - 111.)

Community Gathering Places.

Provide community gathering places such as mini-parks or tot-lots, Neighborhood parks, small picnic areas, or a “Neighborhood center” type of development (incorporating Neighborhood facilities and Neighborhood-serving retail uses) (Policy
16.06, Facility Distribution; Park and Recreation Definition and Facility Classification System, page 7-9; and related policies in the City’s Parks and Recreation System Master Plan).

Response: The Specific Plan will require each residential Neighborhood to contain a Neighborhood “Focal Point”, which would allow for small recreational activities like Pocket Parks. (See pages 84 - 103)

Street Trees.
Residential streets should include street trees to (eventually) provide a canopy of shade over the sidewalk and street. Tree species should be selected that will (a) have root systems that will not cause sidewalk buckling and other damage, and (b) make use of native species (Policy 1.12, Street Trees).

Response: The extremely warm summers of Gilroy necessitate shaded streets. According to the Local Government Commission Center for Livable Communities, shaded streets can lower the ambient temperature by up to 10 degrees, making walking in the summer months more pleasurable. The Glen Loma Ranch will promote tree-lined streets using the appropriate species of trees, and the Master Association will maintain the major street rights-of-way. (See pages 106 - 111, 132)

Creek Protection.
Ensure protection of creeks (including small canyons and seasonal creeks) that flow through the area, preserving their natural drainage function through adequate setbacks and easements (Policy 20.01, Open Space Areas; Policy 20.02, Creek Protection).

Response: Glen Loma Ranch Specific Plan has been designed to avoid any hazardous areas. Individual developments within the specific plan area will continue to work with the City of Gilroy to identify and establish any necessary development setbacks in the event that any hazardous areas are identified.

Resource and Habitat Protection.
Ensure protection of natural resources and wildlife habitat areas (Policy 1.09, Clustered Development; Policy 20.01, Open Space Areas; Policy 20.03, Plant and Wildlife Habitats; Policy 20.04, Rare and Endangered Species).

Response: Glen Loma Ranch Specific Plan will establish over eighty-eight acres of preserved open space, including creeks, riparian areas, drainage corridors, and natural vegetated areas along with appropriate open space buffer areas. These areas will be owned and maintained by a Master Homeowners Association. (See pages 84 -103, 132)

Hazardous Areas.
Keep residential development away from hazardous areas such as fault zones, floodways, and steep hills (Policy 20.01, Open Space Areas; Policy 25.01, Location of Future Development; Policy 25.07, Development in Seismic Risk Areas; Policy 25.12, Slope Restrictions; Policy 25.14, Very High Fire Hazard Severity Zone; Policy 25.20, Development Restrictions in Flood Areas).

Response: Glen Loma Ranch Specific Plan has been designed to provide a residential street system that minimizes traffic impacts on Neighborhood areas (Policy 12.02, System Function and Neighborhood Protection; Policy 12.03, Residential Street Design).

Bike and Pedestrian Circulation.
Make it easy to walk or bike from residences to local destinations such as a school, park, bus stop, or local store, as well as major destinations such as employment centers, shopping centers, transit centers, and community facilities (Policies 14.01 through 14.06 regarding Bicycle and Pedestrian Circulation).

Inter-Neighborhood Access.
Provide direct links between adjacent residential developments, Neighborhoods, and/or commercial areas, via shared parks or open spaces, pedestrian/bicycle pathways, or roadway connections (Policy 12.03, Residential Street System Design).

Response: The Glen Loma Ranch Specific Plan has proposed a series of streets and pedestrian trails that connect to multiple destinations. In addition to the proposed streets within the plan area, Glen Loma Ranch has a major north/south trail system along Santa Teresa Boulevard, and bike lanes in Merlot Avenue, Club Drive, Luchessa Avenue and 10th Street. There are also two east/west regional trails within the community that provide pedestrian and bicycle connections to Christmas Hill Park, the future middle school, the Town Center, the regional trail along...
Support transit use by clustering higher density residential uses, public facilities, and commercial uses next to transit stops (Policy 13.01, Transit and Development; Policy 13.03, Transit-Oriented Development).

Response: Glen Loma Ranch Specific Plan has proposed transit stops along West Luchessa Avenue that are located near the Town Center area, trail connections and the Ascencion Solorsano Middle School. The Master Developer will work with the City of Gilroy and the Santa Clara Valley Transit Authority to implement these transit stops. (See page 106 – 111)

**Building Mass and Scales.**

Large building masses should be broken up and designed in scale with their surroundings. This might involve breaking one large building into several smaller buildings; providing variation in the roof line; creating a three-dimensional facade rather than a massive, flat facade; and using landscaping to soften building edges.

**Consistent Style and Material.**

The architectural style and materials of Duplexes, Townhomes, and Apartment Buildings should be similar if not identical to those used for single family homes, ensuring that they reflect the scale and character of the Neighborhood as a whole.

**Architectural Variety and Interest.**

Consistency in design treatment between single family homes and multi-family buildings does not mean that all buildings should look identical. Residential architecture should ensure variety and visual interest, avoiding a repetitious “cookie-cutter” look.

**Street Orientation.**

Residential buildings, including single family homes, should be oriented towards the street, with garages and parking areas located on the side or in the back. This, along with home designs that incorporate balconies, porches, and similar architectural features can encourage “eyes on the street,” thereby creating a safer street environment as well as a more pleasant and attractive Neighborhood.

Response: The Glen Loma Ranch Specific Plan has established the basic use pattern and overall design concept for development of this property. (See pages 14 - 57, 58 - 83)

**Defining and Recommending Appropriate Planning Tools**

Taking into consideration the possible need for different implementation tools in different parts of the City, examples of implementation tools include: Planned Unit Development (PUD) Zoning. The City’s Zoning Ordinance provides for a PUD Combining District “to promote unified planning and development, economical and efficient land use, a higher standard of amenities, appropriate and harmonious variety in physical development, creative design, and an upgrading of the urban environment.” This could be a useful tool for areas of the City with large parcels or groupings of parcels under coordinated ownership or control. Modifications to the PUD Zoning criteria and procedures may be desirable (perhaps establishing a Neighborhood PUD zoning District) to make it an effective tool for achieving the goals and criteria set forth in the General Plan.

**Specific Plan Process.** Due to parcelization issues and fragmented Property Ownership in some areas of future development, the City may require preparation of a Specific Plan to ensure orderly development in keeping with the goals and criteria of the Neighborhood District designation. The costs for preparation of the Specific Plan should be borne by the Property Owners.

Response: As part of the 1999 – 2000 RDO competition, Glen Loma Ranch committed to the preparation of Specific Plan to guide the development of the area. In the case of Glen Loma Ranch, the Specific Plan area is under coordinated ownership, and the Specific Plan vehicle is used to develop effective methods of preserving natural areas, implementing a regional trail system, and ensuring that a variety of Residential Product Types and densities will be constructed.

**Establishing a Development Phasing Program**

Consider establishing a development phasing program to integrate facilities planning, the RDO, and implementation of the Neighborhood Districts.

Through a phasing program, the City would use the Urban Service Area to designate areas for near-term
(five year) development and use a Specific Plan (or PUD) process to pro actively guide the planning and design of those areas. RDO allocations would then be targeted to the designated areas (with first priority given to infill projects). This would be a useful tool for ensuring coordination between new residential development and the facility planning of the Gilroy Unified School District.

**Response:** Glen Loma Ranch is within the urban service area and the city limits of Gilroy. Adoption of this Specific Plan coupled with the 1,440 market rate RDO allocations by the City of Gilroy, will serve to guide development for Glen Loma Ranch for the next thirteen years. The Master Developer of Glen Loma Ranch has been working with the Gilroy Unified School District to coordinate the development of the Specific Plan area with GUSD facility planning, which has already led to the construction of Ascension Solorsano Middle School, and the designation of a future elementary school site.

**Affordable Housing Strategies**
Integrate affordable housing strategies to ensure that affordable housing goals are achieved through the Neighborhood Districts development process.

**Response:** The Glen Loma Ranch Specific Plan addresses the City’s affordable housing goals by providing affordable, high density multi-family housing, and a special program that works to lower the sales cost of a portion of the homes located throughout the Glen Loma Ranch Specific Plan area in accordance with the Neighborhood District policy adopted by the City of Gilroy (see pages 82 - 83).

**Define Design Guidelines and Review Procedures**
Define design guidelines and review procedures for Neighborhood Districts, including use controls and design standards for Neighborhood Commercial areas.

**Response:** The Glen Loma Ranch proposes a minimum of twelve different Residential Product Types, including Apartment Buildings, Townhomes, row homes, cluster homes, Duplexes, Triplexes, and Condominiums. The Specific Plan will include design standards and guidelines to ensure innovative site and building design for all types of residential product, and flexibility to allow additional Residential Product Types in the future (see pages 14 - 57, 58 - 83).

**Address Potential Exemptions and Variances**
It should be recognized that some small parcels may not be able to accommodate the established “Minimum Housing Mix” of housing types. In addition to defining exemption criteria, the strategy could define site-specific review procedures to enable City planning staff to determine a desired housing density and mix based on a review of the surrounding Neighborhood area and site-specific considerations such as road access and environmental constraints.

**Response:** The Glen Loma Ranch is considered a “project”, and each residential Neighborhood has an established range of residential units as well as a range of potential types of residential products. While each range of densities and potential product types has been determined based on the individual character of each Neighborhood, the overall density of the Specific Plan is in conformance with the Minimum and Target Housing Mixes as identified in the General Plan (see pages 14 - 57, 58 - 83). Because of the flexibility within the standards and guidelines of the specific plan, exemptions and variances are not anticipated.
4. HOUSING MIX IN NEW NEIGHBORHOODS

A primary objective of the Neighborhood District is to ensure a mix of housing types and prices in new residential Neighborhoods. Rather than mapping areas of Low, Medium and High density residential uses, which segregates different types and prices of housing into separate areas, the Neighborhood District is envisioned to be a more flexible planning tool that encourages greater innovation in achieving housing and community design goals.

To ensure that new residential development responds to the full range of housing need in the community, the Neighborhood District establishes both a minimum required housing mix (by zoning district), as well as a target mixed with incentives for achieving the Target Housing Mix.

**Neighborhood District Target Housing Mix**

The City of Gilroy General Plan states that the Target Housing Mix for residential land uses within a Neighborhood area (excluding land required for streets, schools, parks, resource protection, Neighborhood commercial, or other infrastructure and/or amenities) is to provide, in addition to single family uses (R1), at least:

- 10 percent of the residential land area for two-family (Duplex) residential uses (R2)
- 15 percent of the residential land area for medium density residential uses (R3)
- 5 percent of the residential land area for high density residential uses (R4)

*As per the adopted City of Gilroy General Plan, the actual mix in any particular development will vary based on site constraints and opportunities, developers will be encouraged to achieve or exceed the Target Housing Mix through incentive programs that might include priority ranking in the Residential Development Ordinance competition and/or density bonuses. The exact incentives to be used will be established as part of the Neighborhood Districts Implementation Strategy.*

**Neighborhood District Minimum Housing Mix**

The City of Gilroy General Plan states that while incentives will encourage developers to achieve the “target” housing mix in Neighborhood Districts, all new residential developments will be required to provide at least:

- 5 percent of the residential land area for two-family (Duplex) residential uses (R2)
- 10 percent of the residential land area for medium density residential uses (R3)
- 3 percent of the residential land area for high density residential uses (R4)

**Glen Loma Ranch and the Neighborhood District’s Minimum and Target Goals**

The Glen Loma Ranch Specific Plan has established a series of residential Neighborhoods throughout the Specific Plan area. Each Neighborhood has an established range of residential units as well as a range of potential types of residential products. The Glen Loma Ranch Specific Plan will meet or exceed the target and minimum housing mix as a total project. Individual neighborhoods within the Specific Plan area will not have to meet or exceed the target and minimum housing mix as “stand-alone” projects.

While each range of densities and potential product types has been determined based on the individual character of each Neighborhood, the overall density of the Specific Plan is in conformance with the minimum and target housing mixes as identified in the recently updated General Plan. Per the Glen Loma Ranch Development Agreement, dated November 21, 2005 (Development Agreement), the residential categories are defined by the following densities:

- R1: Up to 7.25 DU/ACRE
- R2: 7.25 - 9 DU/ACRE
- R3: 9 - 16 DU/ACRE
- R4: 16 – 30 DU/ACRE

Note: The zoning designations are used in Glen Loma Ranch for the sole purpose of tracking conformance with the General Plan Neighborhood District target density goal. Section 5 “Land Use Plan” and Table 10 set forth the number and types of units allowed for each neighborhood.

While the overall acreage of the Specific Plan area is approximately 359 acres, the residential developable acreage of the Specific Plan area is only approximately 192 acres. The loss of developable acreage is attributed to the preservation of open space, the creation of open space and fire buffers, deductions for major road rights-of-way, and non-residential uses within the Specific Plan area.
Glen Loma Ranch Forecasted Housing Mix

In analyzing the character of the land, the preservation of open space features, and the proposed circulation patterns, the Glen Loma Ranch Specific Plan established a Unit Range for each of the nineteen Neighborhoods. In order to create a pragmatic view of the Specific Plan area unit count, the Specific Plan has established a mid-point or forecasted unit count for each Neighborhood. (While individual Neighborhoods will have a Unit Range based on the Residential Product Types proposed and site constraints, the overall Specific Plan will not be able to exceed the number of RDO units allocated to the Specific Plan area.)

Based on the Low End Unit Count of each Neighborhood, the Glen Loma Ranch Specific Plan anticipates the following housing mix of units:

- R-1 Residential Uses @ 42.4% or 84 Acres: 328 Units
- R-2 Residential Uses @ 17.5% or 34.8 Acres: 195 Units
- R-3 Residential Uses @ 32.7% or 64.8 Acres: 528 Units
- R-4 Residential Uses @ 7.4% or 14.7 Acres: 225 Units

Even at the low end unit count (least density, the project meets the intent of both the “Minimum” Housing Mix and the “Target” Housing Mix as set forth in the Gilroy General Plan.

Non-Residential Neighborhood Uses

In addition to residential areas, the Neighborhood District designation encourages the incorporation of resident-serving uses such as parks, schools, day care facilities, and religious facilities, as well as neighborhoods serving commercial and professional office uses. The neighborhood-serving commercial and professional office uses are encouraged in the Gilroy General Plan as long as they are:

- Sited at the “entry” to the Neighborhood;
- Adequately buffered from adjacent residential uses;
- Limited in size;
- Controlled to prohibit inappropriate uses;
- Designed and landscaped to be compatible with the residential Neighborhood; and
- Sited with adequate distance from competing commercial uses, both within the Specific Plan area and the greater Gilroy area, to ensure a suitable Neighborhood market area.

The creation of Neighborhood centers is also encouraged, clustering uses such as a Neighborhood or community Park, school, day care facilities, and Neighborhood-serving retail uses such as a small bank branch, café, bakery, postal service, or small grocery store. While the mix of uses needs to be carefully controlled, they can have a synergistic effect and result in a highly valued community amenity. Such centers might even incorporate mixed use buildings, with retail or office uses on ground floor, and residential Apartment Buildings above. Like the criteria for Neighborhood commercial development, Neighborhood centers would also need to be sited at the entry to the Neighborhood.

Response: The Glen Loma Ranch Specific Plan will allow for a Town Center, two public park sites, a fire station and a commercial opportunity site along Club Drive. In addition, the Town Center will permit a mixture of retail and commercial uses with residential units. (Pages 16 - 20; 58 - 83)
5. LAND USE PLAN

The Land Use Plan is a schematic representation of the Glen Loma Ranch Specific Plan. The Glen Loma Ranch Specific Plan consists of the following elements:

- Nineteen distinct residential Neighborhoods;
- A middle school site;
- An elementary school site (located on one of the 19 Neighborhoods);
- Two Neighborhood park sites;
- A new fire station site;
- Town Center Commercial area;
- Preserved open space including the eucalyptus grove and rocky knoll; and
- Major bicycle and pedestrian trial system

The Glen Loma Ranch Specific Plan's acreage breaks down as follows:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Approximate Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Open Space</td>
<td>43.2 AC.</td>
</tr>
<tr>
<td>Buffers and Other Open Space</td>
<td>55.5 AC.</td>
</tr>
<tr>
<td>City Parks and Public Open Space</td>
<td>13.4 AC.</td>
</tr>
<tr>
<td>Schools</td>
<td></td>
</tr>
<tr>
<td>Middle School (Existing)</td>
<td>17 AC.</td>
</tr>
<tr>
<td>Elementary School</td>
<td>8.8 AC.</td>
</tr>
<tr>
<td>Total</td>
<td>25.8 AC.</td>
</tr>
<tr>
<td>Residential (Excludes Town Center)</td>
<td>172.4 AC.</td>
</tr>
<tr>
<td>Town Center</td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>6.8 AC.</td>
</tr>
<tr>
<td>Fire</td>
<td>1.5 AC.</td>
</tr>
<tr>
<td>Station</td>
<td>8.1 AC.</td>
</tr>
<tr>
<td>Town Center Affordable/Senior</td>
<td>10.5 AC.26.9 AC.</td>
</tr>
<tr>
<td>Total</td>
<td></td>
</tr>
<tr>
<td>Other Commercial</td>
<td>1.0 AC.</td>
</tr>
<tr>
<td>Streets</td>
<td>21.4 AC.</td>
</tr>
<tr>
<td>Total Specific Plan Area:</td>
<td>359.6 AC.</td>
</tr>
</tbody>
</table>

Table 1 – Approximate Acreage Breakdown

Glen Loma Ranch Zoning Designation

The Glen Loma Ranch Specific Plan area has the “Neighborhood District” zoning designation. It is the intent of the Glen Loma Ranch Specific Plan to meet all requirements as set forth in the City of Gilroy Zoning Ordinance unless specifically addressed by the Specific Plan.

Based on the criteria established within the Neighborhood District zoning designation, a wide range of densities and residential product types will ultimately be developed within the Specific Plan area. Individual rezoning of individual Neighborhoods will not be necessary or required as long as each neighborhood is developed in a manner consistent with this document. As established by this Specific Plan, each individual Neighborhood has an anticipated or forecasted mid-point unit count. This forecasted mid-point unit count was originally derived from the overall number of RDO allocations granted to the Specific Plan area. It is expected that each Neighborhood will develop close to the forecasted unit count. This does not preclude any Neighborhood from developing above the forecasted mid-point unit count level and up to the high-end unit count level as long as the overall Specific Plan does not exceed the number of approved RDO allocations and any future RDO exempt units approved by the City of Gilroy.

Interrelationship of Residential Neighborhoods and Other Land Uses

The Glen Loma Ranch Specific Plan proposes a variety of residential densities to provide a range of Residential Product Types contained within nineteen distinct Neighborhoods. Each of the Neighborhoods are shaped and formed by preserved open space, created open space buffer areas, as well as by existing and proposed streets.

As shown in Table 2, (Page 17) the different Neighborhoods provide a wide range of Neighborhood sizes and anticipated Unit Ranges. This diversity of sizes and Unit Ranges represent a deliberate attempt to break the homogeneous development patterns seen in Gilroy. This new pattern permits the development of the Specific Plan to develop in smaller individual Neighborhoods, and allows for a mix of a variety of densities,
product types and mixtures. This mixture of sizes, unit counts and residential products are consistent with the intent of the Neighborhood District.

<table>
<thead>
<tr>
<th>Neighborhood Name</th>
<th>Approximate Gross Area in Acres +/-</th>
<th>Low End Unit Count</th>
<th>Forecasted Mid-Point Unit Count</th>
<th>High End Unit Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Olive Grove</td>
<td>13.5</td>
<td>99</td>
<td>192</td>
<td>247</td>
</tr>
<tr>
<td>McCutchin Creek</td>
<td>2.7</td>
<td>32</td>
<td>38</td>
<td>44</td>
</tr>
<tr>
<td>Palomino</td>
<td>5.7</td>
<td>48</td>
<td>57</td>
<td>66</td>
</tr>
<tr>
<td>Home Ranch</td>
<td>7.7</td>
<td>52</td>
<td>62</td>
<td>68</td>
</tr>
<tr>
<td>Wild Chestnut</td>
<td>9.2</td>
<td>43</td>
<td>72</td>
<td>99</td>
</tr>
<tr>
<td>Montonico</td>
<td>11.7</td>
<td>85</td>
<td>98</td>
<td>110</td>
</tr>
<tr>
<td>Nebbiolo</td>
<td>25.7</td>
<td>78</td>
<td>97</td>
<td>125</td>
</tr>
<tr>
<td>The Glen</td>
<td>5.4</td>
<td>22</td>
<td>27</td>
<td>31</td>
</tr>
<tr>
<td>Malvasia</td>
<td>14.0</td>
<td>142</td>
<td>185</td>
<td>196</td>
</tr>
<tr>
<td>Canyon Creek</td>
<td>9.4</td>
<td>39</td>
<td>47</td>
<td>56</td>
</tr>
<tr>
<td>Rocky Knoll</td>
<td>4.2</td>
<td>30</td>
<td>33</td>
<td>37</td>
</tr>
<tr>
<td>Town Center Multi-Family²</td>
<td>10.5</td>
<td>137</td>
<td>189</td>
<td>197</td>
</tr>
<tr>
<td>Town Center Affordable³</td>
<td>8.1</td>
<td>150</td>
<td>156</td>
<td>165</td>
</tr>
<tr>
<td>Luchessa</td>
<td>5.3</td>
<td>40</td>
<td>54</td>
<td>68</td>
</tr>
<tr>
<td>Petite Sirah</td>
<td>10.6</td>
<td>31</td>
<td>85</td>
<td>108</td>
</tr>
<tr>
<td>Cabernet (Elementary School)</td>
<td>10.0</td>
<td>40</td>
<td>53</td>
<td>60</td>
</tr>
<tr>
<td>Mataro</td>
<td>10.9</td>
<td>51</td>
<td>61</td>
<td>96</td>
</tr>
<tr>
<td>The Grove</td>
<td>12.8</td>
<td>64</td>
<td>78</td>
<td>93</td>
</tr>
<tr>
<td>Vista Bella</td>
<td>24.6</td>
<td>133</td>
<td>162</td>
<td>192</td>
</tr>
<tr>
<td>Total</td>
<td>192.0</td>
<td></td>
<td>1,693¹</td>
<td></td>
</tr>
</tbody>
</table>

¹Approved total RDO allocations limit development within the GLR Specific Plan, including proposed “Exempt” allocations, at 1,693 units
²Neighborhoods may develop below their low end unit count, as long as the overall project achieves the Neighborhood District “target” housing mix.
³Per the project Development Agreement, Section 4.4.9 “Senior/Affordable Housing”, the number of required affordable units will be proportionally reduced if the total units built within the Specific Plan Area is less than 1,693 units.
⁴Not all neighborhoods will be allowed to develop at their High End Unit Count. The overall number of units built within the Glen Loma Ranch Specific Plan area may not exceed 1,693 units, without a Specific Plan Amendment.
Over 27% of the Glen Loma Ranch Specific Plan area is devoted to the preservation of open space and the area devoted to buffering the open space. In addition, an additional 13.4 acres or 4% of the Specific Plan area is devoted to new City parks and public open space. This means that a total of 112.1 acres or 31% of the Specific Plan area is devoted to permanent open space.

The Specific Plan has set aside a total of 17.0 acres of the Specific Plan area for a public school site, which is now Ascension Solorsano Middle School. In addition, an 8.8 acre elementary school was built in the Cabernet Neighborhood, located in the southern portion of the specific plan area. In response to input from the City of Gilroy, 1.5 acres has been allocated for a new fire station site, to be located within the Town Center area. This means a total of 8% of the Specific Plan is devoted to public facilities.

The Specific Plan has allocated up to 7.8 acres or 2% of the Specific Plan area for commercial/retail uses. The majority of this commercial/retail acreage is devoted to the Town Center area.

**Residential Development Ordinance (RDO) Allocations**

The City of Gilroy has allocated a total of 1443 market rate RDO allocations to the Glen Loma Ranch. These allocations have been allocated over a period of several RDO competitions. The majority of units were allocated during the 2000 - 2001 RDO competition. Table 3 depicts the original distribution of allocations and the years that the units were allocated. (The “Pre-2004 allocations include 30 allocations from the 1999 - 2000 RDO competition, and 33 units from previous allocations to Glen Loma Ranch neighborhoods outside the Specific Plan.) The project Development Agreement further sets phasing and procedures for RDO buildout schedule processes and extensions.

The balance of the total number of units within the Glen Loma Ranch Specific Plan (the difference between the total build out of 1,693 units minus the 1,443 allocated RDO units) are up to 256 affordable units addressed in Section 10, entitled “Meeting The City’s Affordable Housing Goals” (Page 82.)

**Phasing of Development**

The Glen Loma Ranch will develop numerically in a manner consistent with the units allocated to the Specific Plan area by the City of Gilroy’s Residential Development Ordinance (RDO) as shown in Table 3.

**Pattern of Development**

Generally speaking, development within the Glen Loma Ranch Specific Plan area is anticipated to begin with the Vista Bella, Petite Sirah, and Mataro neighborhoods, located at the southern end of the project area. Development will proceed from the north and the south to the center of the project area in general accordance with yearly RDO allocations as listed in Table 3. It is the intent of the Specific Plan to have a series of neighborhoods under construction concurrently throughout the built-out of the Specific Plan.

<table>
<thead>
<tr>
<th>Year*</th>
<th>RDOs Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-2004</td>
<td>63</td>
</tr>
<tr>
<td>2004</td>
<td>50</td>
</tr>
<tr>
<td>2005</td>
<td>50</td>
</tr>
<tr>
<td>2006</td>
<td>50</td>
</tr>
<tr>
<td>2007</td>
<td>50</td>
</tr>
<tr>
<td>2008</td>
<td>131</td>
</tr>
<tr>
<td>2009</td>
<td>131</td>
</tr>
<tr>
<td>2010</td>
<td>131</td>
</tr>
<tr>
<td>2011</td>
<td>131</td>
</tr>
<tr>
<td>2012</td>
<td>131</td>
</tr>
<tr>
<td>2013</td>
<td>131</td>
</tr>
<tr>
<td>2014</td>
<td>131</td>
</tr>
<tr>
<td>2015</td>
<td>131</td>
</tr>
<tr>
<td>2016</td>
<td>132</td>
</tr>
</tbody>
</table>

Table 3 - Residential Development Ordinance (RDO) Units as Allocated to Glen Loma Ranch by Year

*The actual timing of the project buildout is subject to the terms of the Development Agreement.
FIGURE 5 – NOT USED

Note: This Figure was removed per GLR PUD Submittal for Specific Plan Revision No. 1 City File No. Z 14-01 (Ordinance No. 2014-07)
6. LAND USE STANDARDS

Specific Plan Standards Versus Guidelines

In order to ensure that the vision of the Specific Plan translates to the ultimate built environment, the Glen Loma Ranch Specific Plan has set forth a series of Standards and Guidelines.

Standards versus Guidelines

Specific Plan Standards and Guidelines for the Glen Loma Ranch Specific Plan are intended to create a sense of community and identity which is reflective of Gilroy’s historic residential character, and provide a framework which permits appropriate flexibility in the ultimate configuration of development. The standards and guidelines that are established in the Specific Plan apply to all of the development within the Specific Plan as identified by land use or development type.

There is a clear distinction between “Standards” and “Guidelines”, described as follows:

- **Standards** are mandatory requirements that are enforced by terms such as “shall” or “will”.
- **Guidelines** are suggested or encouraged but are not explicitly mandatory. However, their intent represents an objective of the Glen Loma Ranch Specific Plan and as such they are intended to be followed in spirit if not literally. Thus, guidelines leave some flexibility for design creativity to meet the intent of the guideline and are promulgated by terms such as “should” or “may”.

The following Land Use Standards are common to all Neighborhoods, within the Glen Loma Ranch Specific Plan:

**LUS-1** - Each Neighborhood within the Specific Plan shall recognize the importance of the regional geography and natural features (such as woodlands, creeks, riparian corridors, etc.) by observing the setbacks as established within the Specific Plan and per the project Mitigation Measures.

**LUS-2** - The Neighborhoods within the Specific Plan shall provide visual as well as physical access to the natural features being preserved and enhanced subject to environmental considerations where appropriate.

**LUS-3** - Each individual Neighborhood will be assigned a range of residential units for the Neighborhood as well as a listing of potential Residential Product Types available for the Neighborhood. Residential Neighborhoods may not exceed their specified High End Unit Count for said Neighborhood.

**LUS-4** - Due to restrictions related to the project’s total RDO unit allocations, the Specific Plan unit count cannot exceed 1,693 units unless additional RDO allocations, affordable, senior, and/ or exempt units are granted to Glen Loma Ranch by the Gilroy City Council, and the specific plan is amended to reflect to additional allocations.

**LUS-5** - Each residential Neighborhood within The Glen Loma Ranch will allow for a range of residential units in each of the Neighborhoods, and the aggregate residential Unit Range for the entire Specific Plan must meet or exceed the “minimum” mix as established by the “Neighborhood District” land use category of the General Plan. The unit count of individual Neighborhoods within the Specific Plan area may vary so long as the maximum number of units within individual Neighborhoods do not exceed the assigned high end unit count of said neighborhood.

**LUS-6** - The Glen Loma Ranch Specific Plan has identified a variety of potential Residential Product Types for each Neighborhood. Builders must construct housing units that are consistent with or representative of the type of residential products specified for the specific Neighborhood.

**LUS-7** - The Builder of any Neighborhood within the Glen Loma Ranch is encouraged to consider a variety of residential product types, and shall not be limited as to the number of types of residential product that can be used in a Neighborhood as long as the proposed Residential Product Type is consistent with the type of residential
products specified for the residential Neighborhood does not exceed the Unit Range of the Neighborhood.

**LUS-8** - Residential units will be allowed to “back” or “side” onto open space areas subject to the standards and guidelines within the “Open Space, Parks and Recreation” section of this document.

**LUS-9 - Neighborhood Product Differentiation Standard:** In order to provide the Glen Loma Ranch community with more diverse residential communities within the Specific Plan area, neighborhoods with a forecasted midpoint unit-count that exceeds one-hundred (100) units, excluding the Town Center Multi-Family and Affordable Housing neighborhoods, can have no more than 60 percent of any one residential housing type. In the event that a neighborhood with a forecasted mid-point unit count over one-hundred (100) units submits plans with a unit count significantly below the forecasted mid-point unit count (80% or less than the forecasted mid-point), then the Neighborhood Product Differentiation Standard will not be required. This rule is quantified for the applicable neighborhoods as follows:

a. If the Vista Bella neighborhood develops with more than 130 units total, then it must contain at least two (2) different product types, and one of those product types cannot total more than 97 units.

b. If the Olive Grove neighborhood develops with more than 154 units total, then it must contain at least two (2) different product types, and one of those product types cannot total more than 115 units.

c. If the Malvasia neighborhood develops with more than 148 units total, then it must contain at least two (2) different product types, and one of those product types cannot total more than 111 units.

The Product Differentiation Standard shall also apply to Contiguous Neighborhoods. The Product Differentiation Standard does not apply in the Town Center.

**LUS-10 - Neighborhood Focal Points:** Each Neighborhood within the Specific Plan will be required to provide a Neighborhood Focal Point. The Focal Point can be located adjacent to preserved open space in an effort to better blend the natural and built environments, or could be located within the middle of a residential Neighborhood. Examples of Neighborhood Focal Points include Tot Lots, Passive Parks adjacent to preserved open space, Pocket Parks and other community amenities.

**LUS-11** - Streets, and/or trails shall link schools, parks, commercial areas, and residential Neighborhoods to ensure pedestrian access.
7. DEVELOPMENT STANDARDS

The tables set forth below and in the following subsections define lot size and configuration, lot coverage, setbacks, height and other requirements for development of property within the various Neighborhoods of the Plan. These development Standards are mandatory, while the Guidelines are advisory. Used together they are intended to create the community character envisioned in the Specific Plan, and they must be considered together in making administrative decisions on the consistency of any proposed development with the intent and design objectives of the Specific Plan.

Lot Development Standards

The residential portion of the Glen Loma Ranch Specific Plan is made up of a series of Neighborhoods providing a range of densities and a mix of housing types.

The Specific Plan provides for various building types and lots within each of the Neighborhoods, along with development standards as described in the tables below.

<table>
<thead>
<tr>
<th>Residential Product Type</th>
<th>Typical Range of Lot Sizes</th>
<th>Approximate Density Range</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SFD</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Compact Lots</td>
<td>2,400 sq. ft to 4,999 +/- sq. ft.</td>
<td>6 – 11 du/ac</td>
</tr>
<tr>
<td>Small lot front load</td>
<td>2,400-4,999 +/-</td>
<td>8 – 11 du/ac</td>
</tr>
<tr>
<td>Small lot alley load</td>
<td>2,400-4,999 +/-</td>
<td>6 – 11 du/ac</td>
</tr>
<tr>
<td>Paired Z</td>
<td>2,400-4,999 +/-</td>
<td>8 – 9 du/ac</td>
</tr>
<tr>
<td>Cluster/courtyard</td>
<td>2,400-4,999 +/-</td>
<td>9 – 10 du/ac</td>
</tr>
<tr>
<td><strong>SFD</strong></td>
<td>Traditional Lots</td>
<td>5,000 sq. ft &amp; larger</td>
</tr>
<tr>
<td>Village lot</td>
<td>5,000-7,500 +/-</td>
<td>4 – 6 du/ac</td>
</tr>
<tr>
<td>Garden lot</td>
<td>7,500 &amp; up</td>
<td>3 – 4 du/ac</td>
</tr>
<tr>
<td><strong>SFA</strong></td>
<td>Single-Family Attached</td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td>8 – 9 du/ac</td>
</tr>
<tr>
<td>Triplex/Four-plex</td>
<td></td>
<td>9 – 11 du/ac</td>
</tr>
<tr>
<td>Townhouse/Rowhouse</td>
<td></td>
<td>12 – 14 du/ac</td>
</tr>
<tr>
<td>Manor Homes</td>
<td></td>
<td>13 – 22 du/ac</td>
</tr>
<tr>
<td>Combination-Condominium</td>
<td></td>
<td>13 – 15 du/ac</td>
</tr>
<tr>
<td>Stacked Flats</td>
<td></td>
<td>17 – 22 du/ac</td>
</tr>
<tr>
<td><strong>MFA</strong></td>
<td>Multi-Family Attached</td>
<td></td>
</tr>
<tr>
<td>Apartment Buildings</td>
<td></td>
<td>17 – 22 du/ac</td>
</tr>
<tr>
<td>Condominium</td>
<td></td>
<td>17 – 22 du/ac</td>
</tr>
</tbody>
</table>

Table 4 - Product Type - Density Matrix

Residential Product Classifications

In order to provide a diverse community that is reflective of the older patterns of development within Gilroy, the Glen Loma Ranch Specific Plan establishes four classifications of Residential Product Types within the Ranch. These classifications are:

- Single Family Detached
- Single Family Attached
- Multi-Family Attached
- Town Center Flex Residential

In order to achieve community diversity a range of architectural styles and densities, and a variety of Residential Product Types are allowed within each of the four classifications listed above. These Residential Product Types and densities are outlined as follows:
Single Family Detached

Within the Single Family Detached classification there are a range of Residential Product Types and densities that are basically divided into 1) higher density “Compact Lot” products, and 2) relatively lower density “Traditional Lot” products. These are described as follows and are depicted in the attached exhibits.

Compact Lots

Compact Lots range in lot size from 2,400 sq. ft. to 4,999 sq. ft. and result in densities generally ranging from six to eleven units per acre. Due to project layout, some lots within a neighborhood may exceed the top of this square footage range. Compact Lot sizes are smaller than traditional detached product lots and generally range from 40 to 45 feet in width and from 70 to 90 feet in depth.

These lot products typically have relatively smaller floor areas and reduced private yard areas, and are typically intended for specific market segments such as first-time buyers (lower price points) and move-down empty nesters (less maintenance).

Typical Compact Lot Residential Product Types include:

- Front-loaded homes.
- Rear-loaded or alley homes.
- Paired Z lots that share usable lot area with a use easement and have one semi-recessed garage, and one fully recessed garage on the adjacent lot to enhance the street scene.
- Cluster/Courtyard homes that share a motor court access and are typically grouped in pods of 4 to 8 lots.

Typical lot sizes and densities are shown below in matrix format and examples of product site plans follow.

### Table 5 - Compact Lot Dimensions

<table>
<thead>
<tr>
<th>Compact Lot</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>2,400 sq. ft.</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>40 ft.</td>
</tr>
<tr>
<td>Average Lot Coverage</td>
<td>65%</td>
</tr>
</tbody>
</table>

1 Average is calculated by Builder project with no more than 10% variation in lot coverage from the expressed average. Lot coverage is defined as the amount of structure that is covering the ground, or the “footprint.” Lot coverage includes the primary building, covered porches, and all accessory structures on the lot. Flat surfaces such as sidewalks, driveways, and patios are not included when calculating lot coverage.

### Table 6 - Cluster/Court Lot Dimensions

<table>
<thead>
<tr>
<th>Cluster/Court Lot</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>2,500 sq. ft.</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>40 ft.</td>
</tr>
<tr>
<td>Average Lot Coverage 1</td>
<td>65%</td>
</tr>
</tbody>
</table>

1 Average is calculated by Builder project with no more than 10% variation in lot coverage from the expressed average. Lot coverage is defined as the amount of structure that is covering the ground, or the “footprint.” Lot coverage includes the primary building, covered porches, and all accessory structures on the lot. Flat surfaces such as sidewalks, driveways, and patios are not included when calculating lot coverage.
Figure 6 - Example of Alley-Loaded Home Layout (Note that all dimensions are illustrative only.)
Figure 7 - Example of Cluster/Courtyard Layout. (Note that all dimensions are illustrative only.)
Figure 8 - Aerial Perspective of a typical cluster

Figure 9 - Plan View of a Typical Cluster. (Note that all dimensions are illustrative only.)
Traditional Village and Garden Lots

Traditional Lots, which include Village and Garden lots, range in size from 5,000 sq. ft. and up, and generally result in densities ranging from six units per acre and lower. Lot sizes are typical of traditional Neighborhood subdivisions and generally range from 45 to 85 feet in width and from 100 to 120 feet in depth.

These lots permit relatively larger floor areas and larger private yard areas, and are typically intended for market segments such as move up buyers or buyers with larger families.

Traditional lots typically have front accessed garages (as opposed to lane/alley loaded) due to wider lot configurations. Wider lots (greater than 60’) allow more building architecture to front the street, and the option of swing-in garages.

Traditional lot sizes and densities are shown in Tables 7 and 8 and in the following examples of product site plans.

### Table 7 - Traditional Village Lot Dimensions

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Minimum Lot Size</th>
<th>Maximum Lot Size</th>
<th>Minimum Lot Width</th>
<th>Average Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village Lot</td>
<td>5,000 sq. ft.</td>
<td>No maximum</td>
<td>45 ft.</td>
<td>55%</td>
</tr>
</tbody>
</table>

1Average is calculated by Builder project with no more than 10% variation in lot coverage from the expressed average. Lot coverage is defined as the amount of structure that is covering the ground, or the “footprint.” Lot coverage includes the primary building, covered porches, and all accessory structures on the lot. Flat surfaces such as sidewalks, driveways, and patios are not included when calculating lot coverage.

### Table 8 - Traditional Garden Lot Dimensions

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Minimum Lot Size</th>
<th>Maximum Lot Size</th>
<th>Minimum Lot Width</th>
<th>Average Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garden Lot</td>
<td>7,500 sq. ft.</td>
<td>No maximum</td>
<td>65 ft.</td>
<td>55%</td>
</tr>
</tbody>
</table>

1Average is calculated by Builder project with no more than 10% variation in lot coverage from the expressed average. Lot coverage includes the primary building, covered porches, and all accessory structures on the lot. Flat surfaces such as sidewalks, driveways, and patios are not included when calculating lot coverage.

![Figure 10 - Representative Traditional Village Lot. (Note that all dimensions are illustrative only.)](image-url)
Figure 11 - Representative Traditional Garden Lot - Front Load (Note that all dimensions are illustrative only.)

Figure 12 - Representative Traditional Garden Lot. (Note that all dimensions are illustrative only.)
Single Family Attached

The Single Family Attached classification is comprised of units connected by adjacent walls in various combinations and lengths. The single-family designation implies that these are individual ownership units, usually combined with a common ownership interest for common areas and amenities. Due to the multiple designs possible, no minimum or maximum lot sizes for Single Family Attached units are specified.

A description of the Residential Product Types of Single Family Attached units follows.

**Attached Units**

<table>
<thead>
<tr>
<th>Attached</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Lot Size</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Width¹</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Maximum Width¹</td>
<td>35 ft.</td>
</tr>
<tr>
<td>Average Lot Coverage²</td>
<td>75%</td>
</tr>
<tr>
<td>Orientation of Homes</td>
<td>Front on to streets or central landscaped green.</td>
</tr>
</tbody>
</table>

¹ Minimum and maximum widths are per unit.
² Average is calculated by Builder project with no more than 10% variation in lot coverage from the expressed average. Lot coverage is defined as the amount of structure that is covering the ground, or the “footprint.” Lot coverage includes the primary building, covered porches, and all accessory structures on the lot. Flat surfaces such as sidewalks, driveways, and patios are not included when calculating lot coverage.

Table 9 - Attached Unit Dimensions

**Duplex**

In the past, the term “duplex” has been used by the City of Gilroy to define both a zoning or density designation and type of residential structure. For purposes of this specific plan, the term “Duplex Units” are two units attached by an adjacent wall, and do not define a zoning category. These units usually sit on adjoining lots with the adjacent wall on the adjoining property line. They are often designed to look like one slightly larger Single Family Detached home and usually have integrated garages. Due to the multiple designs possible, no minimum or maximum lot sizes for duplex units are specified.
**Manor Homes (Rear Load)**

Usually a Triplex building or larger, consisting of two or more Townhomes plus possible carriage unit(s) over the garages. They are designed to look like one larger Single Family Detached home, sometimes referred to as a “manor home”. They have integrated garages accessed from an alley. Guest parking is usually located in the alley or on the street.

Figure 13 - Representative Triplex/
Manor Homes - Attached Units

Figure 14 - Representative “Manor” Home Configuration
(Note that all dimensions are illustrative only.)
Townhouse/Row House

Townhouse units are typically 4 to 8 units attached by adjacent walls. These types of units are typically two story units but may also be one-story units, especially the end units. Garages may be integrated into the residential structure or separated as a group of garages or carports.

Townhouses and row houses are designed to be linked in various configurations (4, 5, 6 or more units in a “block”, which differ from Triples and Multiflexes, which are typically designed as a single block, and rarely re-configured.

Figure 15 - Representative Townhouse/ Combination-Condominium Product - Attached Units
Figure 16 - Representative Multi-Family Attached Units

Figure 17 - Representative Multi-Family Attached Unit
Combination-Condominium
The Combination-Condominium product is a combination of predominantly townhouses and some flats, with the flats located over garages as “carriage” units. The addition of the carriage units allows this product type to achieve a slightly higher density than the townhouse product by itself. Buildings are two stories and garages are typically integrated into the building with direct access from garage to unit. When built, the Combination-Condominium looks very much like a townhouse development. This product must be sold as Condominiums because the flats are not in contact with the land. (See the definition of Condominium in Appendix A)

“Manor” homes, as referred to in various sections of this document, can also be a “Combination-Condominium” of three or four designs so that the exterior of the structure appears to be a single, large home.

Stacked Flats
Stacked flats are comprised of individual units (flats) stacked vertically, typically in two and three story configurations. These units are usually referred to as “stacked” because similar units sit directly on top of another unit. Garages can be separated or integrated into the building. This product must be sold as a Condominium.

Typical lot sizes and densities are shown in the “Product Type-Density Matrix” (Table 4).

Multi-Family
The multi-family attached classification is comprised of units connected by adjacent walls in various combinations and lengths. While a multi-family designation usually implies rental units, ownership units are not precluded by this product type.

Multi-family attached units can be rental apartments or for-sale Condominiums. They are configured as stacked flat units in two to four story buildings. Garages are typically separate but some may be integrated into the building. Typical lot sizes and densities are shown in the “Product Type-Density Matrix” (Table 4) at the beginning of this Section.
The Specific Plan allocates the building types/lot sizes described above to the various residential Neighborhoods or development areas in a pattern, which allows only certain building types/lot sizes in each Neighborhood. The larger lot building types are permitted in the Neighborhoods that are naturally configured to most easily accommodate them and the smaller lot types and attached products, at a relatively higher density, are permitted in Neighborhoods adjacent to major arterials and in the Town Center portion of the plan. Permitted lots/building types by residential Neighborhood or development area are defined for each of the individual Neighborhoods in Section 9.

**Town Center Flex Residential**
The Town Center Flex Residential designation is intended to provide flexibility in developing the Town Center portion of the Glen Loma Ranch Specific Plan. This area is envisioned to be a mix of uses combining commercial, residential and public facilities, with the final mix of uses determined by market demand and timing of implementation.

Residential Product Types allowed within the Flex area include all of the single family and multi-family attached products described above. One additional Residential Product Type that could occur here is the “Live/Work Units.” Live/Work Units combine a commercial or business space on the first floor with a flat or townhouse residential unit above it. The concept is for the business proprietor to live above his business with direct vertical access from the business to the living unit. Specific densities for this type of unit are difficult to calculate as they are incorporated into commercial developments. Depending on the number of units incorporated into a commercial complex, densities might approach the townhouse density of 12 to 14 units per acre.

**Building Siting Standards (BBS)**

- **BSS-1** - Buildings shall be sited to front onto Neighborhood streets, preserved open space, open space buffer, Focal Point, or park.
- **BSS-2** - Primary entry doors shall be on the front elevation facing the street or park.
- **BSS-3** - Varying front/street elevations shall be utilized. Builders shall provide at least three floor plans for each housing type being built and each detached plan shall have a minimum of three different architectural elevations.
- **BSS-4** - Corner lots have high public realm visibility and the architecture shall reflect this prominent visibility through detailing and material selection.
- **BSS-5** - Attached units shall front onto streets or may be grouped around a central green which as a whole fronts to a street. Attached units in the center of a development may face onto a central courtyard.
- **BSS-6** - Attached units which front onto a street must have some building entries that orient to that street.
- **BSS-7** - Over fifty-percent (50%) of street level building frontage along a “primary” street shall be devoted to retail/commercial uses in the commercial portion of the Town Center. (Exceptions to this standard may be granted by the Gilroy Community Development Director).
- **BSS-8** - Buildings on corner lots shall be located on the street intersection and should generally orient to the primary street, with the major entry at the corner.

The development standards matrix on page 37 sets forth the Building Envelope Standards for each of the Residential Product Types permitted within the Glen Loma Ranch Specific Plan. These standards address primary residential buildings. Garage envelope standards are addressed under development standards RPS-I found on page 38.

**Town Center Multi-Family Standards**

- **TCMF/OSS-1** - Provide private open space adjacent to each unit, and private open space should be partially screened from common open spaces to delineate the edge between public and private open space.
- **TCMF/OSS-2** - Provide pedestrian paths to connect parking, open space and recreational facilities.
- **TCMF/OSS-3** - Use fences, arbors, trellises, and hedges to define and separate outdoor recreation areas.
Parking Lots & Garage Standards

**TCMF/PGS-1** - When used, Trash enclosures with solid screening shall be distributed throughout a development and sited to allow vehicular access from pick-up vehicles, and consistent with City of Gilroy standards.

Site Organization Standards

**TC/SOS-1** - Parking shall be screened from the public streets by landscaping or Town Center Buildings.

Additional Building Component Standards

**TC/ABCS-1** - All ground or roof mounted mechanical equipment shall be integrated into the building design and/or visually screened from view by fixed screening or landscaping. Screening shall be in a manner consistent with the building façade.

Parking Lots, Garages & Delivery/Loading Areas

**TC/PGS-1** - Trash enclosures with solid screening shall be distributed throughout the delivery or service area and sited to allow vehicular access from pick-up vehicles and shall be consistent with city standards.

**TC/PGS-2** – Delivery and loading docks shall be located to the side or rear of buildings and visually screened from public view, as well as to limit noise impacts on any adjacent or near by residential uses.

Signage Standards

**TC/SS-1** – For the Town Center overall signage program, individual signage and storefront criteria shall be part of the overall Town Center design submittal, and will be subject to review and approval by the Glen Loma Ranch Master Developer and the City of Gilroy review and permitting process for signs.
<table>
<thead>
<tr>
<th>Building Type</th>
<th>Front Setback$^{2,9}$</th>
<th>Side Setback$^{2,9}$</th>
<th>Rear Yard$^2$</th>
<th>Height$^1$</th>
<th>Bldg. Separation$^{15}$</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bldg. Face$^{10,11}$</td>
<td>1$^{st}$ Floor</td>
<td>2$^{nd}$ Floor</td>
<td>1$^{st}$ Floor</td>
<td>2$^{nd}$ Floor</td>
</tr>
<tr>
<td>Attached – Single-Family/Multi-Family$^5$ (See Appendix Q, sheet 1)</td>
<td>10 [26]</td>
<td>3$^{10}$ [34$^{11}$]</td>
<td>5 [21]</td>
<td>5$^8$</td>
<td>8$^8$</td>
</tr>
<tr>
<td>1 &amp; 2 story</td>
<td>10 [26]</td>
<td>3$^{10}$ [34$^{11}$]</td>
<td>5 [21]</td>
<td>6$^5$</td>
<td>12$^5$</td>
</tr>
<tr>
<td>Compact Lots – Front-Loaded: Minimum 2,400 sq. ft. (See Appendix Q, sheet 2 – left side)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Compact Lots – Rear Lane/Alley-Loaded: Minimum 2,400 sq. ft. (See Appendix Q, sheet 2 – right side)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Compact Lots - Cluster/Court: Minimum 2,400 sq. ft. (See Appendix Q, sheets 3 &amp; 4)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot fronting to motor court, interior to cluster or siding onto open space</td>
<td>5$^9$</td>
<td>Per note $10$</td>
<td>3$^9$</td>
<td>5$^8$</td>
<td>5$^8$</td>
</tr>
<tr>
<td>Corner lot to motor court, and siding/backing on thru-street</td>
<td>5$^9$</td>
<td>Per note $10$</td>
<td>3$^9$</td>
<td>10[26]$^9$ @ side street, 5$^8$ @ interior side</td>
<td>10[26]$^9$ @ side street, 5$^8$ @ interior side</td>
</tr>
<tr>
<td>Traditional Village Lots: Minimum 5,000 sq. ft. (See Appendix Q, sheets 5 &amp; 6)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Glen Loma Ranch Specific Plan - Final 37a Section 7
### Table 10 - Building Envelope Standards

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Front Setback&lt;sup&gt;7,9&lt;/sup&gt;</th>
<th>Side Setback&lt;sup&gt;2,9&lt;/sup&gt;</th>
<th>Rear Yard&lt;sup&gt;2&lt;/sup&gt;</th>
<th>Height&lt;sup&gt;4&lt;/sup&gt;</th>
<th>Bldg. Separation&lt;sup&gt;16&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bldg.</td>
<td>Garage Face&lt;sup&gt;16,17&lt;/sup&gt;</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Floor</td>
<td>2&lt;sup&gt;nd&lt;/sup&gt; Floor</td>
<td>Building</td>
</tr>
<tr>
<td>Traditional Garden Lots:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Central block, Front-Loaded</td>
<td>15 [31]</td>
<td>18 [34]&lt;sup&gt;17&lt;/sup&gt; 28 [40]</td>
<td>6</td>
<td>6/(16-total)&lt;sup&gt;7&lt;/sup&gt;</td>
<td>20</td>
</tr>
<tr>
<td>Garages:</td>
<td></td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recessed Front-Facing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side-drive Garage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swing-in Garage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner lot, Front-Loaded</td>
<td>15 [31]</td>
<td>15 [31]</td>
<td>10 [26] @ side street, 6 @ interior side</td>
<td>12 [28] @ side street, 6 @ interior side (20 [36] total)&lt;sup&gt;7&lt;/sup&gt;</td>
<td>20</td>
</tr>
<tr>
<td>Garage same as central block, above</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear-Lane/Alley-Loaded</td>
<td>15 [26]</td>
<td>n/a</td>
<td>6</td>
<td>6/(16-total)&lt;sup&gt;7&lt;/sup&gt;</td>
<td>20&lt;sup&gt;9&lt;/sup&gt;</td>
</tr>
<tr>
<td>(lane at rear of lot)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner lane loaded lot min.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>side yard setbacks: (all other setbacks per above)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

1. All setbacks are shown in feet, are minimum dimensions, and are measured from property line unless otherwise noted.
2. Non-bracketed setbacks apply to lots on private streets with the property line at back of walk, or curb/edge-of-pavement if there is no sidewalk. Bracketed setbacks apply to lots on public streets that conform to the Gilroy street standards adopted in February of 2006 (property line at face of curb).
3. Rear setbacks for lots on lanes shall be measured from the property line, unless the property line is within the paved area of the lane, in which case the setback shall be measured from the edge of the lane pavement.
4. Height is measured in stories. There are no limits on story heights, in order to encourage diversity in housing design.
5. Side yard setbacks for attached products refer to side yards at a street and between adjacent multi-unit lots, not to setbacks between the individual units in one structure.
6. Lane accessed garages face shall have a three (3) foot minimum setback to garage face and second story living area shall be setback an additional two (2) feet from the garage face. Also see Note 10.
7. Total 2<sup>nd</sup> story side yards can be achieve by stepping the building second story on one side, or both sides.
8. Compact lots 45' or narrower in width may have minimum interior side yards of 4 feet, and a minimum building separation of 8 feet.
9. Location of the PSE and the desired placement of the yard fencing or entryways may require a larger side corner or front setback.
10. Garage vehicular entrances shall be set back such that they have either a maximum of five (5) feet, or a minimum of eighteen (18) feet, between the face of the garage and the back of the sidewalk, or to the curb or edge of pavement if there is no sidewalk.
11. Garage min. setback can be reduced if the sidewalk meanders, and the garage door placement complies with Note 10.
12. Lot bordering open space will be considered “central block” for the purpose of establishing minimum side yard setbacks.
13. Architectural projections such as chimneys, staircases, media nooks, etc. can encroach up to 2 feet into any setback. For interior side yard, a minimum distance of 3 feet shall be maintained between architectural projection and property line.
14. Swing-in and/or side access garages will apply to Village neighborhoods only when the typical lot for a product type is greater than sixty (60) feet wide.
15. Side-to-Side building separations are for first floor. Second floor separations will be dictated by required second floor side yard setbacks.
16. When garage and/or accessory units are separated from the primary residence on a lot, the minimum distance between buildings on that lot shall be 5 feet.

---

**Table 10 - Building Envelope Standards**
<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Spaces Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached Units</td>
<td>Same as City zoning standards</td>
</tr>
<tr>
<td>Detached, 4 bedrooms or less</td>
<td>2 garage spaces</td>
</tr>
<tr>
<td>Detached, 5 bedrooms or more</td>
<td>3 spaces, 2 as garage</td>
</tr>
</tbody>
</table>

Table 11 - Parking Requirements

Residential Parking Standards

Parking requirements, parking dimensions, and allowable garage types are defined in this section. Requirements for the location/siting of garages on individual lots are described further in this section. Parking requirements are shown in the matrix.

- **RPS-1** - Garage parking space (inside) dimensions shall have a minimum length of 20 feet measured from the garage door and a minimum width of 11 feet for single car garage. 2 or more car garages shall provide a minimum of 10 feet of width per space.

See Table 10 for garage setback standards.

Table 12 - Not Used

Residential Garage Standards

There are four allowable garage types for Single Family Detached homes that are described as follows and depicted graphically:

- **RGS-1** - Recessed Garages face and are accessed from a public or private street (front-loaded). This type of garage is located on the front portion of the lot and is attached to the residence. (All lot types)

- **RGS-2** - Side-drive Garages have a longer driveway that allows the garage to be placed farther back from the street on a front-loaded house. They can be attached or detached from the residence. (Traditional Lots greater than 60’ wide.)

- **RGS-3** - Swing-in Garages are located on the front portion of the lot (front-loaded) and are attached to the residence. However, the garage door does not face the street. (Traditional Lots).

- **RGS-4** - Lane or Alley Accessed Garages are accessible from lanes/alleys located to the rear or side of a lot (rear-loaded). They can be attached or detached from the residence.

**RGS-5** - In order to ensure that a garage driveway is long enough to accommodate a standard vehicle, or to prevent a standard vehicle from parking over the sidewalk, garage setbacks shall be either no more than five feet, eighteen feet or greater, measured from garage door to back-of-walk or curb/edge of pavement where there is no sidewalk. (Garage development standards are presented in Table 10 “Building Envelope Standards.”) Garage location, configuration and access shall be dictated by the type of garage and the building type/lot size to which it is associated.

- **RGS-6** – Front facing recessed garages shall be setback at least five feet behind the front façade or building plane of the house on front-loaded lots.

- **RGS-7** - At least 20% of the front-loaded houses in Traditional Lot neighborhoods where the typical lot is greater than sixty (60) feet wide, shall be either side-drive garages (located on the rear portion of the lot) or utilize swing-in garages. The swing-in garage can be used in combination with a recessed garage.

- **RGS-8** - Three-car wide garages in the same plane are prohibited.

- **RGS-9** - Swing-in garages shall not exceed 2 cars in width, and can be used in combination with recessed garages to accommodate a total of more than 2 garage spaces.

Design Features Standards Common To Various Styles

The following design standards apply to all applicable residential Neighborhoods (as indicated), regardless of architectural style.

- **CDS-1** - Each detached residential development is required to incorporate at least three of the seven architectural styles in Section 8 with no individual style comprising more than 35% of the total units in the development.

- **CDS-2** – Neighborhoods required to conform to the Neighborhood Product Differentiation
Standard (LUS-9, Section 6), shall be required to incorporate at least four of the architectural styles in Section 8 with no individual style comprising more than 35% of the total units in the development.

**CDS-3** - Each detached residential development is required to provide at least three floor plans for each Residential Product Type being built, and each floor plan is required to have a minimum of three different architectural elevations.

**CDS-4** - All detached residential buildings that face an adjacent street, park or open space shall have articulated elevations. Articulation should be achieved through a combination of the following techniques:

- Incorporation of porches, balconies, bay widows, or other features appropriate to the architectural style of the building.
- Varying building heights and roof planes within each street block.
- Avoiding two story box massing by stepping back portions of the front and side setbacks of the second story and providing “shouldering” of street elevations which step the building mass down from two to one story at corners and periodically along a street frontage. (See figure 19 - “Examples of Varying “Mass” of Homes.)

**CDS-5** - Front porches shall be covered with a roof that is supported by posts.

**CDS-6** - All residential garage doors visible from a street or park shall consist of articulated panels.

**CDS-7** - Street facing elevations on attached products shall have additive or subtractive elements to help break up the mass of the building façade. Additive elements include dormer windows, porches, bay windows, and exterior stairs. Subtractive elements include carved openings, niches, windows and doors.

**CDS-8** - For all elevations that are rear-facing on a lane, no less than two-thirds (2/3) of the second story building mass shall be setback 2 feet deeper than the first floor setback.

**CDS-9** - Rear accessed products on a lane shall provide solid visual screening for trash containers adjacent to the lane.
8. LAND USE GUIDELINES

Intent of Guidelines
The guidelines contained in this section are intended to establish a consistent design expression between site planning, engineering, architectural and landscape architectural components while allowing reasonable flexibility in design. Examples of the desired themes are illustrated on the following pages. Each residential Neighborhood shall include at least three of the defined architectural styles. These illustrations are conceptual and do not depict final designs, nor should they limit the range of expression among individual Builders and their professional design teams. These guidelines are intended to:

- Assist in implementing the Glen Loma Ranch Specific Plan by establishing Specific Plan area intent and ensuring compatibility among different residential densities and land uses;
- Create a framework to implement individual project design while maintaining community identity;
- Foster a compatible blend of architectural styles and character while at the same time not dictating an exact mix of styles.
- Provide a consistent approach to site planning, building design, streetscapes, signage, wall and fence materials, lighting, landscaping, and other design elements that will endure for the life of the community.

These guidelines are provided for the benefit of Builders, their design teams, and the City of Gilroy staff and decision-makers in the preparation and review of future development proposals. These guidelines are also intended to smooth the process by providing clear direction to decision-makers on the intent of the plan, and by reducing confusing interpretation and subjective decisions regarding Plan implementation.

The following guidelines are common to all Neighborhoods within the Glen Loma Ranch Specific Plan. As guidelines, they are flexible, and are intended to shape and direct future development.

CDG-1 - Land use plans should respect and enhance the community's natural and cultural assets.
CDG-2 - Each Neighborhood should strive for an appropriate mix of land uses and densities.
CDG-3 - Design review of future Neighborhoods should include a high standard of community design and sensitivity to local context.
CDG-4 - Landscape design should strengthen and define the built environment and should be an integral element of design guidelines.
CDG-5 - Plants should be low-maintenance, water conserving, and consistent with the City of Gilroy Consolidated Landscaping Policy, unless otherwise noted within this document.
CDG-6 - Builders of each new Neighborhood, as well as future residents, should work with the City of Gilroy to enhance and expand the number of street trees throughout the community.

Community Design Guidelines

Architectural Styles/Imagery
The intent of this guideline package is to help promote Neighborhoods that are architecturally distinct, yet also fit harmoniously within the larger context of a master planned community. To that end, a variety of architectural themes or styles have been selected to provide historical character to the community, rather than “trendy” designs that are quickly dated. Therefore, each Neighborhood will be comprised of a variety of historic architectural styles that reflect Gilroy’s rich heritage.

Seven architectural styles have been selected for the Glen Loma Ranch Specific Plan, and examples of the styles are shown in the following exhibits. Single Family Detached architectural guidelines are described below for each of these historic styles:

- Craftsman/Cottage
- American Farmhouse
- Monterey Ranch
- Cape Cod/Shingle
- Colonial/Traditional
- Spanish Colonial
- Prairie
Craftsman/Cottage

The Craftsman/Cottage architectural style is typically characterized by low-pitched gabled roofs, occasionally hipped and with wide, enclosed eave overhangs. The roof rafters are usually exposed with decorative (false) beams or braces, commonly added under the gables. The front porches are full or partial width and the roof is supported by square tapered columns that frequently extend down to the ground level with no breaks. The most common wall claddings are siding, shingle and stucco, with brick or stone accents. Dormers are also found gabled, with exposed rafter ends and braces. Wood trellises also accent this style as either an extended porch or porte cochere.

Essential Design Elements of the Craftsman style:

1. Shallow pitched roofs with deep overhangs
2. Deep, broad porch elements with expressive structural components such as square, tapered columns
3. Expressive structural elements such as rafters, brackets, braces and columns
4. A mixture of materials such as stone, shingles and wood siding
5. Asymmetrical massing and window and door compositions.
6. Mid to dark earth tone colors are used.

Examples on wood siding, shingles and trim of acceptable contemporary application of these elements are described as follows:

Shallow pitched roofs with deep overhangs
- Roof pitches less than 4 in 12.
- Eave overhangs of 24 inches or greater.

Deep, broad porch elements with expressive structural components such as square, tapered columns
- Front elevation porches with a minimum depth of 6 feet.
- Substantial porch roof columns with a dimensional width of at least 12 inches.
- Lower 3 to 4 feet of porch columns faced with stone or brick.

Expressive structural elements such as rafters, brackets, braces and columns
- Front elevation eaves and overhangs to be detailed with extended rafter tails.
- Gable end braces and brackets supporting the eave overhang.

A mixture of materials such as stone, shingles and wood siding
- Stone, brick, shingles and wood siding can be used to present a mixture of natural looking materials.
- Stone and brick can be used as a wainscot treatment.

Asymmetrical massing and window and door compositions
- Avoid symmetrical spacing of windows on front elevation.
- Set front door off center of front elevation. Avoid vertical alignment of windows between the first and second floors on the front elevation.
American Farmhouse

The American Farmhouse style is typically characterized by wrapping front porches with a variety of wood columns and railings. The asymmetrical cottage look may be used. Dormers and symmetrical elevations can also be thematic for the elevation. Characteristic details are cupolas, dovecotes, vertical windows with shutters, wood pot shelves, siding and gable end vent details. The massing is simple with gable roofs and may include either shed or side hip roofs occurring over the first floor porch.

Essential Design Elements of the American Farmhouse style:

1. Simple gable roof forms both perpendicular and parallel to the front elevation.
2. Broad porches covered by shed roof forms.
3. Simple two story massing forms broken only by covered porches and gables.
4. Exterior materials are predominantly wood sidings.
5. Colors can range from light to rich earthy colors.

Examples of acceptable contemporary application of these elements are described as follows:

Simple gable roof forms both perpendicular and parallel to the front elevation
- Relatively simple gable roof forms running parallel and perpendicular to the lot frontage.
- The main roof form should be a gable running parallel to the lot frontage.

Broad porches covered by shed roof forms
- Front elevation porches with a minimum depth of 6 feet.
- Porches to be covered.

Simple two story massing forms broken only by covered porches and gables
- Gable roof elements running perpendicular to the main roof form.
- Covered front elevation porches with a minimum depth of 6 feet.

Exterior materials are predominantly wood siding
- Use combinations of wood siding, materials of a wood-like appearance and shingles as the predominant exterior material on the front elevation.
Monterey Ranch
The Monterey Ranch style is an indigenous California house type. It is principally characterized by two story structures with low pitched gable roofs and a second story balcony cantilevered and covered by the principal roof. Paired windows with shutters are common and typically set flush to the outside wall to create a deep reveal on the interior of the house. The first and second stories frequently have different cladding materials, with wood over brick being the most common pattern. Stucco is also commonly used on the exterior and may be mixed with other materials.

Essential Design Elements of the Monterey Ranch style:

1. Simple, straightforward volumes sometimes with gable wing facing the street.
2. Shallow slope gable roofs with either shake shingles or barrel tile.
3. Multi-paned windows, usually with 4 over 6 or 6 over 6 panes.
5. Paired windows and shutters.
6. Exterior cladding materials typically stucco, brick with weeping mortar and horizontal wood siding, or combination of these materials.
7. Detailing on balconies and cornice are extremely simple, with rafters often exposed.
8. Stucco colors are typically light, while wood trim is painted in dark browns.

Examples of acceptable contemporary application of these elements are described as follows:

Simple, straightforward volumes sometimes with gable wing facing the street
- Relatively simple gable roof forms running parallel and perpendicular to the lot frontage.
- The main roof form should be a gable running parallel to the lot frontage.

Shallow sloped gable roofs with either shake shingles or barrel tile
- Use of pitches not greater than 4 in 12.
- Use of half-round clay or cement roof tiles.
- Use of “S” cement roof tiles.

Multi-paned windows, usually with 4 over 6 or 6 over 6 panes
- Windows on front elevation should be proportionately higher than their width with divided lites.

Second story cantilevered balcony covered by principal roof
- Front elevation balconies, in whole or part cantilevered, with a minimum of 6 feet.
- Balconies to be covered by main roof extension.

Paired windows and shutters
- Front elevation windows should be flanked by shutters on both the first and second floors.
Exterior cladding materials typically stucco, brick and horizontal wood siding, or combination of these materials

- Stucco, brick and wood or cement-composition siding can be used.
- Use of brick wainscot on the first floor or siding on the second floor to present a mix of materials.

Detailing on balconies and cornice are extremely simple, with rafters often exposed

- Rafter tails exposed and unadorned by carving or painting.
- Balcony posts, beams and railings are simple square or rectangular shapes, not carved or spindled.
- Balcony posts, beams and railings are simple square or rectangular shapes, not carved or spindled.
- Simple square tubular wrought iron railings between wood columns.
Cape Cod/Shingle

Cape Cod & Shingle architectural styles are dominant along the East Coast resort areas. The most distinctive feature of this style is the roof. Steep pitches and gambrel lines dominate the elevation of all wood siding and shingles with a variety of profiles. Windows are vertical with multiple panes, often used in groupings and symmetrically stacked. Towers, shutters, clerestory windows, dovecotes, stair railings, detailed gable dormers, cupolas and decorative round windows complement each other as they enhance simple massing of the main structure.

Essential Design Elements of the Cape Cod & Shingle style:

1. Steep pitched roofs, often integrating the gambrel form.
2. Almost exclusive use of wood exterior materials in siding and shingle forms.
3. Broad covered porch elements with classical supporting posts and railings.
5. Colors are muted blues, grays and earth tones.

Examples of acceptable contemporary application of these elements are described as follows:

**Steep pitched roofs integrating the gambrel form.**
- Use roof pitches greater than 4 in 12.

**Almost exclusive use of wood exterior materials in siding and shingle forms**
- Use combinations of wood siding, materials of a wood-like appearance and shingles as the predominant exterior material on the front elevation.

**Broad covered porch elements with classical supporting posts and railings**
- Front elevation porches with a minimum depth of 6 feet.
- Porch roof columns designed as round or square with vertical fluting and capitals

**Vertical window forms with multi-lite upper halves**
- Windows on front elevation should be proportionately taller than their width and have divided lites in the upper portion or the entire window.
Colonial/Traditional

The Traditional style is a mixture of several themes including Colonial and East Coast Eclectic. The use of brick veneer and/or wood siding with heavier trim above doors and windows is typical. Wood shutters are required and a white picket fence may round out the details. There are one and two story elements with simple gable forms. Simple porches or balconies have wood details. Entries are simple. Dormers may occur with gabled or hipped roofs.

Essential Design Elements of the Traditional style:

1. Simple, straightforward volumes with one-story wings and porches to make more complex shapes.
2. Symmetrical composition of doors and windows.
4. Multi-lite windows that are wide in proportion, usually with 6 over 6 pane patterns.
5. Multiple dormers with multi-lite windows.
6. Colors are muted, with dark shutters and entry doors.

Examples of acceptable contemporary application of these elements are described as follows:

- Porch roof columns designed as round or square with vertical fluting and capitals
- Use of pointed, curved or broken pediments over windows and entry doors.

Multi-lite windows that are wide in proportion, usually with 6 over 6 pane patterns

- Windows on front elevation should be proportionately wider than their height and have divided lites.

Multiple dormers with multi-lite windows

- At least two dormers on the front elevation of the roof incorporating windows with divided lites.
**Spanish Colonial**

The Spanish Colonial architectural style is typically characterized with simple courtyards and distinctive use of key details such as roof tiles, stucco walls, detailed wooden doors and ornamental ironwork. Walls convey a thick appearance with recessed door and window openings set back into smooth finished plane walls. The use of arches, courtyards, patios and colonnades enhance the theme. Balconies with wood details or canvas awnings may enhance the elevations along with classic shutters and pot shelves. A variety of gabled end details are encouraged along with the use of scalloped finishes to add a different feel to the elevation.

Essential Design Elements of the Spanish Colonial style:

2. Shallow sloped, terra cotta barrel tile roofs in variegated colors.
3. Thick walls with deep recessed openings, often using arched form.
5. Detailing primarily at openings.
7. Decorative iron work.
8. Colors can range from dark to light earth tones.

Examples of acceptable contemporary application of these elements are described as follows:

**Stucco walls with a hand made/formed appearance**
- Smooth or sanded stucco finish, not the heavy “lace” finish.
- Incorporation of arch forms at window and doorway openings.

**Shallow sloped, terra cotta barrel tile roofs in variegated colors**
- Use of pitches not greater than 4 in 12.
- Use of half-round clay or cement roof tiles.
- Use of “S” cement roof tiles. High profile tiles are preferred to emulate the look of red clay tiles.
- Use of varying or variegated tile colors in shades of terra cotta and muted reds.

**Thick walls with deep recessed openings, often using arched form**
- Use of door and window surrounds and/or shutters to deepen openings and create shadow patterns.
- Covered entries with setback doors.
- Use of arched windows and entry doors.

**Covered patios/porches/loggias**
- Covered entry porches.
- Covered porch or patio with arched supports.

**Detailing primarily at openings**
- Window shutters
- Pot shelves
- Window sills
Balconies
• False (abbreviated) balconies under windows.
• Functional balconies off of bedrooms.

Decorative iron work
• Porch railings.
• Grill work over small decorative windows.
• Balcony railings.
Prairie

The Prairie style, developed in the Midwestern states in the early part of the 20th century, is characterized by low pitched roofs, usually hipped, and strong horizontal lines. Wide overhanging eaves are common with massing forms usually employing one and two story elements. Massive square porch supports of masonry are also common. Characteristic details include hipped dormers, window boxes, flattened pedestal urns for flowers, upper portions of windows divided into small panes, broad flat chimneys, and horizontal decorative emphasis by such techniques as: 1) horizontal board-and-batten siding, selective recessing of only the horizontal masonry joints, and contrasting wood trim between stories.

Essential Design Elements of the Prairie style:

1. Low pitched hipped roof forms with wide overhangs.
2. Hipped dormers.
3. Horizontal rows of windows, some with tall casements.
4. Strong horizontal lines through masonry or siding design.
5. Large square porch supports.
6. Upper portions of windows divided into small geometric patterns.
7. Colors are usually dark.

Examples of acceptable contemporary application of these elements are described as follows:

Low pitched hipped roof forms with wide overhangs
- Utilize hip roof forms to reduce the mass of the building.
- Use flatter roof pitches less than 4 in 12.
- Minimum eave overhangs should be 24 inches.

Horizontal rows of windows, some with tall casements
- Windows on front elevation should be proportionately taller than their width and have divided lites.
- Windows grouped together on front elevation.

Strong horizontal lines through masonry or siding design
- Use horizontal siding and/or masonry with horizontal grout lines.
- Use belly bands to accentuate horizontal lines of building.

Large square porch supports
- Substantial porch roof columns with a dimensional width of at least 12 inches.

Upper portions of windows divided into small geometric patterns
- Front elevation windows may have small divided lites in the upper third or quarter of the window.
Site Planning

The following site planning guidelines address the four areas of design:

1. Lotting Concepts
2. Building Siting Criteria
3. Garages
4. Vehicular Access Control

Lotting Concepts

Examples of detached and attached residential site planning are illustrated in Figures 6 - 18 for various building types/lot sizes. These illustrations are conceptual and do not depict final designs, nor should they limit the range of expression among individual builders and their professional design teams. However, they do notate the setback requirements of the plan, and reflect compliance with the standards and intent of the Glen Loma Ranch Specific Plan.

Building Siting Guidelines

BSG-1 - Neighborhood Product Differentiation Guideline - The Glen Loma Ranch community desires to create more diverse residential communities within the Specific Plan area. The builders of new neighborhoods are encouraged to develop neighborhoods with more than one residential product type. Refer to LUS-9 for the specific standard.

BSG-2 - Varying setbacks, building heights and roof planes should be considered to provide a varied and more interesting visual character along Neighborhood streets.

BSG-3 - Variable lot widths are encouraged to achieve more varied building massing and facilitate single story plans where possible.

Vehicular Access & Street Layout

VAG-1 - Through streets are preferred, but loop streets are permitted to form interconnecting grid patterns.

VAG-2 - Where cul-de-sacs are used, pedestrian pathways shall connect cul-de-sacs to adjoining through streets or trail systems, wherever possible.

Architectural Design Guidelines

Design Features Common To All Styles

The following design guidelines apply to all Single Family Detached Residential Product Types, regardless of architectural style.

Building Massing

SFD/BMG-1 - Front porches are encouraged on a minimum of 50% of all detached residential units. Where used, porches shall have a minimum depth of 6 feet and comprise a minimum of 30% of the width of a building’s primary façade (excluding garage), or 10 feet, whichever is greater.

SFD/BMG-2 - Wrap-around porches and/or patios defined by a low wall are encouraged on corner lots to provide visual interest on both street elevations.

SFD/BMG-3 - At least 25% of a residential building’s façade that faces a primary circulation street or park should be windows and doors (garage doors do not count towards this requirement).

SFD/BMG-4 - Where building elevations other than the front (street) elevation are visible from a side street, park, or other public area, these visible elevations should have the same level of detail and articulation as the front elevation.

SFD/BMG-5 - Combinations of one and two-story elements on the same building are encouraged to create visual diversity.

SFD/BMG-6 – Building mass should be articulated (if practical) to reflect the historical context of the architectural style.

SFD/BMG-7 - Architectural elements such as chimneys, balconies, porches, pot shelves and window surrounds are encouraged because these elements provide visual interest.

SFD/BMG-8 - Building mass should be proportionate to the size of the lot.

SFD/BMG-9 - Dormers, gables, eaves and other projections may be used to break up simple architectural forms.

Building Color Guidelines

SFD/BCG-1 - Building materials and colors
should compliment the historical architectural style.

**SFD/BCG-2** - Stucco and combinations of stucco, stone and wood or materials of a wood-like appearance, having the necessary fire retardant characteristics, are encouraged for exterior surfaces.

**SFD/BCG-3** - Where stucco is used, it should have a final coat of integral color in a muted earth tone or shade of white to compliment the historical architectural style.

**SFD/BCG-4** - Use of natural materials such as wood, wood-like details and trim, and stone, rock or brick are encouraged for design accent and trim.

**SFD/BCG-5** - Color is intended as a primary theme element, and color values should be generally light earth tones or white with darker or lighter accents encouraged to highlight the character of the structure.

**SFD/BCG-6** - Accent color should be used for shutters, trim, fascia, balcony rails, stucco recesses, or cornice bands, and should relate to the architectural form and character of the building. All wrought iron should be black.

**SFD/BCG-7** - Concrete, brick, stone, or other similar natural material may be used for driveway and parking areas.

**Roof Form & Materials**

**SFD/RFG-1** - Simple pitched, gable, or shed roof forms should be utilized, consistent with the architectural style of the building.

**SFD/RFG-2** - Roof pitch may vary, but generally be a minimum of 4 in 12. Shed roofs over porches or other building extensions may be lower in pitch.

**SFD/RFG-3** - Varied plate and ridge heights should be utilized to create offsets in the ridgeline to better articulate roof forms and building massing.

---

Figure 19 - Examples of Varying “Mass” of Homes
SFD/RFG-4 - Roof colors and composition should vary within a Neighborhood to add variety to the street scene.

SFD/RFG-5 - Roof colors should be neutral earth tones, except for architectural styles that require shades of gray or black. Avoid high-contrast colors such as red, oranges or ceramic blue except for architectural styles that require shades of black or gray.

SFD/RFG-6 - Roof materials should be concrete, clay, cement, composition shingle or other fire resistant materials.

SFD/RFG-7 - Roof forms, materials and colors of garages or other detached structures should be designed to reflect the character and materials of the primary structure.

Building Elevations

SFD/BEG-1 - To the extent possible, building elevations should be harmonious and compatible with the design elements of the architectural style of the building.

SFD/BEG-2 - Each structure should have a predominant façade material or color that differentiates it from adjacent structures. This will promote individuality within the context of the Neighborhood.

SFD/BEG-3 - Each elevation should be designed with a proper visual balance and sense of cohesion, and all elevations of a building should have detailing appropriate to the style, not just the front elevation.

SFD/BEG-4 - Functional covered balconies, decks, covered front porches, and other architectural detailing that reflect the style of the building are encouraged.

SFD/BEG-5 - Garage doors should not dominate the front elevation of the building. If visually prominent on the front elevation, garage doors are encouraged to be broken into single door entries.

SFD/BEG-6 - Side entry or swing-in garages are encouraged on lots that can accommodate them.

Additional Building Components

SFD/ABCG-1 - Exposed gutters and downspouts should be painted to match adjacent roof, fascia, trim or wall colors. Patina finishes are also acceptable.

SFD/ABCG-2 - Gutters and downspouts should be placed so as not to detract from or compete with the architectural design of the building.

SFD/ABCG-3 - Satellite dishes that do not exceed 18 inches in diameter may be placed on the exterior of the building if placed in a location that is not visible from the public street frontage.

SFD/ABCG-4 - All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface.

SFD/ABCG-5 - Skylights should be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color, natural aluminum frames are not allowed.

SFD/ABCG-6 - Solar panels, if used, should be integrated into the roof design as an unobtrusive element. Panels are to be parallel to the roof plane and should be clear, bronze, or smoke colored plastic or glass.

SFD/ABCG-7 - To the greatest extent possible, solar panels should be located away from front elevation street views.

Attached & Multi-Family Products

These residential units are single family and/or multi-family attached structures with attached or detached garages. Private outdoor living spaces, such as courtyards, patios, and/or rear yards, will be provided.

Unlike the detached residential developments within the community, attached projects may have as few as one of the architectural styles as described on page 36. This should be consistent throughout the Specific Plan area. For the style(s) that is chosen, at least four of the “Essential Design Elements” of that style must be incorporated into the exterior design.

Transitions from attached developments to Single Family Detached developments should be carefully designed to avoid abrupt changes in scale and/or minimize intrusions on privacy. This can be achieved by reducing the height and scale of the attached product along the interface with the detached...
product, and by careful placement of buildings, windows, decks and patios to minimize loss of solar access and privacy.

Building Mass & Scale

MF/BMG-1 - Building massing should not seem boxy, but appear to result from the combination of several compatible geometric forms. Large monolithic forms should be avoided.

MF/BMG-2 - Combinations of one and two-story elements on the same building are encouraged to create visual diversity.

MF/BMG-3 - One-story elements at the end of buildings, especially at street corners, diminishes the visual impact of the building mass.

MF/BMG-4 - Architectural elements such as chimneys, balconies, porches, pot shelves and window surrounds (consistent with the architectural style) should be provided for visual diversity.

MF/BMG-5 - To the extent possible, entrances to individual units should be plainly visible.

MF/BMG-6 - Units and buildings should be sited to maximize view opportunities to open spaces.

MF/BMG-7 - The overall composition of buildings should incorporate proportion and rhythm among a series of unit “bays” and the overall building mass.

Materials & Colors

MF/MCG-1 - Building materials and colors should be consistent with the guidelines for the architectural style selected for the Neighborhood.

MF/MCG-2 - Stucco and combinations of stucco, stone, and wood or materials of a wood-like appearance, having the necessary fire retardant characteristics, are encouraged for exterior surfaces.

MF/MCG-3 - Where stucco is used, it should have a final coat of integral color in a muted tone consistent with the architectural style.

MF/MCG-4 - Use of stucco on larger mass buildings should be broken up or mixed with other materials.

MF/MCG-5 - Use of natural materials such as wood, wood-like details and trim, and stone, rock or brick are encouraged for design accent and trim.

MF/MCG-6 - Color is intended as a primary theme element, and color values should be generally light tones with darker or lighter accents encouraged to highlight the character of the structure.

MF/MCG-7 - Accent color should be used for shutters, awnings, trim, fascia, balcony rails, stucco recesses, inlaid tile bands or cornice bands, and should relate to the architectural form and character of the building.

Roof Form & Materials

MF/RFG-1 - When a project includes more than one building, roof forms should vary from one building to the next where practicable, in order to achieve visual interest and diversity.

MF/RFG-2 - Roof pitch may vary, but generally be consistent with the architectural style. Shed roofs over porches or other building extensions may be lower in pitch.

MF/RFG-3 - Varied ridge heights should be utilized to create offsets in the ridgeline to better articulate roof forms and building massing.

MF/RFG-4 - Roof colors and composition should vary within a Neighborhood to add visual diversity.

MF/RFG-5 - Roof colors should generally be a neutral earth tone, avoiding high-contrast colors such as red, oranges or ceramic blue.

MF/RFG-6 - Roof materials should be concrete, clay, cement, composition shingle or other fire resistant materials.

MF/RFG-7 - Roof forms, materials and colors of garages or other detached structures should be designed to reflect the character and materials of the primary structure.

Building Elevations & Siting

MF/BEG-1 - Each elevation should be designed with a proper visual balance and sense of cohesion, and all elevations of a building should have detailing appropriate to the style, not just the front elevation.

MF/BEG-2 - Functional covered balconies, decks, covered front porches, and other
architectural detailing that reflect the style of the building are encouraged.

MF/BEG-3 - Use offset window, door, and exterior deck placement to preserve visual privacy.

MF/BEG-4 - Site buildings to take advantage of open space views, courtyard open spaces or private recreational facilities.

MF/BEG-5 - Consider limiting buildings to 4 to 6 units to avoid overly long building elevations.

MF/BEG-6 - Street facing elevations on attached products shall have additive or subtractive elements to help break up the mass of the building façade. Additive elements include dormer windows, porches, bay windows, and exterior stairs. Subtractive elements include carved openings, niches, windows and doors.

MF/BEG-7 - Where building elevations other than the front (street) elevation are visible from a side street, park, or other public area, these visible elevations should have the same level of detail and articulation as the front elevation.

MF/BEG-8 - Units located adjacent to streets may face onto the street, or may be grouped around a central green in a configuration which as a whole fronts the street.

MF/BEG-9 - When units front onto a street, the primary facades and building entries should orient to the street.

MF/BEG-10 - Off-street parking lots should be limited to on no more than 20 percent of the parcel’s street frontage.

MF/BEG-11 - Street oriented windows should be well articulated, and upper story (above first floor) windows should have a vertical dimension equal to or greater than the horizontal dimension.

Additional Building Components

MF/ABCG-1 - Exposed gutters and downspouts should be painted to match adjacent roof, fascia, trim or wall colors.

MF/ABCG-2 - Gutters and downspouts should be placed so as not to detract from or compete with the architectural design of the building.

MF/ABCG-3 - All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface.

MF/ABCG-4 - Skylights should be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color, natural aluminum frames are not allowed.

Parking Lots & Garages

MF/PGG-1 - Parking lots should be designed and lighted to ensure pedestrian safety.

MF/PGG-2 - Long rows of garages should be avoided. Garages and parking spaces should be distributed throughout a development to ensure that each unit’s assigned parking is reasonably close to the unit.

MF/PGG-3 - Garage structures should provide some enclosed storage for each unit.

MF/PGG-4 - Guest parking should be distributed throughout the development and clearly identified.

Town Center/ Residential Flex

Unlike the more diverse detached residential development areas, a uniform architectural style is envisioned for the Town Center/Residential Flex area. The architectural character of the Town Center must be consistent with the rest of the Glen Loma Ranch community. The residential Neighborhoods of Glen Loma Ranch have been conceived with a variety of architectural design themes. These themes are the styles of American Farmhouse, Monterey, Cape Cod/Shingle, Craftsman, Colonial, Cottage, Prairie, and Spanish Colonial. While the architectural character of the Town Center must establish its own architectural identity, it must also coalesce with the historic Gilroy environment in which the Specific Plan area will be sitting.

The objective is to avoid blandness by carefully choosing details, materials, and colors that are appropriate for the architectural style used for the commercial portion of the Specific Plan area.

Site Organization

TC/SOG-1 - Combinations of one and two-story elements on the same building are encouraged to create visual diversity.
TC/SOG-2 - Building mass should be articulated to the extent practical to reflect the historical context of the architectural style.

TC/SOG-3 - Building mass should reflect a reasonable relation to the size of the lot.

TC/SOG-4 - Awnings, arcades, trellises, and other pedestrian protection may project ten feet (10') beyond the property line. These shall interrupt the vertical facade divisions.

TC/SOG-5 - Retail shops, restaurants, other “active” businesses display windows, and/or courtyard entrances should be located at ground level on front on the primary street.

TC/SOG-6 - Major pedestrian entrances should always be located at the street front; secondary entrances may be located at or convenient to parking lots.

TC/SOG-7 - Residential units over first floor commercial and retail businesses are encouraged.

TC/SOG-8 - Buildings should always be built to, or near, the front property line. “Front” property line is defined as the frontage along a “primary” street as defined in the “Circulation” section of the Glen Loma Ranch Specific Plan.

TC/SOG-9 - Buildings should also be built to side property lines to form as continuous a line of building fronts as possible, but must respond to the need to provide parking or access to parking.

TC/SOG-10 - Buildings on corner lots shall be located on the street intersection and shall generally orient to the primary street, with the major entry at the corner.

TC/SOG-11 - Parking should be located to the rear or sides of buildings, and should not front any Town Center primary street.

TC/SOG-12 - Driveways shall be shared with adjacent uses and the number of driveways to a major street shall be limited. The preferred access is from side streets provided that such access is not adjacent to or opposite from residential uses.

TC/SOG-13 - Shared parking among compatible businesses is encouraged to reduce the total parking area of the Town Center.

TC/SOG-14 - Typical “suburban” architectural styles and elements, such as shed roofs, and shopping center style mansard roofs, are discouraged.

Materials & Colors

TC/MCG-1 - Building materials and colors should compliment the historical architectural style.

TC/MCG-2 - Stucco and combinations of stucco, stone and wood or materials of a wood-like appearance, having the necessary fire retardant characteristics, are encouraged for exterior surfaces.

TC/MCG-3 - Where stucco is used, it should have a final coat of integral color in a muted earth tone or shade of white to compliment the historical architectural style.

TC/MCG-4 - Use of natural materials such as wood, wood-like details and trim, and stone, rock or brick are encouraged for design accent and trim.

TC/MCG-5 - Color is intended as a primary theme element, and color values should be generally light earth tones or white with darker or lighter accents encouraged to highlight the character of the structure.

TC/MCG-6 - Accent color should be used for shutters, trim, fascia, stucco recesses, or cornice bands, and should relate to the architectural form and character of the building. All wrought iron is to be black or similar dark color.

Roof Form & Materials

TC/RFG-1 - Simple pitched, gable, or shed roof forms should be utilized, consistent with the architectural style of the building. Flat roofs with parapets may be allowed as limited roof elements.

TC/RFG-2 - Roof pitch may vary, but generally be a minimum of 4 in 12. Shed roofs over covered walkways or other building extensions may be lower in pitch.

TC/RFG-3 - Roof colors should generally be a neutral earth tone, avoiding high-contrast colors such as red, oranges or ceramic blue.

TC/RFG-4 - Roof materials should be concrete,
Building Elevations

TC/BEG-1 - To the extent possible, building elevations should be harmonious and compatible with the design elements of the architectural style of the building.

TC/BEG-2 - Each elevation should be designed with a proper visual balance and sense of cohesion, and all elevations of a building should have detailing appropriate to the style, not just the front elevation.

TC/BEG-3 - Covered front walkways that reflect the style of the building are encouraged.

TC/BEG-4 - Thick support pillars, battered columns typical of the architectural theme design are encouraged along with pilasters accented with stone work at entries.

TC/BEG-5 - Long, large, solid walls unbroken in relief, form or design facing roadways or other areas of public view should be broken up through varied architectural design and landscaping.

TC/BEG-6 - Clear glass and non-reflective glass is permitted, but reflective and mirrored glass is prohibited.

Additional Building Components

TC/ABCG-1 - Exposed gutters and downspouts should be painted to match adjacent roof, fascia, trim or wall colors.

TC/ABCG-2 - All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface.

TC/ABCG-3 - Skylights may be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color, natural aluminum frames are not allowed.

TC/ABCG-4 - To the greatest extent possible, solar panels should be located away from front elevation street views.

Parking Lots & Delivery>Loading Areas

TC/PGG-1 - Parking lots should be designed and lighted to ensure pedestrian safety.

Signage

TC/SG-1 - Sign style should always conform to the architectural style of the building.

TC/SG-2 - Encouraged signs include raised “Halo” letters on building face, pedestrian-oriented blade signs, sculptural cantilevered signs, non-internally lit signs with lighting from secondary source, neon signs backed by building face or storefront.

TC/SG-3 - Discouraged signs include cabinet or “can” internally lit signs with the exception of theatre marquee, plastic-faced, internally-lit channel letters.

Institutional Uses Within the Town Center

Institutional uses, such as medical clinics, museums, community recreation facilities, schools and government buildings share many of the physical qualities of commercial development. Institutional uses present more of a challenge to ensure that they are not disruptive to the overall theme established for the Town Center.

Institutional Site Organization

IU/SOG-1 - Parking for institutional uses should not extend into residential areas.

IU/SOG-2 - Multi-story buildings should not be placed adjacent to private open space of residential units.

IU/SOG-3 - Multiple buildings in a single institutional project should be varied in size and mass. A transition from low buildings on the perimeter to larger and taller structures on the interior of the site is encouraged.

IU/SOG-4 - Where institutional site interfaces with a residential street, barriers to vehicular access from that street should be designed into the Specific Plan area. Barriers may include building placement, masonry walls, fences, or any other site feature that will physically obstruct vehicular movement, while still allowing pedestrian movement from the street and the site.

IU/SOG-5 - Institutional sites should take full advantage of transit opportunities, trails, and other pedestrian-friendly elements as deemed feasible.

IU/SOG-6 - Institutional signs should be more
restrained in size and design than general commercial signs.

**Hours of Operation**
Due to the residential elements of the Town Center, no retail commercial establishment shall be open between the hours of 12:00 midnight and 6:00 a.m. in the Town Center unless expressly permitted by the Glen Loma Ranch Master Homeowners Association and the City of Gilroy through the “Conditional Use” permit process.

**Public Uses**
Similar to the Town Center/Residential Flex development area, a uniform architectural style is envisioned for the public uses within the Ranch. Development here will be required to utilize the Craftsman style that will also help to reinforce a visual sense of place for the Ranch. Design criteria, including key design elements of the Craftsman style, are provided on page 41. As these uses will be developed by public or quasi-public agencies, allowances may be made for a wider range of materials and style variations, similar to the commercial portion of the Town Center/Flex area.

As with the commercial development areas, the overriding objective in the design of the public uses is to avoid static blandness that is the result of limited detail, accent and color, while at the same time reinforcing the visual character of the Ranch. Design guidelines for public use development within the Ranch are the same as for the commercial portion of the Town Center/Flex area, allowing for code or safety variances that may be necessary, dependent on the specific public use.
9. NEIGHBORHOOD BREAKDOWN

As stated previously, the Glen Loma Ranch is divided into nineteen distinct residential Neighborhoods. In addition, the Specific Plan area also has designated the Glen Loma Ranch Town Center, as well as other non-residential uses. This section provides a brief description of each Neighborhood and identifies unique characteristics that must be factored into the final design process.

Olive Grove
Area: 13.5 +/- Acres
Unit Range: 99- 247 Units Forecasted
Unit Count: 192 Units

Olive Grove Overview
The Glen Loma Ranch Specific Plan has identified two options for the McCutchin Creek drainage swale. The first option is to relocate this artificial channel to an alignment adjacent to and parallel to Santa Teresa Boulevard. The realigned channel would then be integrated with the proposed Santa Teresa Boulevard Class I trail. Because the channel would be lengthened and revegetated to become a more natural creek than its existing condition, this realignment is viewed as a positive environmental enhancement to the artificial channel.

The second option is to leave the swale in its current alignment. The swale would be vegetated in a more natural condition. A fifty (50) foot development buffer on both sides of the swale would be established on each side of the channel, measured from the centerline of the swale. An alternative development buffer would be a one-hundred (100) foot buffer on the side of the swale adjacent to the Solorsano Middle School, and a twenty-five (25) foot development buffer on the opposite side of the swale. The second drainage ditch flows east from Santa Teresa Boulevard through the cultivated fields. This drainage ditch is located just up-slope from a natural swale that conveys limited runoff from the Rocky Knoll Neighborhood towards The Glen Neighborhood. This ditch appears to have been constructed to direct seasonal flow originating at a culvert under Santa Teresa Boulevard. Because the permitting to revegetate the swale in its present location involved fewer governmental permits than to relocate the swale, the decision as to which option to pursue will be based on the ability to secure the necessary permits from the California Department of Fish and Game as well as the U.S. Department of Fish and Wildlife Service.

Olive Grove is the most northern Neighborhood of the Glen Loma Ranch, and is the first Neighborhood one would see traveling south on Santa Teresa Boulevard. Because of its proximity to Santa Teresa Boulevard, Olive Grove will also be adjacent to the redirected creek and Santa Teresa regional hiking and biking trail. Because the trail and redirected creek are adjacent to Santa Teresa Boulevard, Olive Grove will be set back from the ultimate right-of-way by approximately 125 feet. This setback will also benefit Olive Grove by reducing the noise impacts of the traffic from Santa Teresa Boulevard on the Neighborhood.

Olive Grove is also located immediately north of Club Drive, one of the primary entrances into the Specific Plan area. The first public street entrance to Olive Grove from Club Drive will occur approximately 350 feet from Santa Teresa Boulevard at the Club Drive/Merlot Avenue intersection.

A Commercial opportunity site (1 Acre +/-) may be created on Club Drive in either the Olive Grove, McCutchin Creek, or Palomino Neighborhoods.

The Product Differentiation Standard is in effect for this Neighborhood; this may require a minimum of two Residential Product Types per LUS-9 (Section 6). For example, Manor Homes (Duplex, Triplex or Four-plex units designed architecturally to appear as one large home) facing Santa Teresa Boulevard and Club Drive would mix nicely with Compact Lot alley loaded homes and/or Compact Lot cluster homes. The Manor Homes would access their garages from a rear alley (to avoid garages facing Santa Teresa) and the opposite side of the alley would serve the Compact Lot product. This provides visual variety and mixes product types within this Neighborhood.
Olive Grove Design Considerations:

- Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
- Residential units located over first-floor commercial uses are permitted in the Olive Grove Neighborhood, if applicable.
- Redirected creek adjacent to Santa Teresa Boulevard shall be incorporated into the design of the Olive Grove Neighborhood.
- Development of the Olive Grove Neighborhood must employ “friendly face” design techniques to minimize or eliminate the need for acoustical sound walls along Santa Teresa Boulevard.
- Acoustical concerns from traffic on Santa Teresa Boulevard.
- Acoustical concerns from traffic entering the Specific Plan area from Club Drive.

Building Height in Olive Grove:

a. Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)

b. General: forty-five feet (45’)

Potential Residential Product Types in Olive Grove:

- Single Family Detached – Compact Lot
- Single Family Attached
- Multi-Family Attached
- Residential units over Commercial
Figure 20 - Northern Neighborhoods

OLIVE GROVE
Single Family Detached-Compact Lots
Small Lot Front-Loaded
Small Lot Alley Loaded
Paired Z
Cluster/Courtyard
Single Family Attached
Duplex
Triplex/Four-Plex
Townhouses/Rowhouses
Combination-Condominiums
Stacked Flats
Manor Homes
Multi-Family Attached
Apartments
Condominiums

McCUTCHIN CREEK
Single Family Detached-Compact Lots
Small Lot Front-Loaded
Small Lot Alley Loaded
Paired Z
Cluster/Courtyard
Single Family Attached
Duplex
Triplex/Four-Plex
Townhouses/Rowhouses
Combination-Condominiums
Stacked Flats
Manor Homes
Residential units over Commercial
Multi-Family Attached
Apartments
Condominiums

HOME RANCH
Single Family Attached
Duplex
Triplex/Four-Plex
Townhouses/Rowhouses
Combination-Condominiums
Stacked Flats
Single Family Detached
Small Lot Front-Loaded
Small Lot Alley Loaded
Paired Z

PALOMINO
Single Family Attached
Duplex
Triplex/Four-Plex
Townhouses/Rowhouses
Combination-Condominiums
Stacked Flats
Single Family Detached
Small Lot Front-Loaded
Small Lot Alley Loaded
Paired Z
Cluster/Courtyard
Multi-Family Attached
Apartments
Condominiums
McCutchin Creek
Area: 2.7 +/- Acres
Unit Range: 32 – 44 Units
Forecasted Unit Count: 38 Units

McCutchin Creek Overview
Like Olive Grove, the McCutchin Creek Neighborhood is heavily influenced by the acoustical and visual impacts of Santa Teresa Boulevard. The McCutchin Creek Neighborhood is actually made up of two adjacent areas separated by Merlot Drive. The McCutchin Creek Neighborhood is bounded by Club Drive to the north, Santa Teresa Boulevard to the west, Merlot Drive to the east, and preserved open space to the south. The Specific Plan envisions that the residential portions of the two sub-areas would be constructed at the same time, sharing similar Residential Product Types.

A Commercial opportunity site (1 Acre +/-) may be created on Club Drive in either the Olive Grove, McCutchin Creek, or Palomino Neighborhoods.

The McCutchin Creek Neighborhood would not take direct vehicular access from Club Drive. Instead, the McCutchin Creek Neighborhood will take access from Lico Drive.

McCutchin Creek Design Considerations:
• Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
• Residential units located over first-floor commercial uses are permitted in the McCutchin Creek Neighborhood, if applicable.
• Redirected creek adjacent to Santa Teresa Boulevard shall be incorporated into the design of the McCutchin Creek Neighborhood.
• Development of the McCutchin Creek Neighborhood must employ “friendly face” design techniques to minimize or eliminate the need for acoustical sound walls along Santa Teresa Boulevard.
• Acoustical concerns from traffic on Santa Teresa Boulevard

• Preservation of an existing topographic feature and related native trees located to the south of the main body of McCutchin Creek (located in the Public Park).

Building Height in the McCutchin Creek Neighborhood:
   a. Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)
   b. General: forty-five feet (45’)

Potential Residential Product Types in the McCutchin Creek Neighborhood:
• Single Family Detached - Compact Lot
• Single Family Attached
• Multi-Family Attached
• Residential units over Commercial
Palomino
Area: 5.7 +/- Acres
Unit Range: 48 – 66 Units Forecasted
Unit Count: 57 Units

The Palomino Neighborhood Overview
The Palomino Neighborhood will be influenced by traffic and potential acoustical impacts of Club Drive.

A small portion of a regional trail that runs at the base of the adjoining bluff crosses the Palomino Neighborhood at Lico Drive and continues west where it connects to the Santa Teresa Boulevard regional trail at the City Park.

Based on the unusual shape of the Neighborhood as well as design issues related to its proximity to the middle school, the Palomino Neighborhood is best suited for Single Family Detached (Compact Lots) and/or attached Residential Product Types.

The Palomino Neighborhood contains the original location of the wetland/swale that is redirected across the Olive Grove and McCutchin Creek Neighborhoods. If the creek is relocated, no further environmental issues would affect Palomino.

A Commercial opportunity site (1 Acre +/-) may be created on Club Drive in either the Olive Grove, McCutchin Creek, or Palomino Neighborhoods.

Access to the Palomino Neighborhood is anticipated to be from Merlot Drive and Club Drive.

The Palomino Neighborhood
Environmental Features/Considerations:
• Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
• Residential units located over first-floor commercial uses are permitted in the Palomino Neighborhood, if applicable.
• Trail/open space interface design and development shall conform to the Open Space, Parks and Recreation section of the Glen Loma Ranch Specific Plan.
• Existing creek to be redirected adjacent to Santa Teresa Boulevard. If the creek is not relocated and left in its present location, a fifty-fifty (50’) setback (average) from creek centerline shall be observed.
• Acoustical concerns from traffic entering the Specific Plan area from Club Drive.
• Preservation of an existing adjacent topographic feature and related native trees located along the bluff to the south of the main body of McCutchin Creek (located in the Public Park).

Building Height in the Palomino Neighborhood:
a. Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)
b. General: forty-five feet (45’)

Potential Residential Product Types in the Palomino Neighborhood:
• Single Family Detached – Compact Lot
• Single Family Attached
• Multi-Family Attached
• Residential units over Commercial
Home Ranch
Area: 7.7+/- Acres
Unit Range: 52 – 68 Units
Forecasted Unit Count: 62 Units

Home Ranch Overview
The Home Ranch Neighborhood is located at the northeast portion of the Specific Plan and directly borders Christmas Hill Park. The Home Ranch Neighborhood should be designed in a fashion that provides a visual buffer between Christmas Hill Park and the middle school. Although a range of potential Residential Product Types have been identified for this Neighborhood, the City’s desire for a visual buffer may make the Home Ranch Neighborhood best suited for Single Family Detached – Compact Lots, or Single Family Attached products.

In addition, an existing City maintenance yard is located adjacent to the southeast corner of Home Ranch. Placement of residential structures near the future maintenance yard should be sited carefully to avoid future land use conflicts.

Home Ranch Environmental Features/Considerations:
• Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
• Trail/open space interface design and development shall conform to the Open Space, Parks and Recreation section of the Glen Loma Ranch Specific Plan.
• Acoustical concerns from the middle school
• Acoustical and visual concerns from Christmas Hill Park.
• Observation of thirty-foot (30’) development setback from the oak woodland scrub area.
• Preserve and maintain the existing Santa Clara Valley Water District levee easement located adjacent to Uvas Creek floodplain.

Building Height in Home Ranch:
a. Within one-hundred feet (100’) of property boundaries adjacent to Single-Family
b. General: forty-five feet (45’)

Potential Residential Product Types in Home Ranch:
• Single Family Detached – Compact Lot
• Single Family Attached
Wild Chestnut

Area: 9.2 +/- Acres
Unit Range: 43 – 99 Units
Forecasted Unit Count: 72 Units

Wild Chestnut Overview

The Wild Chestnut Neighborhood is one of three Neighborhoods located at the top of the wooded bluff. Because of its proximity to the open space, and its views to the north and east, this Neighborhood has some unique opportunities for residential development. The shape of this Neighborhood is very irregular due to the preservation of existing open space, thus Wild Chestnut seems better suited for traditional residential lots or a higher density attached product. If the Wild Chestnut Neighborhood is developed for larger traditional (5,000 sq. ft. in size or larger) residential lots, residential lots may be placed around the edges of the Neighborhood, allowing the homes to be positioned so that the rears of homes can take advantage of the views. The internal circulation pattern of the Neighborhood can be positioned in a fashion that allows for greater acoustical setbacks from Merlot Avenue, which would also help to mitigate any potential acoustical impacts from Santa Teresa Boulevard.

If the Wild Chestnut Neighborhood is developed using Single-Family Attached Residential Product, such as Townhouses, the units could also be placed around the edges of the Neighborhood, so that the “public faces” of the units can take advantage of the views. Garages and internal access streets and/or alleys would be located within the middle of the Neighborhood.

Wild Chestnut Design Considerations:

• Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
• Trail/open space interface design and development shall conform to the Open Space, Parks and Recreation section of the Glen Loma Ranch Specific Plan.

• Acoustical concerns from Merlot Avenue, and to a lesser degree, Santa Teresa Boulevard.
• Observation of 30’/50’ development setback from the oak woodland scrub area.

Building Height in Wild Chestnut:

a. Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)
b. General: forty-five feet (45’)

Potential Residential Product Types in Wild Chestnut:

• Single Family Detached
• Single Family Detached -Compact Lots
• Single Family Attached
Montonico
Area: 11.7 +/- Acres
Unit Range: 85-110
Forecasted Unit Count: 98 Units

Montonico Overview
Montonico (along with the Malvasia Neighborhood) lies between Santa Teresa Boulevard and Merlot and West Luchessa Avenue, and is just north of the second entrance into the Specific Plan area at Ballybunion Drive. The Montonico Neighborhood is heavily influenced by the acoustical and visual impacts of Santa Teresa Boulevard. Because of this, Montonico is better suited for Single Family Detached-Compact lots, Single-Family Attached and/or multi-family units. As is recommended for Olive Grove and suggested for the McCutchin Creek Neighborhood, the “manor home” or similar attached Residential Product Types (as described in the Residential Design Guidelines) is recommended along Santa Teresa Boulevard for acoustical mitigation reasons.

Two or more different Residential Product Types are encouraged for this neighborhood.

Montonico Design Considerations:
• Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
• Acoustical concerns from traffic on Santa Teresa Boulevard
• Acoustical concerns from traffic on Club Drive.

Building Height in Montonico:
 a. Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)
 b. General: forty-five feet (45’)

Potential Residential Product Types in Montonico:
• Single Family Detached-Compact Lots
• Single Family Attached
• Multi-Family Attached
WILD CHESTNUT
- Single Family Detached-Traditional Lots
- Village Lots
- Garden Lots
- Single Family Detached-Compact Lots
  - Small Lot Front-Loaded
  - Small Lot Alley Loaded
  - Paired Z
  - Cluster/Courtyard
- Single Family Attached
  - Duplex
  - Triplex/Four-Plex
  - Townhouses/Rowhouses
  - Combination-Condominiums
  - Stacked Flats

MONTONICO
- Single Family Detached-Compact Lots
  - Small Lot Front-Loaded
  - Small Lot Alley Loaded
  - Paired Z
  - Cluster/Courtyard
- Single Family Attached
  - Duplex
  - Triplex/Four-Plex
  - Townhouses/Rowhouses
  - Combination-Condominiums
  - Stacked Flats
  - Manor Homes
- Multi-Family Attached
  - Apartments
  - Condominiums

MALVASIA
- Single Family Detached-Traditional
- Village Lots
- Garden Lots
- Single Family Detached-Compact Lots
  - Small Lot Front-Loaded
  - Small Lot Alley Loaded
  - Paired Z
  - Cluster/Courtyard
- Single Family Attached
  - Duplex
  - Triplex/Four-Plex
  - Townhouses/Rowhouses
  - Combination-Condominiums
  - Stacked Flats

NEBBIOLO
- Single Family Detached-Traditional Lots
  - Village Lots
  - Garden Lots
- Single Family Detached-Compact Lots
  - Small Lot Front-Loaded
  - Small Lot Alley Loaded
  - Paired Z
  - Cluster/Courtyard
- Single Family Attached
  - Duplex
  - Triplex/Four-Plex
  - Townhouses/Rowhouses
  - Combination-Condominiums
  - Stacked Flats

Figure 21 - Central Neighborhoods
Nebbiolo

Area: 25.7 +/- Acres
Unit Range: 78 - 125 Units
Forecasted Unit Count: 97 Units

Nebbiolo Overview

Like Wild Chestnut and The Glen Neighborhoods, Nebbiolo is located at the top of the wooded bluff. With its proximity to the open space, and its views to the north and east, this Neighborhood offers some unique opportunities for residential development. The shape of this Neighborhood is very irregular due to the preservation of existing open space.

This area is well suited for larger Traditional Lots, with lots placed around the edges of the Neighborhood, allowing the homes to be positioned so that the rears of homes can take advantage of the views. The internal circulation pattern of the Neighborhood can be designed in a fashion that allows for greater acoustical setbacks from West Luchessa Avenue.

Nebbiolo Design Considerations:

• Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
• Trail/open space interface design and development shall conform to the Open Space, Parks and Recreation section of the Glen Loma Ranch Specific Plan.
• Acoustical concerns from West Luchessa Avenue.
• Observation of 30’/50’ development setback from the oak woodland scrub area.
• Observation of one hundred-foot (100’) development setback from a riparian area.

Building Height in Nebbiolo:

• Thirty-five feet (35’)

Potential Residential Product Types in Nebbiolo:

• Single Family Detached-Traditional Lot
• Single Family Detached - Compact Lot
• Single Family Attached
The Glen
Area: 5.4 +/- Acres
Unit Range: 22 – 31 Units
Forecasted Unit Count: 27 Units

The Glen Overview
Like the Wild Chestnut and Nebbiolo Neighborhoods, The Glen is located at the top of the wooded bluff. Its proximity to the open space, and its views to the north and east present some unique opportunities for residential development. Of the Neighborhoods, The Glen has the most irregularity in shape due to the preservation of existing open space. The Glen is best suited for higher density Single-Family Attached product, such as row houses or townhouses, where the units could be placed around the edges of the Neighborhood. This will allow the units to be designed so that the “public faces” of the units can enhance the buffer areas and take advantage of the views. Garages and internal access streets and/or alleys would be located within the middle of the Neighborhood.

The Glen Design Considerations:
• Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
• Trail/open space interface design and development shall conform to the Open Space, Parks and Recreation section of the Glen Loma Ranch Specific Plan.
• Acoustical concerns from West Luchessa Avenue.
• Observation of one hundred-foot (100’) development setback from a riparian area and 30’/50’ from oak woodland and scrub areas.
• Sensitivity will be required to avoid disturbance of any archeological features located near the Neighborhood.

Building Height in The Glen:
  a. Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)
  b. General: forty-five feet (45’)

Potential Residential Product Types in The Glen:
• Single Family Detached – Compact Lot
• Single Family Attached
Malvasia
Area: 14 +/- Acres
Unit Range: 142 – 196 Units
Forecasted Unit Count: 185 Units

Malvasia Overview
Like the Montonico Neighborhood, the Malvasia Neighborhood lies between Santa Teresa Boulevard and West Luchessa Avenue, and is just south of the second entrance into the Specific Plan area at Ballybunion Drive. Malvasia is heavily influenced by the acoustical and visual impacts of Santa Teresa Boulevard. In addition, Malvasia is located adjacent to a drainage ditch that has been created from run-off from the adjacent coastal foothills that enters the site from a culvert under Santa Teresa Boulevard.

As is recommended for the Olive Grove and Montonico Neighborhoods, as well as suggested for the McCutchin Creek Neighborhood, the “manor home” attached Residential Product Type is also an appropriate choice for one of the product types in Malvasia. This is recommended for acoustical mitigation and aesthetic reasons because Malvasia is also adjacent to Santa Teresa Boulevard.

Malvasia is subject to the Product Differentiation Standard, and may require a minimum of two different Residential Product Types, per LUS-9.

Malvasia Design Considerations:
• Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
• Trail/open space interface design and development shall conform to the Open Space, Parks and Recreation section of the Glen Loma Ranch Specific Plan.
• Acoustical concerns from traffic on Santa Teresa Boulevard
• Acoustical concerns from traffic on Ballybunion Drive and West Luchessa Avenue.

Potential Residential Product Types in Malvasia:
• Single Family Detached – Traditional lots
• Single Family Detached – Compact Lot
• Single Family Attached

Building Height in Malvasia:
• Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)
• General: forty-five feet (45’)

remains.

Glen Loma Ranch Specific Plan - Final 69
Canyon Creek
Area: 9.4 +/- Acres
Unit Range: 39-56 Units
Forecasted Unit Count: 47 Units

Canyon Creek Overview
The Canyon Creek Neighborhood lies between Santa Teresa Boulevard and Merlot Avenue south of Malvasia. Canyon Creek is just east of the rocky knoll area, which is a preserved open space area, and is adjacent to Reservoir Canyon Creek. To the north of Canyon Creek lies a drainage ditch that conveys run-off from the adjacent coastal foothills that entering the site from a culvert under Santa Teresa Boulevard. A regional hiking and bicycle trail is proposed to run parallel to Reservoir Canyon creek, and Canyon Creek will be designed to take advantage of the access to the regional trail.

Unlike the Malvasia Neighborhood, Santa Teresa Boulevard is less of an impact on the Canyon Creek Neighborhood due to the preserved Rocky Knoll area providing a physical buffer.

Canyon Creek Design Considerations:
• Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
• Trail/open space interface design and development shall conform to the Open Space, Parks and Recreation section of the Glen Loma Ranch Specific Plan.
• Acoustical concerns from traffic on Santa Teresa Boulevard, although partially mitigated by the rocky knoll.
• Acoustical concerns from traffic on West Luchessa Avenue.
• Observation of 30’/50’ development setback from the adjacent drainage corridor, if it remains.
• Observation of fifty-foot (50’) development setback from the adjacent rocky knoll area.
• Observation of a one-hundred foot (100’) development setback from the Reservoir Canyon riparian creek channel.

Building Height in Canyon Creek:
• a. Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)
• b. General: forty-five feet (45’)

Potential Residential Product Types in Canyon Creek:
• Single Family Detached – Traditional lots
• Single Family Detached – Compact Lot
• Single Family Attached
**Rocky Knoll**

Area: 4.2 +/- Acres  
Unit Range: 30 - 37 Units Forecasted  
Unit Count: 33 Units

**Rocky Knoll Overview**

Like the Montonico and Malvasia Neighborhoods, the Rocky Knoll Neighborhood lies along Santa Teresa Boulevard. The design of the Rocky Knoll Neighborhood will be heavily influenced by the acoustical and visual impacts of Santa Teresa Boulevard. In addition, Rocky Knoll is located adjacent to the Rocky Knoll and Reservoir Canyon riparian corridor, both environmental features. A regional hiking and bicycle trail will run parallel to Reservoir Canyon creek, and the Rocky Knoll Neighborhood should be designed to take advantage of the access to the regional trail.

As is recommended for other Neighborhoods along Santa Teresa Boulevard, the “manor home” Residential Product Type (as described in the Residential Design Guidelines) or other similar type of attached residential product is an appropriate option for Rocky Knoll. This product type is recommended for acoustical mitigation reasons as well as due to the relatively small size of the Neighborhood.

**Rocky Knoll Design Considerations:**

- Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
- Trail/open space interface design and development shall conform to the Open Space, Parks and Recreation section of the Glen Loma Ranch Specific Plan.
- Acoustical concerns from traffic on Santa Teresa Boulevard.
- Observation of fifty-foot (50’) development setback from the adjacent rocky knoll area.
- Observation of a one-hundred foot (100’) development setback from the Reservoir Canyon riparian creek channel.

**Building Height in Rocky Knoll:**

a. Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)

b. General: forty-five feet (45’)

**Potential Residential Product Types in Rocky Knoll:**

- Single Family Detached – Compact Lot
- Single Family Attached
- Multi-Family Attached
Town Center Affordable Housing Area

Area: 8.1+/- Acres
Unit Range: 150-165
Forecasted Unit Count: 156 Units

Town Center Affordable Area Overview

This area is located to the east of West Luchessa Avenue in the Town Center Flex Area. Because of its proximity to the commercial and retail services within the Town Center, this area is expected to provide the highest residential densities within the Specific Plan.

This area east of the commercial Town Center is anticipated to be high-density affordable housing, including Senior. This area will be either high density attached or detached, and can be either “for-sale” units or rental units.

Based on the design considerations necessary to address the unique needs of affordable and senior housing, the Neighborhood is exempt from the Product Differentiation Standard.

Town Center Affordable Housing Area Design Considerations:

- Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
- Trail/open space interface design and development shall conform to the Open Space, Parks and Recreation section of the Glen Loma Ranch Specific Plan.
- Acoustical concerns from traffic on Tenth Street extension.
- Observance of a one-hundred foot (100’) development setback from the Reservoir Canyon riparian creek channel and a 30’/50’ development setback from the oak woodland scrub area.
- The Town Center Affordable Housing Area is not required to have more than one architectural style.

Building Height in Town Center Senior Housing Area:

See the “Town Center Flex” area (page 104) for detail on building heights.

Potential Residential Product Types in Town Center Senior Housing Area:

See the “Town Center Flex” area for detail on potential Residential Product Types within the Town Center Flex area. The following Residential Product Types are recommended for the Town Center Affordable Housing Area:

- Single Family Detached – Compact Lot
- Single Family Attached
- Multi-Family Attached

Affordability Goals of the Town Center Affordable Housing Area

See Section 10 - Meeting the City’s Affordable Housing Goals (pg 82-83).
ROCKY KNOLL
Single Family Detached-Compact Lots
Small Lot Front-Loaded
Small Lot Alley Loaded
Paired Z
Cluster/Courtyard
Single Family Attached
Duplex
Triplex/Four-Plex
Townhouses/Rowhouses
Combination-
Stacked Flats
Manor Homes
Multi-Family Attached
Apartments
Site Condominiums

CANYON CREEK
Single Family Detached-Traditional Lots
Village Lots
Garden Lots
Single-Family Detached-Compact Lots
Small Lot Front-Loaded
Small Lot Alley Loaded
Paired Z
Cluster/Courtyard
Single Family Attached
Duplex
Triplex/Four-Plex
Townhouses/Rowhouses
Combination-Condominiums
Stacked Flats

TOWN CENTER-FLEX DISTRICT
8.1 Acres –
Affordable (including Senior)
18.8 Acres -
Residential
Affordable Residential
Fire Station (1.5 Acres)
Commercial Opportunity (1 – 6.8 Acres)

Figure 22 - Town Center Flex District
Town Center Multi-Family Area
Area: 10.5+/- Acres
Unit Range: -137-197 Units Forecasted
Unit Count: 189 Units

Town Center Multi-Family Area Overview
This area is located to the west of the Town Center commercial area. Because of its proximity to the commercial and retail services within the Town Center, this area is expected to provide the highest residential densities within the Specific Plan.

The area west of the commercial Town Center is anticipated to be the multi-family portion of the Specific Plan area. This area will be either high density attached or detached, and can be either “for-sale” units or rental units.

Unlike the detached residential developments within the Specific Plan area, units within the Glen Loma Ranch Town Center are limited to only one architectural style as described in Specific Plan.

For the style(s) that is chosen, at least four of the “Essential Design Elements” of that style must be incorporated into the exterior design.

Transitions from the higher density units within the Town Center to Single Family Detached nearby adjacent developments will be required to avoid abrupt changes in scale and/or minimize intrusions on privacy. This will be achieved by reducing the height and scale of the attached product along the interface with the detached product, and by careful placement of buildings, windows, decks and patios to minimize loss of solar access and privacy. Because of the design considerations associated with high density Residential Product Types, the Product Differentiation Standard does not apply to this Neighborhood.

Town Center Multi-Family Area Design Considerations:
- Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
- Trail/open space interface design and development shall conform to the Open Space, Parks and Recreation section of the Glen Loma Ranch Specific Plan.
- Acoustical concerns from traffic on Santa Teresa Boulevard.
- Acoustical concerns from traffic on Tenth Street extension.
- Observance of a one-hundred foot (100’) development setback from the Reservoir Canyon riparian creek channel.
- The Town Center Housing Area is not required to have more than one architectural style.

Building Height in Town Center Multi-Family Area:
Building heights in Town Center Multi-Family area shall be consistent with Table 10, found on page 37.

Potential Residential Product Types in Town Center Multi-Family Area:
The following Residential Product Types are recommended for the Town Center Multi-Family/Senior Housing Areas:
- Single Family Attached
- Multi-Family Attached
Luchessa

Area: 5.3 +/- Acres  
Unit Range: 40 - 68 Units  
Forecasted Unit Count: 54 Units

Luchessa Overview

The Luchessa Neighborhood is located at the southwest corner of the Luchessa Avenue/10th Street. Because of its proximity to the intersection of two major streets, a higher-density Neighborhood is envisioned.

Similar to The Grove Neighborhood, the Luchessa Neighborhood is located adjacent to an existing eucalyptus grove. As identified in the “Open Space, Parks, and Recreation” section of this document, the eucalyptus grove will be owned and maintained by the Master Homeowners Association. As such, the grove will have design constraints on the adjacent residential Neighborhood, but will also have the potential to serve as the Neighborhood’s Focal Point.

Luchessa Design Considerations:

• Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
• Acoustical concerns from traffic on the Tenth Street extension.
• Acoustical concerns from traffic on Luchessa Avenue extension.
• Design constraints on future residential development imposed by the eucalyptus grove.

Building Height in the Luchessa Neighborhood:

a. General: forty-five feet (45’)

Potential Residential Product Types in the Luchessa Neighborhood:

The following Residential Product Types are recommended for the Luchessa Neighborhood:

• Single Family Detached – Compact Lots
• Single Family Attached
• Multi-Family Attached
MATARO
Single Family Detached-Traditional Lots
Village Lots
Garden Lots
Single Family Detached-Compact Lots
Small Lot Front-Loaded
Small Lot Alley Loaded
Paired Z
Cluster/Courtyard
Single Family Attached
Duplex
Triplex/Four-Plex
Townhouses/Rowhouses
Combination-Condominiums
Stacked Flats
Manor Homes

THE GROVE
Single Family Detached-Compact Lots
Small Lot Front-Loaded
Small Lot Alley Loaded
Paired Z
Cluster/Courtyard
Single Family Attached
Duplex
Triplex/Four-Plex
Townhouses/Rowhouses
Combination-Condominiums
Stacked Flats
Manor Homes

PETITE SIRAH
Single Family Detached-Traditional Lots
Village Lots
Garden Lots
Single Family Detached-Compact Lots
Small Lot Front-Loaded
Small Lot Alley Loaded
Paired Z
Cluster/Courtyard
Single Family Attached
Duplex
Triplex/Four-Plex
Townhouses/Rowhouses
Combination-Condominiums
Stacked Flats
Manor Homes

VISTA BELLA
Single Family Detached-Traditional Lots
Village Lots
Garden Lots
Single Family Detached-Compact Lots
Small Lot Front-Loaded
Small Lot Alley Loaded
Paired Z
Cluster/Courtyard
Single Family Attached
Duplex
Triplex/Four-Plex
Townhouses/Rowhouses
Combination-Condominiums
Stacked Flats
Multi-Family Attached
Apartments
Condominiums

LUCHESSA
Single Family Detached-Compact Lots
Small Lot Front-Loaded
Small Lot Alley Loaded
Paired Z
Cluster/Courtyard
Single Family Attached
Duplex
Triplex/Four-Plex
Townhouses/Rowhouses
Combination-Condominiums
Stacked Flats
Multi-Family Attached
Apartments
Condominiums

CABERNET
Elementary School

Figure 23 - Southern Neighborhoods
**Petite Sirah**

Area: 10.6 +/- Acres
Unit Range: 31 – 108 Units
Forecasted Unit Count: 85 Units

**Petite Sirah Overview**

The Petite Sirah is near the “Town Center Flex” area, separated by 10th Street. Because of this Neighborhood’s proximity to the Town Center, the future elementary school, and the Mataro Neighborhood (which is anticipated to be Single-Family Detached homes), the Petite Sirah Neighborhood can proceed in two directions. Petite Sirah can either reflect the higher density character of the Town Center, or match the lower density character of the Mataro neighborhood. The Unit Range anticipated for this Neighborhood was assigned to allow flexibility in the design process.

**Petite Sirah Design Considerations:**

- Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
- Design constraints and opportunities from the potential elementary school and City park sites.
- Acoustical concerns from traffic on Luchessa Avenue.
- Acoustical concerns from traffic on Tenth Street extension.

**Building Height in Petite Sirah:**

a. Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)
b. General: forty-five feet (45’)

**Potential Residential Product Types in Petite Sirah:**

- Single Family Detached – Traditional lots
- Single Family Detached – Compact Lot
- Single Family Attached
Mataro
Area: 10.9 +/- Acres
Unit Range: 51 - 96 Units
Forecasted Unit Count: 61 Units

Mataro Overview
The Mataro Neighborhood is adjacent to the future city park and Uvas Creek, creating one of the most distinct Neighborhoods in the Glen Loma Ranch Specific Plan area. Mataro is anticipated to be a Single Family Detached Neighborhood.

Mataro Design Considerations:

- Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
- Design constraints and opportunities from the Neighborhood’s proximity to the future City park sites.
- Design constraints and opportunities from the adjacent existing Single-Family Detached Neighborhood.
- Acoustical concerns from traffic on the Tenth Street extension.

Building Height in Mataro:

a. Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)
b. General: forty-five feet (45’)

Potential Residential Product Types in Mataro:

- Single Family Detached – Traditional Lots
- Single Family Detached – Compact Lot
- Single Family Attached
Cabernet
Existing Elementary School Site
The Grove

Area: 12.8 +/- Acres
Unit Range: 64 - 93 Units
Forecasted Unit Count: 78 Units

The Grove Overview

The Grove Neighborhood is located at the intersection of Tenth Street extension and Santa Teresa Boulevard, and is close proximity to the existing eucalyptus grove.

As identified in the “Open Space, Parks, and Recreation” section of this document, the eucalyptus grove will be owned and maintained by the Master Homeowners Association. As such, The Grove will have design constraints on the adjacent residential Neighborhood, but will also have the potential to serve as the Neighborhood’s Focal Point.

The Grove Neighborhood is designated as an alternative elementary school site. In addition, if the elementary school site is located within the Grove neighborhood, a neighborhood park on the order of three (3) acres may be located adjacent to the elementary school site in keeping with the City of Gilroy’s policy to coordinate schools and park sites within close proximity to one another.

The Grove Design Considerations:

- Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
- Acoustical concerns from traffic on Santa Teresa Boulevard.
- Acoustical concerns from traffic on Tenth Street extension.
- Design constraints on future residential development imposed by the eucalyptus grove.
- Within The Grove Neighborhood, the maximum lot width for Compact Lots shall be fifty-five feet (55’).

Building Height in The Grove Neighborhood:

- Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)
- General: forty-five feet (45’)

Potential Residential Product Types in The Grove Neighborhood:

- Single Family Detached – Compact Lot
- Single Family Attached
**Vista Bella**

Acres: 24.6 +/-
Unit Range: 133 – 192 Units
Forecasted Unit Count: 162 Units

**Vista Bella Overview**

The Vista Bella Neighborhood is located between Santa Teresa Boulevard and Luchessa Avenue. The Vista Bella neighborhood is adjacent to existing residential neighborhoods, and future design of the Vista Bella neighborhood should recognize the need to provide an appropriate design transition from the existing neighborhood into the specific plan area.

The Product Differentiation Standard is in effect for this Neighborhood, and may require a minimum of two Residential Product Types per LUS-9. For example, Manor Homes (Duplex, Triplex or Four-plex units designed architecturally to appear as one large home) facing Santa Teresa Boulevard would mix nicely with Compact Lot alley loaded homes and/or Compact Lot cluster homes. The Manor Homes would access their garages from a rear alley (to avoid garages facing Santa Teresa) and the opposite side of the alley would serve the Compact Lot product. This provides visual variety and mixes product types within this Neighborhood, as well as blend with the existing Villas Neighborhood (4,500 sf lots.)

**Vista Bella Design Considerations:**

- Project design and development will conform to the Standard and Guidelines section of the Glen Loma Ranch Specific Plan.
- Acoustical concerns from Santa Teresa Boulevard
- Acoustical concerns from Luchessa Avenue.
- Observation of an approximate fifty-foot (50’) development setback from Babbs Creek riparian area consistent with the existing Babbs Creek Park Preserve, per the project biologist’s direction.

**Building Height in Vista Bella:**

a. Within one-hundred feet (100’) of property boundaries adjacent to Single-Family Detached homes: Thirty-five feet (35’)

b. General: forty-five feet (45’)

**Potential Residential Product Types in Vista Bella:**

- Single Family Detached – Traditional Lots
- Single Family Detached – Compact Lot
- Single Family Attached
10. MEETING THE CITY’S AFFORDABLE HOUSING GOALS

The Glen Loma Ranch will provide a variety of Market-Rate housing lot sizes and types which, by definition, meet and exceed the target housing mix as specified in the “Neighborhood District” requirements. This will result in a broad spectrum of price points and housing types.

In addition to meeting and exceeding the Target Housing Mix of the Neighborhood District, the Development Agreement Section 4.4.9 “Senior/Affordable Housing” sets forth the framework for providing affordable housing and the formula for determining the required number of units within Glen Loma Ranch.

Senior Housing

Senior Housing will likely be located within the Town Center Flex Area (See page 72 for additional information on the Neighborhood). The Town Center is the best location in which to locate a senior housing project, primarily because the Town Center can provide a wide range of commercial and social uses that are accessible to seniors. All or a portion of the Affordable Senior Housing could also be located in other neighborhoods, either as a stand-alone development or in combination with a market rate development. The close proximity of these services to a senior complex will allow the residents to access the town center without relying on cars. The Town Center would also be a transit hub for the southwest quadrant of Gilroy, which will also be a benefit to seniors. (NOTE: The Product Differentiation Standard does not apply within the Town Center.)

Per the Development Agreement, up to one hundred-fifty (150) RDO exempt units are envisioned to be used for the senior project. Seventy-five (75) of the exempt units are to be categorized as “senior” units affordable by design, and seventy-five (75) are categorized as “affordable senior” units. The allocation of exempt units are included in the project Development Agreement.

Special Program Lots

Glen Loma Ranch includes a possibility of a special program that would provide for 100 or more units to be built and sold pursuant to the Development Agreement between the Master Developer and the City of Gilroy. The program concept would involve each participating entity involved in the development, construction, and approval process would agree to make a contribution in the form of discounts or waivers that would allow the house to be sold at a price lower than a comparable market-rate unit.

<table>
<thead>
<tr>
<th>Sales Price</th>
<th>$425,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal, Interest &amp; Taxes (monthly payment) (PIT)</td>
<td>$3,029</td>
</tr>
</tbody>
</table>

**Special Program**

<table>
<thead>
<tr>
<th>Sales Price</th>
<th>$425,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less:</td>
<td></td>
</tr>
<tr>
<td>Developer Discount</td>
<td>$15,000</td>
</tr>
<tr>
<td>Builder Discount</td>
<td>$15,000</td>
</tr>
<tr>
<td>City of Gilroy Fee Deferral</td>
<td>$15,000</td>
</tr>
<tr>
<td>Title Fee Discount</td>
<td>$1,500</td>
</tr>
<tr>
<td>Lender Fee Waiver</td>
<td>$3,500</td>
</tr>
<tr>
<td>Total Reductions</td>
<td>$50,000</td>
</tr>
</tbody>
</table>

**Reduced Sales Price**

| Reduced PIT (monthly payment) | $2,672 |

*City of School District will either waive fees or fees in the form of an interest free “silent second”, to be retired from proceeds upon employee’s sale of residence.

**Table 13 – An Example of Special Program Discounts**

Table 13 illustrates a hypothetical example of how the program would work. A new market rate alley-loaded Single-Family Detached home in Gilroy would hypothetically sell for $425,000. By applying affordable housing discounts by the developer (who would be discounting the land cost of the project), the Builder of the project (who would be discounting the cost of construction), and by the Title Company (who would be discounting and/or waiving title and
lender fees), a price discount of $35,000 would be realized. Additional participants, such as the City of Gilroy and/or the Gilroy Unified School District, would also contribute to the special housing program by either waiving a portion of development fees or deferring some fees in the form of an interest free “silent second”, to be retired from proceeds upon employee’s sale of residence. For purposes of this example, the contribution by the participating public agency is assumed to be the same as the developer and Builder, which is $15,000. This places the total reduction of the sales price of the home at $50,000.

In the event that the Special Housing Program cannot be successfully structured, the Master Developer will work with the City of Gilroy to provide affordable units under the provisions set forth in the Development Agreement.

**Other Affordable Housing**

In addition to the 150 affordable senior units previously mentioned, 156 additional affordable units will be provided within the Specific Plan Area, per the Development Agreement. These units may be combined with the senior affordable housing into one project or a portion or all of the units could be combined with market rate units, in any of the neighborhoods at the Master Developer’s option. As stated previously the Glen Loma Ranch Specific Plan will provide High Density Multi-Family units within the Town Center Flex Area of which a portion may be affordable units. See Table 2 in Section 5 for the anticipated Unit Range. The units within the Town Center Flex Area can be integrated with a mix of uses combining commercial, residential and public facilities, with the final mix of uses probably residential and public facilities, with the final mix of uses probably being determined by market demand and timing of implementation. These units may be for rent or for sale.

These affordable units may be single-family detached, single-family attached, and/or multi-family attached structures with attached or detached garages. Private outdoor living space will be provided, such as courtyards, patios, and/or rear yards.
II. PROMOTE BIKING AND WALKING

Trails Within Glen Loma

Glen Loma Ranch is supporting alternative modes of transportation throughout its entire site by incorporating a trail system within its development. The trail system (as shown in Figure 24 will provide connecting points within the trails and to the existing Uvas Creek trail north of the existing middle school. A series of multi-use trails will serve as shared bicycle and pedestrian trails linking the preserved open space, residential Neighborhoods, schools, transit opportunities, the Town Center and other elements of the plan area. In some locations, the multi-use trails will also serve as maintenance/fire access roads, occurring primarily between Neighborhood lots and natural open space. They will also serve as fuel transition zones. Although their primary function is vehicular and service-oriented, pedestrians will be permitted to access and use these roads to connect to various trail systems, open space areas, and other Neighborhoods. The construction of the multi-use trails, including timing and implementation, shall be subject to the provisions of the Development Agreement between the Master Developer and the City of Gilroy.

Santa Teresa Trail

One of Glen Loma Ranch’s longest trails, the Santa Teresa Trail plays a significant role on this particular site. The trail runs parallel to the southerly boundary of the entire ranch site connecting to existing development to the southeast. The Olive Grove, Wild Plum, Rocky Knoll, Reservoir Canyon and the Loma Trails all connect with the Santa Teresa Trail, providing easy access throughout the entire site.

Wild Plum Trail

This trail starts with a connection point to Santa Teresa at McCutchin Creek, runs through the new public park, and extends to Syrah Drive. This trail runs adjacent to the Palomino, McCutchin and Wild Chestnut Neighborhoods, as well as the Ascencion Solorsano Middle School site. One of the many advantages of this trail is that it connects with the surrounding neighborhoods making it convenient for residents to take a leisurely walk to the park and to access the Santa Teresa Trail.

Olive Grove Trail

This trail connects the end of the existing culdesac in Christmas Hill Park, at the TEEC Center, to the existing Class I city trail along Uvas Creek.

Reservoir Canyon Trail and Rocky Knoll Trail

The Reservoir Canyon Trail and the Rocky Knoll Trail connect to the Santa Teresa Trail at Reservoir Canyon, and are located approximately in the middle portion of the site. These trails run perpendicular to the Santa Teresa Trail and converge at West Luchessa Avenue where the . Reservoir Canyon trail continues on to Christmas Hill Park. The Rocky Knoll Trail runs along the eastern side of the Canyon Creek and the rocky Knoll Neighborhoods. The Reservoir Canyon Trail runs along the western side of the Town Center Flex area. One of the assets of these trails is that they provide shade for the pedestrians from existing mature trees during the hot summer months.

Autumn Camp Trail

The Autumn Camp Trail also runs through the center of Glen Loma Ranch in a north/south direction. This trail is located north of West Luchessa Avenue and runs between Nebbiolo and The Glen Neighborhoods. This trail connects the West Luchessa Avenue Class II Trail and bike lanes with Christmas Hill Park.

The Loma Trail

The Loma Trail is located on the eastern side of the ranch, north of the Elementary School. This trail runs along the eastern side of the Mataro Neighborhood, connecting the Glen Loma Ranch Park to the existing dirt trail, at the project boundary that leads to the Uvas Creek trail. There is also one unpaved trail segment that is incorporated within Glen Loma Ranch allowing access from the Town Center vicinity to the unpaved trails in the open space owned by the City of Gilroy. Every trail incorporated into the Glen Loma Ranch site plays an important role within...
the community. The extensive trail network allows easy access from one end of the site to the other by connecting all the trails to one another. This helps to reduce use of the automobile and creates a pedestrian-friendly environment. These trails are an essential “building block” of Glen Loma Ranch that prove a common connection to every one of the Neighborhoods.

Standards for Trails

TRS-1 - The multi-use trail shall be set back from the defined creek channels a minimum of fifty (50) feet or as directed by the project biologist.

TRS-2 - The route and destination points of the various trail segments will be conceptually set through the adoption of the Glen Loma Ranch Specific Plan subject to final design. Future Neighborhoods that develop adjacent to the trail segments shall respect the trail alignments as adopted.

TRS-3 - Adjustments to the trail design, location, surface material, the width of appropriate buffer and other factors will be reviewed by the City of Gilroy and the project biologist as part of the design of individual Neighborhoods so that the final Neighborhood and trail designs best reflect site-specific conditions.

TRS-4 - Trail segments will be constructed by individual projects adjacent to the trails. The completed trail segments and an area equivalent to the width of future multi-use trails will be built to City standards.

TRS-5 - Maintenance/fire access roads shall be a minimum of twelve-feet (12’) wide. Removable bollards or other appropriate measures should be employed where required at all entry points to collector and residential streets to prevent unauthorized motorized access.

TRS-6 - Trails used as maintenance and/or public safety access shall be an all weather surface. Potential surface materials may be

Concrete, asphalt, or another material deemed appropriate by the City Fire Marshall.

TRS-7 - Multi-use trails shall be a minimum of twelve feet (12’) wide.

TRS-8 - Multi-use trails shall be surfaced when also used as a maintenance easement.

TRS-9 - Signage informing users of the preserved open space will be placed periodically along the trail system.

TRS-10 - Where deemed appropriate, multi-use trails shall be placed along or within the buffers adjacent to preserved open space areas, and will link with other trail systems to provide access throughout the Specific Plan area and to other local and regional systems.

TRS-11 - Trail crossings of all streets shall occur at controlled access sites such as stop signs, signals, roundabouts, etc.

Private Interior Pedestrian Pathways

Private interior pedestrian pathways are encouraged but not required within individual residential Neighborhoods. These interior pedestrian pathways can provide access to adjacent preserved open space areas, private community recreation facility, Neighborhood focal areas and Pocket Parks. If proposed, these interior pedestrian pathways will be owned and maintained by either the Neighborhood homeowner association or the Master HOA but not by the City of Gilroy.

TRS-12 - The width of the pedestrian pathway shall be a minimum of six feet (6’). Removable bollards or other appropriate measures should be employed where required at all entry points to collector and residential streets to prevent unauthorized motorized access.

TRS-13 - Appropriate signage shall be provided indicating ownership, directional and location information.

TRS-14 - The Builder of a Neighborhood that proposed private interior pedestrian pathways shall provide disclosure to the future residents that the trails, while privately owned and maintained, will be accessible to the general public.
12. INTEGRATION OF NEIGHBORHOOD SERVING FACILITIES AND AMENITIES

Integrating the Built Environment to the Natural Environment

The citizens of Gilroy appreciate the value of open space within the community. Areas like the Uvas Creek Park Preserve and the Babbs Creek Park Preserve are some recent examples of the City’s commitment to providing a full range of park and recreation facilities to its residents. Through a series of community meetings, the Gilroy public has voiced strong support of the preservation of, and access to, the various open space features throughout the Glen Loma Ranch Specific Plan. In addition, Gilroy’s General Plan has placed greater emphasis on connectivity to open space, greater opportunities for pedestrian and bicycle access between Neighborhoods, and fewer impervious surfaces. The Glen Loma Ranch will implement these policies by providing a community that integrates the natural and built environments. The resulting land plan takes advantage of the preserved open space by integrating the homes with the open space, not segregating the open space from homes. Tables 14 and 15, as well as figures 25, 26, and 27 delineate the types of open space features within the specific plan area.

Single-loaded streets separating Neighborhoods from the preserved open space shall be minimized within the Glen Loma Ranch Specific Plan, but may be necessary in some specific locations to address public safety concerns, as determined during the development review of individual Neighborhoods.

Preserved Natural Open Space

As one moves around the Glen Loma Ranch, the most striking elements on the property are the natural plant communities and topographic features. The site has many areas of great natural beauty. Intermixed across the property, dense stands of oak woodlands are interwoven with small stands of olive trees, randomly planted fruit trees as well as sycamores, black walnut, Madrone, Monterey Pine, Arizona cypress and redwood trees. Low to moderate growing evergreen and drought-deciduous shrubs, classified as coastal scrub, have found a home in wind-exposed areas and areas of moderate slope. Oak riparian areas follow the natural drainage courses as they flow through Uvas Creek. These natural features have been preserved as permanent open space for the project, and the community at large.

Preserved Natural Open Space Guidelines

POSG-1 – Subject to the review and approval of the City of Gilroy, and assuming that public safety concerns can be adequately mitigated, individual Neighborhoods adjacent to preserved open space areas and its corresponding buffer may:
- Allow homes to back directly on to the open space buffer,
- Allow the sides of homes adjacent to the open space buffer
- Allow the fronts of homes to face onto the open space buffer

POSG-2 - In the event that safety concerns cannot be mitigated, a single-loaded street may be located between the homes and the open space.

POSG-3 - The preserved open space within the Glen Loma Ranch Specific Plan area provides effective wildlife habitat areas and serves as wildlife movement corridors. Generally, development should not occur closer than one-hundred feet (100’) to a defined creek bank or tree canopy of a defined riparian area or 30’/50’ to other preserved open space areas (coastal scrub areas, mixed cultivated woodland, and rocky serpentine grassland areas) (project Mitigation Measure 7). In certain Neighborhoods, however, other setback standards may be approved due to site constraints or to accomplish specific project goals, but shall in no event be less than thirty (30’) feet.

POSG-4 - Where designated by the Glen Loma Ranch Specific Plan and confirmed by the City through the individual map approval processes, preserved open space areas may function as linear circulation corridors linking Neighborhoods, parks, and surrounding open space.
<table>
<thead>
<tr>
<th>Area Designation</th>
<th>Description</th>
<th>Acreage</th>
<th>Ownership</th>
<th>Maintenance</th>
<th>Level of Maintenance</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Santa Teresa Boulevard Trail North of Club Drive</td>
<td>0.8</td>
<td>City</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>B</td>
<td>Relocated Creek Segment</td>
<td>5.9</td>
<td>HOA</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>C</td>
<td>Santa Teresa Trail South of Club Drive</td>
<td>0.1</td>
<td>City</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>D</td>
<td>Trail South of Club Drive to Syrah Drive</td>
<td>0.4</td>
<td>City</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>E</td>
<td>Open Space/FTZ/Buffer South of Club Drive</td>
<td>3.5</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>F</td>
<td>Santa Teresa Trail South of McCutchin Park</td>
<td>4.0</td>
<td>City</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>G</td>
<td>McCutchin Park</td>
<td>4.8</td>
<td>City</td>
<td>City</td>
<td>Moderate</td>
</tr>
<tr>
<td>H</td>
<td>Drainage Corridor</td>
<td>3.5</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>I</td>
<td>Trail along Reservoir Canyon Creek (West Side)</td>
<td>0.5</td>
<td>HOA</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>J</td>
<td>Rocky Knoll Open Space</td>
<td>5.1</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>K</td>
<td>Rocky Knoll Trail</td>
<td>1.1</td>
<td>HOA</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>L</td>
<td>Trail along Reservoir Canyon Creek (East Side)</td>
<td>0.5</td>
<td>HOA</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>M</td>
<td>FTZ/Buffer along west of Reservoir Canyon</td>
<td>2.8</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>N</td>
<td>Reservoir Canyon Preserved Natural Open Space</td>
<td>2.4</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>O</td>
<td>FTZ/Buffer along east of Reservoir Canyon</td>
<td>3.3</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>P1</td>
<td>Eucalyptus Grove Open Space</td>
<td>3.3</td>
<td>HOA</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>P2</td>
<td>Buffer</td>
<td>0.6</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>Q</td>
<td>Future City Park (Glen Loma Ranch Park)</td>
<td>3.3</td>
<td>City</td>
<td>City</td>
<td>Moderate</td>
</tr>
<tr>
<td>R</td>
<td>Preserved Natural Open Space</td>
<td>7.4</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>S1</td>
<td>FTZ/Buffer around Preserved Natural Open Space</td>
<td>4.1</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>S2</td>
<td>FTZ/Buffer around Preserved Natural Open Space</td>
<td>1.1</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>T</td>
<td>Trail going north along from Park Site</td>
<td>0.7</td>
<td>HOA/City</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>U-1 &amp; U-2</td>
<td>Extension of Christmas Hill Park</td>
<td>1.9</td>
<td>City</td>
<td>City</td>
<td>Very Low</td>
</tr>
<tr>
<td>V</td>
<td>Town Center Trail Connection to Christmas Hill Park</td>
<td>0.3</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>W</td>
<td>FTZ/Buffer along Preserved Natural Open Space</td>
<td>1.8</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>X</td>
<td>FTZ/Buffer along Preserved Natural Open Space</td>
<td>2.2</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>Y</td>
<td>Preserved Natural Open Space</td>
<td>22.9</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>Z</td>
<td>Trail in Christmas Hill Park connecting south of Miller Ave</td>
<td>0.5</td>
<td>City</td>
<td>City</td>
<td>Low</td>
</tr>
<tr>
<td>AA</td>
<td>FTZ/Buffer surrounding “The Glen” developable area</td>
<td>4.5</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>BB</td>
<td>Trail on the west side of “The Glen” developable area</td>
<td>0.6</td>
<td>HOA</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>CC</td>
<td>FTZ/Buffer along Preserved Natural Open Space</td>
<td>6.7</td>
<td>HOA</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>DD</td>
<td>FTZ/Buffer along the Preserved Natural Open Space</td>
<td>1.1</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>EE</td>
<td>Trail in Christmas Hill Park connects at TEEC</td>
<td>0.2</td>
<td>City</td>
<td>City</td>
<td>Low</td>
</tr>
<tr>
<td>FF</td>
<td>City Park extension/buffer</td>
<td>0.2</td>
<td>City</td>
<td>City</td>
<td>Very Low</td>
</tr>
<tr>
<td>GG</td>
<td>FTZ/Buffer around Preserved Natural Open Space</td>
<td>2.0</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>HH</td>
<td>Preserved Natural Open Space</td>
<td>5.4</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
<tr>
<td>II</td>
<td>FTZ/Buffer along Middle School</td>
<td>0.6</td>
<td>HOA</td>
<td>HOA</td>
<td>Very Low</td>
</tr>
</tbody>
</table>

Glen Loma Ranch Specific Plan - Final 88  Section 12
Notes:
1. Annual “Very Low” level of maintenance @ $1307/acre based on City of Gilroy memo dated 2/16/01
2. Annual “Low” maintenance cost @ $1416/acre based on City of Gilroy memo dated 2/16/01
3. Annual “moderate” maintenance cost @ $4400/acre from City Parks and Recreation Master Plan, pg. 109
4. FTZ = Fuel Transition Zone
5. Open Space along all backbone streets will be owned and maintained by the HOA, and is in addition to the above acreages

Table 14 - Breakdown and Ownership of Open Space
<table>
<thead>
<tr>
<th>Area Designation</th>
<th>Description</th>
<th>Acreage</th>
<th>Ownership</th>
<th>Level of Maintenance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Olive Grove Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>2</td>
<td>Palomino Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>3</td>
<td>Home Ranch Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>4</td>
<td>McCutchin Creek Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>5</td>
<td>Wild Chestnut Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>6</td>
<td>Montonico Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>7</td>
<td>Nebbiolo Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>8</td>
<td>Malvasia Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>9</td>
<td>The Glen Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>10</td>
<td>Canyon Creek Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>11</td>
<td>Rocky Knoll (developable area) Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>12</td>
<td>Town Center Multi-Family Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Moderate</td>
</tr>
<tr>
<td>13</td>
<td>Eucalyptus Developable Land Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>14</td>
<td>Luchessa Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>15</td>
<td>Petite Sirah Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>17</td>
<td>Bella Vista Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Low</td>
</tr>
<tr>
<td>18</td>
<td>Town Center Affordable (north of the town center) Focal Point</td>
<td>0.2</td>
<td>HOA</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

Note:
Actual location of each Focal Point will be determined at the time of development for each individual neighborhood.
1. Annual “Very Low” level of maintenance @ $1307/acre based on City of Gilroy memo dated 2/16/01
2. Annual “Low” maintenance cost @ $1416/acre based on City of Gilroy memo dated 2/16/01
3. Annual “moderate” maintenance cost @ $4400/acre from City Parks and Recreation Master Plan, pg. 109
4. FTZ = Fuel Transition Zone

Table 15 - Breakdown and Ownership of Focal Points
FIGURE 26
OVERALL OPEN SPACE BREAKDOWN
GLEN LOMA RANCH
GILROY, CALIFORNIA

NOTE:
1. EXISTING DIRT DITCH SUBJECT TO FURTHER DETERMINATION PER HCP AND SPECIFIC PLAN SECTION 12

LEGEND
- SPECIFIC PLAN AREA BOUNDARY
- PROPOSED CLASS I TRAIL
- EXISTING CLASS I TRAIL
- PROPOSED CLASS II TRAIL
- EXISTING NATIVE GROUND TRAIL
- PROPOSED UNPAVED TRAIL
- PUBLIC PARK AND OTHER PUBLIC OPEN SPACE
- FIRE/BUFFER OTHER OPEN SPACE
- PRESERVED NATURAL OPEN SPACE
- NEIGHBORHOOD FOCAL POINTS

1' = 20'
Diagram of Glen Loma Ranch in Gilroy, California, with various labeled areas and features such as wetlands, open space, and development zones. The diagram includes a legend explaining the use of lines and colors to denote different types of areas and boundaries. Note: Some areas are subject to further determination per HCP.
NOTE:
1. EXISTING DIRT DITCH SUBJECT TO FURTHER DETERMINATION PER HCP.
2. DEDICATED AREA ALONG SANTA TERESA BLVD TO BE OWNED BY THE CITY WITH THE LANDSCAPING AND TRAIL TO BE MAINTAINED BY THE HOA.

LEGEND
- SPECIFIC PLAN AREA BOUNDARY
- PROPOSED CLASS I TRAIL
- EXISTING CLASS I TRAIL
- PROPOSED CLASS II TRAIL
- EXISTING NATIVE GROUND TRAIL
- PROPOSED UNPAVED TRAIL
- PUBLIC PARK AND OTHER PUBLIC OPEN SPACE
**Preserved Natural Open Space Standards:**

**POSS-1** - Human access into the preserved open space areas shall be limited and controlled via trail placement and interpretive signage.

**POSS-2** - Future homeowners shall be notified of the existence of the preserved natural open space, the location of present and future trails, fuel transition buffers as prescribed by the Gilroy Fire Department, access issues as prescribed by the City of Gilroy Police Department, and the enforcement of pet leash laws within the preserved open space areas through disclosure documents presented at the time of purchase of future homes.

**POSS-3** - During and after construction of adjacent lands, specific site erosion control practices shall be employed to limit sedimentation into the preserved open space areas.

**POSS-4** - The Glen Loma Ranch Master Homeowners Association will assume ownership and maintenance of the preserved natural open space. The vegetation in the Preserved Natural Open Space shall be evaluated for fuel management and modification by an urban wild land interface planner or similar professional, subject to the approval of the Fire Marshall. A report shall be provided based on fuel modeling and fire behavior for the existing vegetation. As each neighborhood adjacent to the Preserved Open Space is developed, the recommendations of the report shall be implemented in the adjacent open space. The required width of the FTZ shall be based on the conclusions of this report per the mitigation measure.

**Open Space Buffer Standards**

Glen Loma Ranch has placed a high priority on the interplay between development and areas of preserved natural open space. Homes adjacent to open space will offer a living environment unique to previous Gilroy developments. But that uniqueness comes the added responsibility of respecting the natural environment standard and the potential issues that come with living in such a setting.

**POSS-5** - In order to protect the preserved natural open space from urban intrusion, the creation of open space buffers surrounding the open space will be required. These buffers will create a non-development zone between the preserved natural open space and future development. These buffers will be either thirty (30) feet, fifty (50) feet or one-hundred (100) feet in width, depending on the nature and quality of the preserved open space, as determined by the biotic consultant for the Glen Loma Ranch Specific Plan. Activities within the open space buffers are restricted to fuel maintenance activities related to either the preserved open space and/or the fuel transition zones, and in some cases, storm water basins, and trail corridors (public or private) outside the preserved open space but within the open space buffer.

**POSS-6** - Unless specifically noted elsewhere in this document, all preserved natural open space and open space buffers will be owned and maintained by the Glen Loma Ranch Master Homeowners Association.

**Fuel Transition Zones Within the Open Space Buffer Areas**

The second level of protection of both the preserved open space and development is the creation of Fuel Transition Zones (FTZ). These zones will be located within the open space buffers between the preserved open space and development. FTZs are defined as a zone that lies adjacent to development designed to reduce the threat of wildfire in developments adjacent to brush, forested or grass-covered open space areas. The primary reason of establishing a FTZ shall be the management of vegetation and other fuels with the following intent:

- To protect life and property.
- To reduce the potential for fire on improved property spreading to wild land fuels.
- To provide a safe working area for emergency responders.

**FTZS-1** - Whenever a development has a boundary with an area of preserved open space, either internal or external to the development area, a FTZ is required.
Figure 28 - 30’ Open Space Buffer

Figure 29 - 30’ Development Setback
Figure 30 - 50’ Open Space Buffer

Figure 31 - 50’ Development Setback
Figure 32 - 50' Open Space Buffer with Trail

Figure 33 - 50' Development Setback with Public Trail
Figure 34 - 100' Open Space Buffer

Figure 35 - 100' Development Setback
Figure 36 - 100' Open Space Buffer with Trail

Figure 37 - 100' Development Setback with Public Trail
Dimensions of the Fuel Transition Zones:

FTZS-2 - The minimum width of fuel transition zones shall be 30 feet. This width may be wider as required in areas of higher fire potential. The width of the FTZ will be composed of mowed natural vegetation managed as indicated below. Irrigated and maintained landscaping of individual parcels can also be used to meet up to thirty (30) ft. of the required FTZ width. Roads and trails can also be used to make up the required FTZ.

Vegetation Management Standards Within the Fuel Transition Zones:
The following standards shall be observed in the maintenance and management of fuel transition zones:

FTZS-3 - Landscaping with the FTZ will be at the option of the Master Developer.

FTZS-4 - Ground fuel shall be eliminated by chemical treatment or mowed to a height of not more than 4”. Alternatively, the area may be disked annually or more frequently as directed by the Fire Marshal. Live vegetation, (trees and shrubs), within the transition zone shall have all dead material removed and shall be thinned and pruned to reduce fire intensity and rate of spread.

FTZS-5 - Dead trees within the transition zone shall be removed.

FTZS-6 - Vegetation under trees within the defined transition zone shall be maintained at height that will preclude its functioning as a “ladder” for fire to travel from ground vegetation into the tree crown.

FTZS-7 - Only approved fire resistive landscape plants shall be used for the “green belting” element of the fuel transition zone. Plants within the greenbelt shall be permanently irrigated.

FTZS-8 - Only open fencing (wire-mesh, wrought-iron, or tubular steel) shall be allowed as rear-yard fences abutting the FTZ. Traditional wood “good neighborhood” fences are prohibited.

All fuel transition zones will be owned and maintained by the Glen Loma Ranch Master Homeowners Association.

Standard for Landscaping Within the Fuel Transition Zones and the Open Space Buffers:

If landscaping or landscape-related structures are contemplated within the FTZ, the following guidelines shall be observed:

FTZS-9 - Approved Fire Resistive Plants shall be utilized.

FTZS-10 – The Builder for each proposed Neighborhood adjacent to preserved natural open space and/or an open space buffer shall submit landscaping plans for review and approval by the Community Development staff, which will include review and approval by the City Fire Marshall.

FTZS-11 - Each Neighborhood that is part of an overall FTZ shall have the specifications consistent with the CC&R's adopted by the MHOA. The adopted CC&R shall indicate the dimensions of the area that is to be maintained as part of an FTZ. If the Master Developer elects to provide landscaping, the landscaped area will be managed and maintained pursuant to a landscaping plan approved and inspected by the Gilroy Fire Marshal.

Fuel Transition Zones Access Standards:

There shall be Public Safety (Police and/or Fire Department) access locations at intervals along the FTZ.

FTZS-12 - These access locations shall be at a minimum of every 1000', but this interval can be reduced based on determination of need by the Police and Fire Departments.

FTZS-13 - A fire hydrant shall be within 20’ of an access location. The access location shall have a minimum width of 20'.

FTZS-14 - If gated, the gate shall meet the Fire Prevention Gate Policy and be provided with a “Knox” keyed lock.
Trails/Roads Standards Within the Fuel Transition Zones and Open Space Buffers:

FTZS-15 - When a trail or roadway is to be included in the FTZ it shall consist of:

• Paved with a non combustible or fire resistive material
• Any associated landscape strip shall either be irrigated, or kept mowed or chemically treated at the option of the Master Developer (subject to approval by the Gilroy Fire Marshall)
• Trees shall be of approved Fire Resistive variety

Maintenance of the Fuel Transition Zones

The Glen Loma Ranch Master Home Owners Association shall maintain all elements of the FTZ. A “Master Fuel Transition Zone Maintenance Plan” shall be submitted and approved by the Deputy Fire Marshal prior to the recordation of the final map for the first Neighborhood within Glen Loma Ranch, and updated as necessitated by the development of subsequent Neighborhoods. The plan shall include a listing of plants and irrigation plan for landscape areas, if any. A description of areas subject to routine mowing, disking and/or pruning shall be included and those areas shall be identified. The plan shall designate maintenance standards, frequency of maintenance, the individuals or parties (such as the HOA) that are responsible for the maintenance of the Open Space Buffer, FTZ, strip and any or all trails and roads (public or private) that are within the Fuel Transition Zone.

Restored Creeks Along Santa Teresa Boulevard

An existing drainage channel presently crosses the Olive Glove Neighborhood. This drainage originates from McCutchin Canyon located south of the property in the hills above the Eagle Ridge community. Water flow crosses Santa Teresa Boulevard via an existing culvert and enters the site from the south, flows through a small reach of natural channel to a farm road crossing, and is diverted into a channelized, man-made linear ditch. This ditch flows through the fallow field that will be the Palomino Neighborhood and discharges into Uvas Creek. The channel is mostly unvegetated due to regular maintenance to prevent flooding. The Specific Plan proposes to realign the channel so that it runs parallel to Santa Teresa Boulevard and would be incorporated into the proposed Santa Teresa Boulevard regional trail.

The Glen Loma Ranch Specific Plan has identified two options for the McCutchin Creek drainage swale. The first option is to relocate this swale to an alignment adjacent to and parallel to Santa Teresa Boulevard. The realigned swale would then be integrated with the proposed Santa Teresa Boulevard Class I trail. Because the swale would be lengthened and revegetated to become a more natural creek than its existing condition, this realignment is viewed as a positive environmental enhancement to an existing channel.

The second option is to leave the swale in its current alignment. The swale would be vegetated in a more natural condition. A fifty (50) foot development buffer on both sides of the swale would be established on each side of the channel, measured from the centerline of the swale. An alternative development buffer would be a one-hundred (100) foot buffer on the side of the swale adjacent to the Solorsano Middle School, and a twenty-five (25) foot development buffer on the opposite side of the swale.

The second drainage ditch flows east from Santa Teresa Boulevard through the cultivated fields. This drainage ditch is located just up-slope from a natural swale that conveys limited runoff from the Rocky Knoll Neighborhood towards The Glen Neighborhood. This ditch appears to have been constructed to direct seasonal flow originating at a culvert under Santa Teresa Boulevard. Because the permitting to revegetate the swale in its present location will involve fewer governmental permits than to relocate the swale, the decision as to which option to pursue will be based on the ability to secure the necessary permits from the California Department of Fish and Wildlife as well as the U.S. Department of Fish and Wildlife Service.
A 3.3 +/- acre park site (Figure 38) has been designated in the southeast corner of the Specific Plan area. There are several factors that lead to the selection of this site.

First, the location of this park adjacent to an oak woodland open space, which provides for the preservation of the Uvas Creek corridor as well as providing limited access via trail connections.

Second, the park site is located adjacent to the existing elementary school. The City of Gilroy and the Gilroy Unified School District have a longstanding relationship where city parks are located adjacent to elementary schools. This relationship benefits both agencies, as well as the future residents of the Specific Plan area.

Third, the park site is located at the southern end of the Specific Plan area, as well as adjacent to the existing residential Neighborhoods along Luchessa Avenue and Thomas Road. This park location will serve not only the southern portion of the Specific Plan area, but will also serve existing residents. The final park design will be developed under the direction of Gilroy City staff and will be subject to the review and approval of the City of Gilroy.

**McCutchin Park**

A 4.8 +/--acre park (Figure 39 on page 103) has been designated in the northwestern portion of the Specific Plan area. This park site is immediately adjacent to the McCutchin and Palomino residential Neighborhoods.

This site is located along Santa Teresa Boulevard, and the future Santa Teresa Boulevard trail will run along the park site. Direct vehicular access from Santa Teresa Boulevard into the park will not be permitted. The site’s adjacency to Lico Drive will provide vehicular access to the park.

This park site will serve the northern portion of the Specific Plan area, and will also provide a city park for the Eagle Ridge residents located on the west side of Santa Teresa Boulevard. The final park design, will be developed under the direction of Gilroy City staff and will be subject to the review and approval of the City of Gilroy.
Focal Points
Each Neighborhood within the Specific Plan area is required to provide a Focal Point. These Focal Points are intended to serve as small recreational areas near every dwelling. Focal Points are intended to meet the following requirements:

Focal Point Standards
FPS-1 - The size of each Focal Point shall be at least 4,500 square feet in size.
FPS-2 - Focal Points are intended for the use of the residents of the Neighborhood in which they are located. Disclosure shall be made to Neighborhood residents that there will be incidental use by the general public of the Focal Points.

FPS-3 - Focal Points are to be owned and maintained by the Glen Loma Ranch Master HOA. If major amenities (i.e. swimming pool, tennis courts) are proposed by the Builder of the Neighborhood, these major amenities could then be owned and maintained by the Master HOA or an individual Neighborhood HOA.

Focal Point Guidelines
FPG-1 - The Focal Points may have Tot Lots, playground equipment or other features, but are not required to provide such features.
FPG-2 - Focal Points can be located within the center of individual Neighborhoods, but can be located adjacent to open space buffers to take advantage of the adjacent open space.
FPG-3 – Focal Points within individual Neighborhoods may be located adjacent to public trails. Suitability of this placement will be reviewed by the City of Gilroy as part of the review of the individual Neighborhood

Figure 39 - McCutchin Park
13. NEIGHBORHOOD SERVING COMMERCIAL CENTERS

Glen Loma Ranch Town Center Flex Area

The conventional method of establishing commercial areas within a community has been to segregate and separate land uses by “zones”. This segregation between commercial, industrial and residential uses was the product of early industrial workplaces, where a genuine need existed to protect public welfare. This separation grew into the zoning ordinances we know today, where the community is dissected into individual land uses. Today’s zoning ordinances are parochial, and re-enforce physical breaks between residential and commercial uses, and tend to overlook the importance for the natural integration of daily activities. These isolated retail and commercial areas are difficult to access by foot and have created a heavy reliance on the car.

The Glen Loma Ranch design concept views the Specific Plan area as a coherent planning unit, where residents can walk to nearby shopping, services, schools, parks, and recreation centers in the Town Center. In some cases, residents may actually be able to walk to their own jobs or businesses. The Town Center is envisioned as the civic and community hub; not only for the Specific Plan area, but also for the southern portion of Gilroy.

The Glen Loma Ranch Town Center is not only accessed by city streets, but by pedestrian walkways, hiking and biking trails. Public transit will be readily available to connect residents to other parts of Gilroy, and through CalTrain, north to San Jose and the Bay Area.

Development Criteria

The Specific Plan recognizes that commercial viability for the Town Center will be dependent on the construction pace of the residential components of Specific Plan, which is regulated by the City’s RDO allocation process that meters development. The Glen Loma Ranch Town Center is intended to merge retail, commercial and residential activities within the boundaries of the “Town Center Flex” area. To that end, the Glen Loma Ranch Specific Plan has established the following development criteria that is intended to be flexible enough (hence the “flex” designation) to promote a wide range of uses, and should not be viewed as prescriptive in nature. With this in mind, the form of the Glen Loma Ranch Town Center will be open for interpretation by future Builders and the following development criteria and implementation measures may require future revisions prior to actual development of this area.

Town Center Permitted Uses:

The following Permitted Uses for the Glen Loma Ranch Town Center Flex area are intended as guides, and are not intended to be all encompassing.

a. Retail businesses or retail commercial enterprises which are designed to serve primarily the immediate Neighborhood;
b. Produce market;
c. Business offices and agencies;
d. Financial institutions;
e. Professional offices;
f. Restaurants and public eating establishments;
g. Dressmaking and tailor shops (no factories)
h. News and magazines stands
i. Rental libraries;
j. Locksmiths;
k. Collectible shops;
l. Personal services shops;
m. Museums, libraries, or community centers publicly operated;
n. Gymnasiums and health clubs;
o. Day Care Centers;
p. Attached Residential units as such:
   I. Duplex
   2. Triplex
   3. Townhouse
   4. Combination-Condominium
q. Condominiums (Stacked Flats);
r. Multi-Family Attached Residential Units
s. Apartment Buildings;
(Conditional Uses Subject to special considerations of compatibility and impacts through the Planned Development Process)

a. Live/Work Units;
b. Bed and Breakfast inns;
c. Studios whose customers, or business invitees paint, draw, sculpt or photograph persons provided as models by the studio or any other person;
d. Medical clinics;
e. Bars/Night Clubs;
f. Laundromats;
g. Dry Cleaning establishments;
h. Catering (not in association with a restaurant);
i. Movie Theatres;
j. Temporary, interim and short-term uses not listed in the “permitted” or “conditional” use sections;

**Sidewalk Cafes**

Sidewalk cafes are permitted in the public/private street right-of-way subject to review and approval through the City of Gilroy “Architecture and Site Review” permit process.
14. DESIGNS THAT REDUCE TRAFFIC SPEEDS, VOLUMES, & NOISE

Glen Loma Ranch Specific Plan Circulation System

The Glen Loma Ranch Specific Plan area is served by three major roadways; Santa Teresa Boulevard, West Luchessa Avenue, and Miller Avenue. All street designs within the Specific Plan area must be consistent with the Specific Plan and built to City standards. In addition, Tenth Street will be extended across Uvas Creek and through the project site to Santa Teresa Boulevard.

Santa Teresa Boulevard

Santa Teresa Boulevard is a currently a two-lane expressway. Upon the ultimate build-out as an expressway, Santa Teresa Boulevard will be a four-lane expressway with a total right-of-way of 110 feet. The Glen Loma Ranch Specific Plan area will access Santa Teresa Boulevard at three existing intersections. Ballybunion Drive is currently a three legged intersection, but upon build-out, it will become a four-way intersection. Miller Avenue (described below) will be realigned within the Specific Plan area to become the future extension of Tenth Street.

Club Drive

Club Drive has the most northern signalized intersection along Santa Teresa Boulevard that borders the Glen Loma Ranch Specific Plan area. Club Drive is presently a four-way intersection.

Tenth Street Extension

The Gilroy General Plan has proposed the extension of Tenth Street from its present western terminus at Uvas Creek Drive to intersect with Santa Teresa Boulevard at the present Santa Teresa Boulevard/ Miller Avenue intersection.

The Glen Loma Ranch will reflect the General Plan alignment of Tenth Street across the Specific Plan area. The Tenth Street alignment is anticipated to intersect Santa Teresa Boulevard at the existing Miller Avenue intersection.

A portion of the extension of Tenth Street will be the construction of a bridge across Uvas Creek. The bridge will be funded by the Traffic Improvement Fee. The project Development Agreement sets forth the timing, funding, and responsibility for the 10th Street Bridge construction.

Ballybunion Drive

Ballybunion Drive is designated by the City of Gilroy as a “residential collector”, and is the second existing signalized intersection that was constructed as part of the Eagle Ridge golf course community. The Glen Loma Ranch Specific Plan area will utilize this intersection as the central connection to Santa Teresa Boulevard.

The Specific Plan circulation scheme designates Ballybunion Drive as a residential collector allowing traffic to access Santa Teresa Boulevard. Since Santa Teresa Boulevard an expressway, it is the preferred route to move regional traffic.

Miller Avenue

Miller Avenue currently bisects the Specific Plan area running east-west connecting Christmas Hill Park to Santa Teresa Boulevard. Starting at the intersection of Miller Avenue and Santa Teresa
Boulevard/Miller Avenue will be realigned as Tenth Street with a future connection across Uvas Creek.

With the development of the Town Center Flex area, the Miller Avenue alignment will be reconfigured. However, Miller Avenue will still maintain its present alignment where it runs adjacent to the Hillside Addition portion of Christmas Hill Park. Access to Christmas Hill Park will be maintained at its present location. The City of Gilroy has stated that the Miller Avenue access to Uvas Park Drive will be closed after such time that the Tenth Street bridge is constructed.

**Luchessa Avenue**

The current General Plan defines Luchessa Avenue as an east-west arterial street. Luchessa Avenue is the southern-most arterial in Gilroy, and currently dead ends at the southern boundary of the Glen Loma Ranch. From the southern boundary of the site to the intersection of future 10th Street, Luchessa Avenue will remain an arterial section. As part of a plan to minimize cut-through traffic within the Specific Plan area and encourage north-south traffic to use Santa Teresa Boulevard, Luchessa Avenue will end at Ballybunion Drive. Regional (non-Ranch) traffic traveling between the extreme southern and northern portions of Gilroy will be encouraged to use Santa Teresa Boulevard via signage.

Christmas Hill Park will be accessible from Santa Teresa Boulevard by using the proposed Tenth Street extension and accessing the remaining portion of existing Miller Avenue via via West Luchessa Avenue. No improvements or realignments are proposed for Miller Avenue outside of the Specific Plan area.

**Merlot Drive and Syrah Drive**

Merlot Drive is a proposed residential collector that moves traffic through the Specific Plan area from the Syrah Drive extension to the north to West Luchessa Avenue to the south. Merlot Drive is intended to serve the residents of the Specific Plan area and not be a regional thoroughfare. Merlot Drive will also provide residents with access to the future middle school at the northern end of the Specific Plan area. Merlot Drive will integrate a bike lane in each direction into the street section. In an effort to lessen conflicts with bicycles in the bike lanes and parked cars, parking on Merlot Drive will not be permitted. Merlot Drive will have detached sidewalks within the landscaped right of way.

**Transit Opportunities Within the Glen Loma Ranch Specific Plan**

Merlot Drive, Syrah Drive, and Luchessa Avenue will be the collector streets that will run through the Specific Plan area and connect to the Town Center. As such, transit stops will be incorporated at the following locations:

- Club Drive near Lico Drive.
- West Luchessa Avenue near the Rocky Knoll trail crossing.
- Luchessa Avenue near Cimino Way.
- Within the Town Center

Final Transit stop locations will be determined by the City of Gilroy Engineering Division in concert with the Master Developer and the Valley Transportation Authority (VTA).

**Traffic Calming**

Traffic calming within residential Neighborhoods is an attempt to strike a balance between vehicular traffic and other users of the street: pedestrians, bikers, business people and residents.

That balance tilts away from cars. Some see traffic calming as a way of “reclaiming” local streets from a traditional domination by automobiles. Others see it more modestly as a way of restoring the safety and peace in Neighborhoods that are becoming overwhelmed with speeding traffic.

In many ways, this approach upends the traditional goals of traffic engineering, which strive to move auto traffic quickly and efficiently. In the past, roads have been designed as wide, straight routes, with few obstructions to the motorist’s vision or progress. Traffic calming, by contrast, seeks to do the opposite.

Traffic calming within individual Neighborhoods of the Specific Plan will be based on speed control measures. These measures are primarily used to address speeding problems by changing vertical alignment, changing horizontal alignment, or...
narrowing the roadway. The Specific Plan, subject to the review and approval of City Staff, encourages the incorporation of the following traffic calming measures into the design and construction of new Neighborhoods:

**Raised Crosswalks a.k.a. Raised crossings, Sidewalk Extensions**

Raised Crosswalks are speed tables outfitted with crosswalk markings and signage to channelize pedestrian crossings, thereby providing pedestrians with a level street crossing. Raised crosswalks can use grooved asphalt, colored paving stones, brick, (or for the ultimate effectiveness, cobblestones). The concept behind a raised crosswalk is quite simple: the change in texture gets the drivers’ attention.

**Traffic Circles a.k.a. Rotaries, Intersection Islands**

Traffic circles are islands, placed in intersections, around which traffic circulates. In residential areas, traffic circles may be small enough (16 to 25 feet in diameter) to cause motorists to slow and alter their path. Traffic circles can be attractively landscaped and be used as visual Focal Points within a Neighborhood. While bicyclists may find them difficult to negotiate, the trail system and bike lanes on major streets within the Specific Plan will provide bicyclists with alternative routes.

**Neck-downs and Bulb-outs**

A neck-down or bulb-out is defined as an extension of the curb, usually at an intersection, that narrows the vehicular pathway and inhibits fast auto turns.

**Alternatives to Sound Walls**

Santa Teresa Boulevard is a vital circulation element that ultimately will be carrying expressway levels of traffic in close proximity to Glen Loma Ranch. An unwelcome companion to the traffic on Santa Teresa Boulevard will be noise generated from the cars and trucks.

Neighborhoods within the Glen Loma Ranch Specific Plan shall be designed to limit the use of sound walls to the greatest extent possible. Noise levels for interior and exterior areas are subject to the noise standards as set forth in the City of Gilroy General Plan.

Alternatives such as using frontage roads parallel to streets like Santa Teresa Boulevard are not effective in meeting the City’s current standards because the policy requires the front yards to meet the same maximum outdoor noise level standard as a rear yard. Thereby, the width of the frontage road itself is usually not a sufficient remedy from the noise source. Additional setback is typically required. This setback area must be landscaped adequately in order to be aesthetically acceptable. In lieu of the City assuming maintenance responsibilities, individual developments would have to maintain these areas. This requires the formation of home owners associations to fund the long term maintenance of these areas.

**Landscaped berms**, utilized correctly, can also be effective methods to meet the City’s noise policies. However, since many projects feel the need for perimeter security walls, using berms alone may not provide adequate security. A combination of berms and sound walls can be a viable option where adequate landscaping is provided. Like the frontage road alternative discussed previously, the berms and setback area must be landscaped adequately in order to be aesthetically acceptable. As is the case with frontage berms above, maintenance of these areas will fall on individual developments. This requires the formation of homeowner’s associations to fund the long-term maintenance of these areas.
Figure 40 - Open Fencing Maintains Existing Views

Figure 41 - Effective Use of Rear Articulation of Buildings and Landscaped Soundwalls

Figure 42 - Breaking Up Soundwalls with Opening Where Possible
Standards and Guidelines to Limit Noise Exposure

The land use plan for the Glen Loma Ranch Specific Plan has been designed, in part, to lessen the need for sound walls along Santa Teresa Boulevard. The Glen Loma Ranch Specific Plan will use the following elements to lessen or eliminate the need for sound walls.

**NLS-1** - Neighborhoods that lie adjacent to Santa Teresa Boulevard shall provide a fifty-foot (50’) buffer (measured from the ultimate face of curb on Santa Teresa) for acoustical and aesthetic considerations except as noted below:

- a. If the existing creek that runs through the Palomino neighborhood is relocated to within the McCutchin Creek and Olive Grove Neighborhoods, no additional buffer will be required.

- b. The Grove and Vista Bella Neighborhoods are required to provide a twenty-five (25’) buffer. This twenty-five (25’) buffer reflects a previous dedication of twenty-five (25’) made to the City of Gilroy to assist in the implementation of the Santa Teresa Boulevard Class I trail as shown in the Parks and Recreation Master Plan.

**NLS-2** - The relocation of drainage swale coupled with the placement of a new trail along Santa Teresa Boulevard shall create a significant development and noise mitigation setback from Santa Teresa Boulevard.

**NLS-3** - Street segments proposed to run parallel to Santa Teresa Boulevard will serve as a noise mitigation setback from Santa Teresa Boulevard, and are a consistent part of the acoustical buffer.

**NLS-4** - The new City park adjacent to the McCutchin Neighborhood will serve as an aesthetic open space break along Santa Teresa Boulevard and serve as a noise mitigation setback from Santa Teresa Boulevard.

**NLS-5** - Preserved open space in the form of a landscaped drainage corridor and Reservoir Canyon creek and open space buffers shall serve as an aesthetic open space break along Santa Teresa Boulevard and serve as a noise mitigation setback.

**NLS-6** - Neighborhoods that lie adjacent to Santa Teresa Boulevard are encouraged to feature higher density Residential Product Types so that the buildings themselves provide shielding for outdoor noise levels in lieu of sound walls.

**NLS-7** - The use of frontage roads and alleys along Santa Teresa Boulevard within the Olive Grove, McCutchin Creek, Montonico, Malvasia, and Rocky Knoll Neighborhoods may be used as part of the setback of development from Santa Teresa Boulevard.

**Santa Teresa Boulevard North of McCutchin Park**

The Santa Teresa Boulevard trail coupled with the open space containing the relocated stream running parallel to Santa Teresa Boulevard will serve to create a significant setback. At a distance of 180 feet from the center of Santa Teresa Boulevard, the outdoor Ldn would be 68dB. Attenuation can be accomplished through the use of some or all of the following measures:

**NLG-1** - Locate homes and attached units (like Townhomes and/or manor homes) between Santa Teresa Boulevard and back yard areas so that the structures provide shielding for outdoor noise levels. (Interior noise levels inside the homes can then be controlled through the use of sound rated windows and other construction measures, where necessary.)

**NLG-2** - In cases where sound walls are used, the following measures should be used:

- o Breaks and openings shall be incorporated in the design of the sound walls.
- o Integrate variations in the sound wall planes to avoid long stretches of sound walls without variation.
- o Locate sound walls behind berms and/or landscaping to screen them from Santa Teresa Boulevard.
maintenance will be the responsibility of the Homeowners Association.

- Vary berm heights and widths to create natural looking berm forms and shapes.

**Santa Teresa Boulevard South of McCutchin Park to Tenth Street**

This segment of the Specific Plan addresses the three (3) Neighborhoods adjacent to Santa Teresa Boulevard. While this segment has the continuation of the Santa Teresa Boulevard trail adjacent to the Specific Plan area, it does not have the additional setback created by the relocated creek. If no mitigation was offered and residential homes were located immediately behind the Santa Teresa trail, then a sound wall ranging from eight (8) to eleven (11) feet in height would be required to screen private outdoor areas.

The Glen Loma Ranch Specific Plan will take advantage of the City of Gilroy’s updated Noise Element in order to discourage sound walls. The following measures are recommended for the Montonico, Malvasia, Town Center R-4 Multi-Family and Rocky Knoll Neighborhoods.

**NLG-3 -** Interpose homes and attached units (like Townhomes and/or manor homes) between Santa Teresa Boulevard and back yard areas so that the building themselves provide shielding for outdoor noise levels. Partially because these Neighborhoods lie adjacent to Santa Teresa Boulevard, the Montonico, Rocky Knoll and Town Center R-4 Multi-Family Neighborhoods are envisioned as high density Neighborhoods. Dwelling units at a higher density may be situated along Santa Teresa Boulevard to shield the remaining portion of the Neighborhood from noise.

**NLG-4 -** The use of frontage roads and alleys along Santa Teresa Boulevard within the Montonico, Malvasia, Rocky Knoll and Town Center R-4 Multi-Family Neighborhoods would increase the setback of development from Santa Teresa Boulevard.

**Santa Teresa Boulevard South of Tenth Street**

Traffic volumes along Santa Teresa Boulevard are expected to diminish significantly south of Tenth Street. This will translate to lower noise levels to the Neighborhoods along Santa Teresa Boulevard south of Tenth Street. If no additional mitigation measures were offered in this area, preliminary calculations would indicate that an eight (8) foot wall would be needed to screen outdoor areas.

**NLG-5 -** The Grove and Vista Bella Neighborhoods should benefit from the continuation of the Santa Teresa Boulevard trail.

**NLG-6 -** The Grove and Vista Bella Neighborhoods should consider interposing homes and attached units (like Townhomes and/or manor homes) between Santa Teresa Boulevard and back yard areas so that the building themselves provide shielding for outdoor noise levels.

**NLG-7 -** In areas where the building layout does not provide necessary shielding, promote the use of earthen berms and/or short walls on top of the earthen berms that would provide the necessary noise attenuation.

**NLG-8 -** The use of frontage roads and alleys in Neighborhoods adjacent to Santa Teresa Boulevard and Merlot Drive would increase the setback of development from Santa Teresa Boulevard.
Sanitary Sewer
The Glen Loma Ranch Specific Plan has developed a preliminary schematic plan that specifically addresses the issue of sanitary sewer as it relates to the development of Glen Loma Ranch as well as its relationship to the City of Gilroy’s Master Plan. The Plan analyzes the sanitary sewer system for the Glen Loma Ranch and establishes policies that will help to facilitate the design and construction of a quality system that will meet the needs of the public.

SSS-1 - Conform all design and construction of the sanitary sewer system to the City of Gilroy Sanitary Sewer Master Plan and City standards.

Schematic Sanitary Sewer System Layout
The schematic layout for the system of internal mains within the Specific Plan area is shown on Figure 46. The site splits into two service areas, and the tributary areas are consistent with the current Sanitary Sewer Master Plan. The northern two-thirds of the site flow toward the existing sanitary sewer siphon that crosses under Uvas Creek. The remaining portion of the site flows toward an existing sanitary sewer line in Luchessa Avenue at the Specific Plan boundary. The existing system is shown in Figure 45 on page I15.

The Glen Loma Ranch Specific Plan area will not impact downstream sewer mains. All existing downstream mains have sufficient capacity for the estimated flows that will be produced by the proposed development.

Collection And Treatment
The City of Gilroy provides wastewater collection and South County Regional Wastewater Authority provides treatment to the City of Gilroy. The Glen Loma Ranch site is completely within the service area of the City of Gilroy and, per the Master Plan, treatment capacity currently exists to serve the Specific Plan area.

The average daily sewer flows (wet weather) are estimated as shown in Table 16.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>No. Items</th>
<th>Flow per Item* (gpd)</th>
<th>Average Daily Flow (gpd)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>731</td>
<td>175</td>
<td>179,095</td>
</tr>
<tr>
<td>Multi Family</td>
<td>496</td>
<td>245</td>
<td>83,800</td>
</tr>
<tr>
<td>Commercial</td>
<td>10.4</td>
<td>500</td>
<td>5,200</td>
</tr>
<tr>
<td>Inflow &amp; Infiltration</td>
<td>-</td>
<td>-</td>
<td>26,810</td>
</tr>
</tbody>
</table>

* From the City of Gilroy Sewer System Master Plan. Total Average Daily Flow (estimated): 294,905

Table 16 - Estimated Average Daily Sewer Flows (Wet Weather)
These flows are consistent with the City of Gilroy Sewer Master Plan for the area.
For more detail, refer to the “Glen Loma Ranch Specific Plan Engineering Report”, which contains a more detailed analysis of the proposed sanitary sewer system.
UTILITY NOTES:

1. LOCATION OF UTILITY LINES IS SCHEMATIC AND FINAL ALIGNMENT WILL BE DETERMINED DURING THE DESIGN OF EACH NEIGHBORHOOD.

2. SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED TO MAINTAIN A MINIMUM VELOCITY OF 2 FFPS (FEET PER SECOND) AND MAXIMUM VELOCITY OF 1.0 FFPS.

3. LOCATION OF SANITARY SEWER MAINS SERVING THE INDIVIDUAL NEIGHBORHOODS WILL BE DETERMINED WITH THE TENTATIVE MAP FOR EACH NEIGHBORHOOD.
Domestic Water

Domestic Water Distribution System
Domestic water is available at several points on the Specific Plan boundary as well as in Miller Avenue through the Master Plan area. The domestic water service within the site will be provided by the construction of on-site distribution lines (see Figure 47 on page 118). The Specific Plan area lies within both water pressure zones 1 & 2. Both zones will include adequate looping to provide for the redundancy needed. The internal lines will be sized to comply with the City of Gilroy Water Master Plan.

DWS-1 - Conform all design and construction of the water system to the City of Gilroy Water Master Plan and Standards.

Domestic Water Supply
The City of Gilroy General Plan and accompanying EIR documents cite sufficient water supply for the city’s planned growth, including the Glen Loma Ranch area. Since the General Plan anticipates and accommodates the development of the Glen Loma Ranch no major impacts to the water supply system are expected.

The City of Gilroy Water Department will supply potable water to the Glen Loma Ranch site. The Average Potable Water Demand is shown in Table 17.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area (AC)</th>
<th>Flow per Acre (gpd/AC)</th>
<th>Average Daily Demand (gpd)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Low</td>
<td>89.6</td>
<td>2100</td>
<td>188,160</td>
</tr>
<tr>
<td>Residential Medium</td>
<td>59.0</td>
<td>3200</td>
<td>188,800</td>
</tr>
<tr>
<td>Residential High</td>
<td>39.2</td>
<td>4900</td>
<td>192,080</td>
</tr>
<tr>
<td>Commercial</td>
<td>10.2</td>
<td>1200</td>
<td>12,480</td>
</tr>
</tbody>
</table>

Total Estimated Average Daily Potable Water Demand = 581,520 (gpd)

Table 17 - Estimate Average Daily Potable Water Demand

These flows are consistent with the City of Gilroy Water Master Plan for the area.

For more detail, refer to the “Glen Loma Ranch Specific Plan Engineering Report”, which contains a more detailed analysis of the proposed domestic water distribution system.
LEGEND

DESCRIPTION

- SPECIFIC PLAN AREA BOUNDARY
- EXISTING PROPERTY LINE & RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- 10'-0" D.E. 21'-0"
- OPEN SPACE PLANNING TRANSITION ZONE
- APPROXIMATE WATER MAIN LIMIT
- ZONE 1 WATER LOOP THROUGH NEIGHBORHOOD, SEE NOTE 2.
- ZONE 2 WATER LOOP THROUGH NEIGHBORHOOD, SEE NOTE 2.

UTILITY NOTES:

1. LOCATION AND SIZE OF UTILITY LINES ARE SCHEMATIC.
   ALIGNMENT AND SIZE WILL BE DETERMINED DURING THE DESIGN OF EACH NEIGHBORHOOD.

2. EACH NEIGHBORHOOD WILL PROVIDE ADEQUATE LOOPING.
   NEIGHBORHOOD LOOPING SHALL NOT BE THROUGH NATURAL OPEN SPACE AREAS. WATER STUDIES WILL BE DONE AT TIME OF NEIGHBORHOOD TO PROVIDE ADEQUATE LOOPING.
**Utility Notes:**

1. **Location and Size of Utility Lines are Schematic.** Alignment and Size will be determined during the design of each neighborhood.

2. **Each Neighborhood will Provide Adequate Looping.** Neighborhood looping shall not be through natural open space areas. Water studies will be done at time of neighborhood to provide adequate looping.
Recycled Water

The Glen Loma Ranch Specific Plan has developed a preliminary schematic plan that specifically addresses the issue of recycled water as it directly relates to the development of the Glen Loma Ranch.

Distribution System

A recycled water trunk main exists along the plan area’s northerly boundary (Figure 50). Recycled water service within the site will be provided by the construction of on-site distribution lines connecting to this existing recycled water main on the Ranch site (Figure 49 on page 121). The internal lines will be sized to comply with the project demand. Recycled water will be used for public parks, school landscaping, Focal Points, preserved open space (where needed), and other common open space areas.

RWS-1 - The design of the recycled water system within the Glen Loma Ranch shall conform to the current South County Region Water Reuse Authority (SCRWA) Plan.

For more detail, refer to the “Glen Loma Ranch Specific Plan Engineering Report”, which contains a more detailed analysis of the proposed recycled water system.
Storm Drainage

The Glen Loma Ranch has developed a preliminary schematic plan that specifically addresses the issue of storm drainage as it directly relates to the development of the Glen Loma Ranch.

Collection and Pretreatment of Storm Water

The storm water collection system for Glen Loma Ranch will primarily consist of storm water inlets with underground piping systems in the residential streets and commercial parking areas. These facilities will discharge into pretreatment areas such as biofilters (vegetated swales/strips) that will release into channels or existing underground pipes that will convey the water to Uvas Creek. The post development drainage areas as shown on Figure 51 on page 124.

Parks, open space & landscaped areas will be predominantly overland runoff. The runoff from these areas will be pre-treated through biofilter strips bordering streams and/or natural swales.

Offsite Drainage

Offsite drainage areas to the site were established using the USGS seven-and-one-half minute topographic map of the drainage basin. The offsite drainage areas are shown on Figure 50. In general, all off-site flows entering the site cross Santa Teresa Boulevard from the coastal foothills and the Eagle Ridge Development to the west. At several points along the western boundary of the Specific Plan area these flows cross under Santa Teresa Boulevard via culverts and onto the Glen Loma Ranch.

On-Site Drainage

As the off-site drainage crosses under Santa Teresa Boulevard and enters the Specific Plan area it flows through a series of natural open channels on its way to Uvas Creek. It is the intention of the Specific Plan area to allow the flows from off-site drainage areas that enter the site are shown to continue their natural course through the site without hindrance.

In general, storm drain detention facilities are not needed on the site because the estimated post-development flows do not exceed the flows proposed for the area in the 1982 General Plan nor the design flows for Uvas Creek. However, some areas of the Specific Plan area do not discharge directly into Uvas Creek. These areas may need detention facilities in order to ensure that downstream areas, which are between the Specific Plan area and Uvas Creek, are not adversely affected by increased runoff created by the development of the Glen Loma Ranch. Figure 51 shows the proposed drainage areas and schematically maps the conveyance of the storm water from these areas to Uvas Creek. Storm water design will conform to project Mitigation Measure No. 23.

Flooding Issues

The proposed development areas are not within the FEMA 100 year flood plain or flood way. There is only a small portion of the Specific Plan area within a floodplain designated by the Federal Emergency Management Agency Flood Insurance Rate map. This area is not proposed for development. Figure 51 shows the floodplain and flood way of Uvas Creek on the Glen Loma Ranch property. Generally the floodplain in the lowest portion of the site is up to elevation 214. The flood way parallels the eastern boundary of the Specific Plan area but does not enter the Specific Plan area.

SDS-1 - Preserve water quality by implementing the latest Best Management Practices for Storm Drainage into the design and construction of the Specific Plan area, thus reducing the discharge of pollutants into storm water.

SDS-2 - Ensure that all storm drain flows entering Uvas Creek from the Specific Plan area coincide with the current City of Gilroy Storm Drain Master Plan and the Uvas Creek Drainage Standards.

SDS-3 - Use the existing channels on the site as the primary means for conveyance of pre-treated storm water.

SDS-4 - Limit the destruction of existing habitats caused by channel erosion, and channel improvements.

SDS-5 - The design of future collector streets may allow the center islands or park strips to be used as vegetated swales to filter street run-off subject to the review and approval of the City Engineer.
For more detail, refer to the “Glen Loma Ranch Specific Plan Engineering Report”, which contains a more detailed analysis of the proposed storm drainage system.
UTILITY NOTES:
1. LOCATION AND SIZE OF UTILITY LINES ARE SCHEMATIC. FINAL ALIGNMENT AND SIZE WILL BE DETERMINED DURING THE DESIGN OF EACH NEIGHBORHOOD.
2. BMP SITES SHOWN ARE CONCEPTUAL AND WILL BE SHOWN IN MORE DETAIL DURING THE FINAL DESIGN STAGE.
3. NOT ALL BMP SITES WILL BE USED. SOME MAY BE COMBINED TO IMPROVE AN INDIVIDUAL NEIGHBORHOOD DESIGN BY REDUCING GRADING, ENCOURAGING MORE EFFICIENT DESIGN, ETC.

TABLE A: BACKBONE STORM DRAIN DETENTION

<table>
<thead>
<tr>
<th>DETENTION BMP SITE</th>
<th>LOCATION</th>
<th>DETENTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>WALES CRESTEET</td>
<td>2.97</td>
</tr>
<tr>
<td>B2</td>
<td>NORTH OF WALES</td>
<td>1.69</td>
</tr>
<tr>
<td>B3</td>
<td>SOUTH OF THE GLEN</td>
<td>2.82</td>
</tr>
<tr>
<td>B4</td>
<td>GLEN CRESTEET</td>
<td>2.72</td>
</tr>
<tr>
<td>B5</td>
<td>SOUTH OF WALES</td>
<td>2.37</td>
</tr>
<tr>
<td>TOTAL DETENTION</td>
<td></td>
<td>11.6</td>
</tr>
</tbody>
</table>
Utility Notes:
1. Location and size of utility lines are schematic. Final alignment and size will be determined during the design of each neighborhood.
2. BMP sites shown are conceptual and will be shown in more detail during the final design stage.
3. Not all BMP sites will be used. Some may be combined to improve an individual neighborhood design by reducing grading, encouraging more efficient design, etc.

Table A: Backbone Storm Drain Detention

<table>
<thead>
<tr>
<th>Detention BMP Site</th>
<th>Location</th>
<th>Detention</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>Wild Cherry</td>
<td>0.22</td>
</tr>
<tr>
<td>B2</td>
<td>North of Mallawa</td>
<td>1.80</td>
</tr>
<tr>
<td>B3</td>
<td>North of Hwy 79</td>
<td>1.85</td>
</tr>
<tr>
<td>B4</td>
<td>Town Center Flex</td>
<td>2.05</td>
</tr>
<tr>
<td>B5</td>
<td>North of Mallawa</td>
<td>3.37</td>
</tr>
<tr>
<td>Total Detention</td>
<td></td>
<td>11.2</td>
</tr>
</tbody>
</table>
Other Utilities

Electric/Gas
Electricity and gas services in the City of Gilroy are provided by Pacific Gas & Electric Company (PG&E).

Telephone/Cable
Telephone service in the City of Gilroy is provided by Verizon.
Cable television is provided by Charter Cable.

Solid Waste
The City of Gilroy lies within the service area of the Santa Clara County Solid Waste Commission.
Page intentionally left blank
16. MECHANISMS FOR OWNERSHIP AND MAINTENANCE OF SPECIFIC PLAN ELEMENTS

The Glen Loma Ranch Specific Plan has proposed a variety of public and open space elements unique to Gilroy. However, the City of Gilroy will not take ownership or maintenance responsibilities for all of these elements. Since different Builders may construct the various Neighborhoods within the Specific Plan and no one Builder is ultimately responsible for all these elements, a mechanism is needed to address these unique issues. In the case of the Glen Loma Ranch Specific Plan area, the mechanism will be a homeowners association.

A homeowners association (or referred to as a HOA) is defined as an organization comprising homeowners within a project or group of projects empowered with management of the common areas of the Specific Plan area. These associations take on issues such as maintaining common land and recreation areas, and collecting dues from residents. The homeowners’ association is also responsible for enforcing any covenants, conditions and restrictions that apply to the property. Payment of dues and participation in the homeowner’s association is mandatory.

Glen Loma Ranch Master Home Owners Association Elements

The elements to be owned and/or maintained by the Glen Loma Ranch Master HOA will include, but not limited to:

- Maintenance of unimproved drainage channels
- Class I trails

Per Development Agreement, Section 4.4.3. Pedestrian/Bicycle Trails, all trails located within Glen Loma Ranch will be maintained by the HOA.

City of Gilroy Elements

The Glen Loma Ranch Specific Plan has identified the following as elements to be owned and maintained by the City of Gilroy:

- All Public Streets
- Glen Loma Ranch Park
- McCutchin Park
- Fire Station
- Miscellaneous Christmas Hill Park parcels

In the case of Glen Loma Ranch, there is a need for a Master HOA that will cover all residential Neighborhoods as well as the Town Center and northern commercial opportunity. (The term “master” is used because this association will cover all areas within the Specific Plan.)

There may be a need to have several individual or “sub-associations” created for some Neighborhoods that create features that are intended for and used by an individual Neighborhood. The overall or master HOA will remain in place, and the individual or sub-HOA will only address these ‘additional’ elements. Some examples of elements that may require the formation of an individual HOA are:

- Private streets within a Neighborhood
- Entry gate features
- Swimming pools
- Recreational features like tennis courts or Tot Lots
- Trail segments internal to an individual Neighborhood
- Special or unique fencing, landscaping and/or monumentation

The Master Developer and the City of Gilroy have jointly enter into a Development Agreement. In the case where the Development Agreement and the Specific Plan differ, the Development Agreement will take precedent.
17. IMPLEMENTATION MEASURES

The Glen Loma Ranch Specific Plan is a new approach to the design and implementation of development projects for the City of Gilroy. In the past, the City approved residential projects that conformed to citywide development standards. With the adoption of the Specific Plan, the City of Gilroy will be provided with a variety of new planning tools developed expressly for the Glen Loma Ranch. These tools are intended to work in tandem with existing City review procedures so that implementation achieves the vision set forth in this Specific Plan.

Consistency With the City of Gilroy General Plan

The Glen Loma Ranch Specific Plan will be adopted by the City of Gilroy as an amendment to the City of Gilroy’s General Plan. As such, the Specific Plan shall be considered a refinement of, and derived from, the general plan’s goals, objectives and policies. In the case where the Specific Plan provides more specific implementation direction than the City’s general plan, the Specific Plan shall take precedent, but not override the general plan.

Because the City of Gilroy is a Charter City, the adoption of the Specific Plan will be accomplished as a General Plan amendment. As such, the adoption of this Specific Plan will be consistent with the Gilroy General Plan.

Glen Loma Ranch and RDO Allocations

Developers of Glen Loma Ranch reserve the right to use the allocated RDO units in any area of the Specific Plan as long as the development of individual residential Neighborhoods are consistent with all provisions of this Specific Plan. If an individual residential Neighborhood is approved by the City of Gilroy (either through an Architectural and Site Review permit and/or an approved tentative map) at a lower unit count than the mid-point unit count as assigned by the Specific Plan, the developer reserves the right to use the balance of the RDO allocations within other residential Neighborhoods as long as each individual Neighborhood does not exceed its High-End Unit Count in Table 2.

Glen Loma Ranch and the Neighborhood District

The Glen Loma Ranch Specific Plan is consistent with the Neighborhood District General Plan designation as a complete and single project.

Project Buildout

With the approval of this specific plan, each residential Neighborhood will carry the Planned Unit Development overlay zoning designation, and will require a Planned Unit Development Architectural and Site Approval permit (AS, collectively). Per the Section 3.11 of the Development Agreement: tentative maps can be processed and approved prior to, or concurrent with, AS applications; the AS approval shall be given at the staff level for the project; and AS approvals must occur prior to issuance of the building permits for the neighborhood or feature in question. The City shall not accept an AS application without an accompanying letter of concurrence from the Master Developer.

Tentative maps are required for the creation of the lots and for the subdivision of the neighborhoods. The project will be phased with multiple tentative maps, and may include the creation of master parcels for the future subdivision of individual neighborhoods.

The Specific Plan provides a conceptual framework. It is recognized that in the course of development, modifications and adjustments will be required. The Specific Plan should be interpreted as having the flexibility to allow these changes. Future Builders, in coordination with the Master Developer, and the City of Gilroy shall use the flexibility of the Planned Unit Development process to the greatest extent to implement the Standards and Guidelines as set forth in this Specific Plan. However, a revision to the Specific Plan to substantially change any stated Specific Plan Standard or Guideline (listed in Appendix C of the Specific Plan), or to introduce a new Residential Product Type will not be a staff level
approval item. Such revision must be requested in a PUD application, which will follow the standard processing for PUD applications set for in the City Zoning Code. An application for such Specific Plan revisions must be accompanied by a letter from the Master Developer, concurring with the requested revision. The City shall not accept or process a PUD application requesting such Specific Plan changes for any property within the Glen Loma Ranch Specific Plan Area without said letter of concurrence from the Master Developer.

The environmental reviews of individual projects are assumed to be consistent with findings of the environmental documents certified for the Glen Loma Ranch Specific Plan, and will utilize the “Initial Study” or “EIR Addendum” process as set forth in the California Environmental Quality Act to the greatest extent possible. Developments that deviate from the Specific Plan that substantially deviate from the Specific Plan criteria will require additional environmental review.

Each Neighborhood will have a zoning designation that reflects the high end of the Unit Range assigned to the Neighborhood. As long as development for the neighborhood is consistent with all provisions of the Glen Loma Ranch Specific Plan, additional rezoning of individual Neighborhoods will not be required.

City Park Sites
The City park sites will be developed by the project and the land and improvements will be dedicated to the City. Sections 4.4.1.1 and 4.4.1.3 of the Development Agreement sets forth provisions for the funding, development, and ownership of the City parks.

Elementary School Site
A new elementary school was constructed by the Gilroy Unified School District in the Cabernet Neighborhood.

Fire Station
The fire station site will be designed and constructed by the developer and the land and improvements will be dedicated to the City. Sections 4.4.1.2 and 4.4.1.3 of the Development Agreement sets forth the provisions for the development, funding, and ownership of the fire station.

Interpretive Site
The interpretive site will be offered for dedication to the City of Gilroy at the time of development of the first residential Neighborhood (The Glen or Canyon Creek) contiguous to the site or with the Town Center area. The City of Gilroy will be responsible for any development related to implementing the interpretive site. If the City of Gilroy declines the offer of dedication, the interpretive site will be offered to other public and/or quasi-public agencies qualified to maintain the area. If no offers of dedication are accepted, the Glen Loma Ranch Master HOA will continue to own and maintain this area. (This section does not preclude any separate agreement between the City of Gilroy and the Master Developer of the Specific Plan area from entering into a cooperative agreement to develop the interpretive site.)

Northern Commercial Reserve Site
The northern commercial reserve site located along Club Drive as designated within the Specific Plan will be held in reserve for a period of ten years. If a good faith effort has been made to locate an appropriate commercial opportunity for this site acceptable to the Master Developer and the City of Gilroy, but an appropriate commercial use has not been found, the northern commercial reserve site will revert back to the Master Developer for potential residential development subject to the appropriate allocation of RDO units or reallocation of RDO units, and developed consistent with the design standards and guidelines of the neighborhood to which it is adjacent.

Trail Implementation
Individual Neighborhoods will be responsible for the construction and dedication to the City of Gilroy of each public trail segment located immediately adjacent to said Neighborhood in accordance with the standards and guidelines set forth in this Specific Plan.
Creek Relocation
The construction necessary to relocate the creek to a location parallel to Santa Teresa Boulevard will be the responsibility of the Master Developer acting on behalf of the Property Owner.

Rocky Knoll
The “Rocky Knoll” preserved open space area as designated within the Specific Plan shall be owned and maintained by the Master Homeowner’s Association or an adjacent individual Neighborhood homeowners association.

Eucalyptus Grove
The “eucalyptus grove” open space area as designated within the Specific Plan shall be dedicated to and maintained by the Master Homeowner’s Association or an adjacent individual Neighborhood homeowners association, and may serve to meet the adjacent Neighborhoods’ Focal Point requirements.

Expressway and Arterial Streets
The widening of Santa Teresa Boulevard, as required by the City of Gilroy, will be the responsibility of the Master Developer on behalf of the Property Owner, subject to partial reimbursement by the City of Gilroy through the policies of the adopted Traffic Improvement Funds (TIF).

Construction of Tenth Street within the boundaries of the Specific Plan area, as required by the City of Gilroy, will be the responsibility of the Master Developer on behalf of the Property Owner, subject to partial reimbursement by the City of Gilroy through the policies of the adopted Traffic Improvement Funds (TIF).

Local Collectors and Public Neighborhood Streets
Construction of Merlot Avenue, West Luchessa Avenue, west of Tenth Avenue, and Syrah Drive and residential streets will be the responsibility of the Builders of each Neighborhood.

A homeowners association or a landscape and lighting district will fund landscape maintenance within public rights-of-way.

Miller Avenue Relocation
The reconfiguration of Miller Avenue will occur as part of the construction of Tenth Street from Santa Teresa Boulevard to the Luchessa Avenue intersection. The closure of Miller Avenue at Christmas Hill Park, by the City, will not occur until such time that the Tenth Street bridge over Uvas Creek has been constructed and open. This is anticipated to occur during the last phase of the Specific Plan buildout.

Water, Recycled Water, Sewer, and Storm Drainage
Except for certain major water, recycled water, sewer, and storm drainage trunk lines, construction of all infrastructures will proceed in conjunction with the development of individual Neighborhoods within the Specific Plan area.

Prior to the recordation of final maps, detailed improvement plans and funding mechanisms consistent with the general design described in this Specific Plan shall be prepared by the Master Developer or individual Builders for approval by the City of Gilroy. Builders of individual Neighborhoods will pay the appropriate City impact fees at the time of filing of the final map of each individual Neighborhood. All impact fees will be paid in accordance with the City of Gilroy policies, but may be subject to the provisions of the adopted Development Agreement.

Development Agreement
The Master Developer and the City of Gilroy have jointly entered into a Development Agreement. In the case where the Development Agreement and the Specific Plan differ, the Development Agreement will take precedent.

Accessory Units
Accessory units - also known as secondary units or “granny flats” - are a means of achieving more compact development and providing affordable housing. Second units can be built in the backyard or above the garage and can be rented to students,
the elderly or single individuals. An accessory unit provides additional income to the homeowner and can help pay the mortgage. Future developers are encouraged to include accessory units within future neighborhoods as permitted by State Planning laws and the City of Gilroy. As per existing City policy, no additional RDO allocations are required to utilize accessory units, nor do the use of accessory units count against the RDO allocations already allocated to the Specific Plan area.

The formation of the Master HOA shall include a reference acknowledging the concept of accessory units within the Specific Plan area.
## APPENDIX A - ACRONYMS FOR STANDARDS & GUIDELINES

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Description</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>LUS</td>
<td>Land Use Standards</td>
<td>21, 22</td>
</tr>
<tr>
<td>BBS</td>
<td>Building Sitting Standards</td>
<td>35</td>
</tr>
<tr>
<td>TCMF/OSS</td>
<td>Town Center Multi-Family/Open Space Standard</td>
<td>35</td>
</tr>
<tr>
<td>TCMF/PGS</td>
<td>Town Center Multi-Family/Parking &amp; Garage Standard</td>
<td>35</td>
</tr>
<tr>
<td>TC/SOS</td>
<td>Town Center/Site Organization Standard</td>
<td>36</td>
</tr>
<tr>
<td>TC/PGS</td>
<td>Town Center/Parking &amp; Garage Standards</td>
<td>36</td>
</tr>
<tr>
<td>TC/SS</td>
<td>Town Center/Signage Standards</td>
<td>36</td>
</tr>
<tr>
<td>RPS</td>
<td>Residential Parking Standard</td>
<td>38</td>
</tr>
<tr>
<td>RGS</td>
<td>Residential Garage Standard</td>
<td>38</td>
</tr>
<tr>
<td>CDS</td>
<td>Common Design Standard</td>
<td>38, 39</td>
</tr>
<tr>
<td>CDG</td>
<td>Common Design Guidelines</td>
<td>40</td>
</tr>
<tr>
<td>BSG</td>
<td>Building Sitting Guidelines</td>
<td>50</td>
</tr>
<tr>
<td>SFD/BMG</td>
<td>Single-Family Design/Building Massing Guidelines</td>
<td>50, 51</td>
</tr>
<tr>
<td>SFD/BCG</td>
<td>Single-Family Design/Building Color Guidelines</td>
<td>50</td>
</tr>
<tr>
<td>SFD/RFG</td>
<td>Single-Family Design/Roof Form Guidelines</td>
<td>51, 52</td>
</tr>
<tr>
<td>SFD/BEG</td>
<td>Single-Family Design/Building Elevations Guidelines</td>
<td>52</td>
</tr>
<tr>
<td>SFD/ABCG</td>
<td>Single-Family Design/Additional Building Components Guidelines</td>
<td>52</td>
</tr>
<tr>
<td>MF/BMG</td>
<td>Multi-Family/Building Mass Guidelines</td>
<td>53</td>
</tr>
<tr>
<td>MF/MCG</td>
<td>Multi-Family/Materials &amp; Color Guidelines</td>
<td>53</td>
</tr>
<tr>
<td>MF/RFG</td>
<td>Multi-Family/Roof Form Guidelines</td>
<td>53</td>
</tr>
<tr>
<td>MF/BEG</td>
<td>Multi-Family/Building Elevations Guidelines</td>
<td>52</td>
</tr>
<tr>
<td>MF/ABCG</td>
<td>Multi-Family/Additional Building Components</td>
<td>52</td>
</tr>
<tr>
<td>MP/PGG</td>
<td>Parking Lots &amp; Garages Guidelines</td>
<td>54</td>
</tr>
<tr>
<td>TC/SOG</td>
<td>Town Center/Site Organization Guidelines</td>
<td>54, 55</td>
</tr>
<tr>
<td>TC/MCG</td>
<td>Town Center/Materials &amp; Colors Guidelines</td>
<td>55</td>
</tr>
<tr>
<td>TC/RFG</td>
<td>Town Center/Roof Form Guidelines</td>
<td>55, 56</td>
</tr>
<tr>
<td>TC/BEG</td>
<td>Town Center/Building Elevations Guidelines</td>
<td>56</td>
</tr>
<tr>
<td>TC/ABCG</td>
<td>Town Center/Additional Building Components Guidelines</td>
<td>56</td>
</tr>
<tr>
<td>TC/PGG</td>
<td>Town Center/Parking &amp; Garage Standard</td>
<td>56</td>
</tr>
<tr>
<td>TC/SG</td>
<td>Town Center/Signage Guidelines</td>
<td>56</td>
</tr>
<tr>
<td>IU/SOG</td>
<td>Institutional Uses/Site Organization Guidelines</td>
<td>56</td>
</tr>
<tr>
<td>TRS</td>
<td>Trail Standard</td>
<td>85</td>
</tr>
<tr>
<td>POSG</td>
<td>Preserved Open Space Guidelines</td>
<td>87</td>
</tr>
<tr>
<td>POSS</td>
<td>Preserved Open Space Guidelines</td>
<td>93</td>
</tr>
<tr>
<td>FTZS</td>
<td>Fuel Transition Zone Standard</td>
<td>93, 99, 100</td>
</tr>
<tr>
<td>FPS</td>
<td>Focal Point Standard</td>
<td>103</td>
</tr>
<tr>
<td>FPG</td>
<td>Focal Point Guideline</td>
<td>103</td>
</tr>
<tr>
<td>NLS</td>
<td>Noise Level Standard</td>
<td>110</td>
</tr>
<tr>
<td>NLG</td>
<td>Noise Level Guideline</td>
<td>110, 111</td>
</tr>
<tr>
<td>SSS</td>
<td>Sanitary Sewer Standard</td>
<td>112</td>
</tr>
<tr>
<td>DWS</td>
<td>Domestic Water Standard</td>
<td>116</td>
</tr>
<tr>
<td>RWS</td>
<td>Recycled Water Standard</td>
<td>120</td>
</tr>
<tr>
<td>SDS</td>
<td>Storm Drainage Standards</td>
<td>123</td>
</tr>
</tbody>
</table>
APPENDIX B - DEFINITIONS OF TERMS

For purposes of the Glen Loma Ranch, the following terms are defined as follows. Unless otherwise listed within this section, certain terms are defined as found in Section 2.20 of the Gilroy Zoning Ordinance.

Accessory Units
Accessory units - also known as secondary units or “granny flats” - are a means of achieving more compact development and providing affordable housing. Second units can be built in the backyard or above the garage and can be rented to students, the elderly or single individuals. An accessory unit provides additional income to the homeowner and can help pay the mortgage.

Alley
Within the Glen Loma Ranch Specific Plan area, an alley refers solely to a private drive serving the garages of rear loaded single family detached or single family attached lots/units. The term “alley” is interchangeable with the term “lane.”

Apartment Building
A building, or portion thereof, which is designed and built for rental occupancy by three or more families.

Builder
The Builder is defined as a merchant Builder who buys a portion of an entitled Neighborhood or Neighborhoods from the Property Owner and is the entity who constructs and sells residential products to the general public.

Cluster or Courtyard Residential Product Type
A cluster or courtyard residential product is a group or “cluster” of homes (typically four or greater) where the homes garage’s take access from a common courtyard instead of a public street.

Compact Lot
The Glen Loma Ranch Specific Plan defines a Compact Lot as a residential lot less than 5,000 square feet in size and is intended to accommodate a Single Family Detached home.

Conditional Use
A Conditional Use is potentially appropriate land use for a particular area within Glen Loma Ranch as defined with the Glen Loma Ranch Specific Plan. In order to be allowed, the proposed Conditional Use must receive an approval through the Planned Unit Development process as defined in the City of Gilroy Zoning Ordinance.

Condominium
For the purposes of the Glen Loma Ranch Specific Plan, the term “Condominium” means any product type meeting the definition of a condominium as set forth in section 1351(f) of the California Civil Code, or any successor statute, and includes, without limitation, attached or detached product types, combination-condominiums, stacked flats, site condominiums and envelope condominiums.

Contiguous Neighborhoods
Contiguous Neighborhoods are located immediately adjacent to one another without other elements separating the two Neighborhoods. Neighborhoods separated by streets, drainage corridors, and/or preserved open space and buffers are not deemed “contiguous”.

Development Agreement
The document entitled “Development Agreement between City of Gilroy and Glen Loma Ranch, Gilroy, California”, dated: November 21, 2005, recorded with the Santa Clara County Clerk-Recorder, Document No. 19158828, as it may be amended from time to time or modified by an Operating Memorandum.

Duplex
A Duplex is a building designed for and intended to be occupied as living quarters for two units living independent of one another. Duplexes typically share at least one common wall.

Exempt Units
For purposes of the Glen Loma Ranch Specific Plan, an exempt unit is any dwelling unit proposed for construction within the Glen Loma Ranch Specific Plan specifically listed as exempt in Section 50.62(b) of the City of Gilroy Zoning Ordinance. All requests for exempt projects shall
be processed through an “Affordable Housing Exemption from RDO” application in accordance with Section 50.62 of the City of Gilroy Zoning Ordinance.

**Front-Loaded**

A house or unit with the garage at the front of the house and taking access from the front or side corner of the lot.

**Focal Point**

A Focal Point is a Neighborhood-level recreational element. A Focal Point shall be at least 4,500, and shall be accessible to Neighborhood residents. Focal Points will be owned and maintained by the Master Homeowners Association or a sub or individual association of that Neighborhood. Examples of Focal Points include turfed lawn area, Tot Lots, Passive Parks adjacent to preserved open space, Pocket Parks and other community amenities. Focal Points are intended for the use of the residents of the Neighborhood in which they are located, but disclosed to Neighborhood residents that they will be in use by the general public.

**Income-Assisted Units**

Income assisted units are dwelling units that receive a subsidy of some type in order to make the dwelling unit more affordable than would normally be available. The subsidy can be from private, local, state or Federal government sources. The subsidy can either be applied to lower the monthly rent of a dwelling unit, or in the case of for-sale units, be used to lower the sales price of a unit.

**Lane**

Within the Glen Loma Ranch Specific Plan area, a lane refers solely to a private drive serving the garages of rear loaded single family detached or single family attached lots/units. The term “lane” is interchangeable with the term “alley.”

**Live/Work Units**

Live/Work Units provide a pedestrian oriented, mixed-use commercial and residential space, usually in a large area, over a commercial or industrial space. Such space is developed into a living space and studio or other home businesses as permitted by the City of Gilroy Zoning Ordinance.

**Master Developer**

The Master Developer for the Glen Loma Ranch Specific Plan area shall be Glen Loma Corporation, or its successors and assigns. The Master Developer will coordinate among the property owners and will cause the master HOA to be formed.

**Market-Rate Units**

For purposes of the Glen Loma Ranch Specific Plan, a market rate unit is any dwelling unit proposed for construction within the Glen Loma Ranch Specific Plan and sold to the public without price subsidy or income restrictions, except for those residential development projects specifically listed as exempt in Section 50.62(b) of the City of Gilroy Zoning Ordinance.

**Neighborhood**

A Neighborhood is one of the nineteen developable areas as shown in the Glen Loma Ranch:

- 1) Olive Grove
- 2) Palomino
- 3) Home Ranch
- 4) McCutchin Creek
- 5) Wild Chestnut
- 6) Montonico
- 7) Nebbiolo
- 8) Malvasia
- 9) The Glen
- 10) Canyon Creek
- 11) Rocky Knoll
- 12) The Grove
- 13) Luchessa
- 14) Petite Sirah
- 15) Cabernet (Elementary School)
- 16) Vista Bella
- 17) Mataro
- 18) Town Center R-4 Multi-Family
- 19) Town Center Affordable Housing

**Neighborhood District Minimum Housing Mix**

As defined in the City of Gilroy General Plan, the minimum acreage mix for residential land uses in the Neighborhood District (excluding land required for streets, schools, parks, resource protection, Neighborhood commercial, or other infrastructure and/or amenities) shall provide for at least:
• 5 percent two-family (Duplex) uses (R2)
• 10 percent medium density residential uses (R3)
• 3 percent high density residential uses (R4)
The remainder of the residential land will be allocated for single-family homes.

Note: The zoning designations are used in Glen Loma Ranch for the sole purpose of tracking conformance with the General Plan Neighborhood District target density goal. Section 5 “Land Use Plan” and Table 10 set forth the number and types of units allowed for each neighborhood.

Neighborhood District Target Housing Mix
As defined in the City of Gilroy General Plan, the target acreage mix for residential land uses in the Neighborhood District (excluding land required for streets, schools, parks, resource protection, Neighborhood commercial, or other infrastructure and/or amenities) shall provide for at least:
• 10 percent two-family (Duplex) uses (R2)
• 15 percent medium density residential uses (R3)
• 5 percent high density residential uses (R4)
The remainder of the residential land will be allocated for single-family homes.

Note: The zoning designations are used in Glen Loma Ranch for the sole purpose of tracking conformance with the General Plan Neighborhood District target density goal. Section 5 “Land Use Plan” and Table 10 set forth the number and types of units allowed for each neighborhood.

Neighborhood Product Differentiation Standard
In order to provide the Glen Loma Ranch community with more diverse residential communities within the Specific Plan area, neighborhoods with a forecasted midpoint unit-count that exceeds one-hundred units, excluding the Town Center R-4 and Senior Housing neighborhoods, can have no more than 60 percent of any one residential housing type. In the event that a neighborhood with a forecasted mid-point unit count over one-hundred (100) units submits plans with a unit count significantly below the forecasted mid-point unit count (80% or less than the forecasted mid-point), then the Neighborhood Product Differentiation Standard will no longer apply. See LUS-9, Section 6.

Paired Z Residential Product Type
A paired Z residential product is a Compact Lot where a pair of homes and lots are designed to interlock together, and the two lots exchange use easements in lieu of meeting standard side yard setbacks. The two homes are not physically connecting to one another.

Passive Park
A Passive Park is typically turfed or lawn area and does not provide “active” recreational features like playground equipment, tennis or basketball courts. A Passive Park is another example of a “Focal Point” by providing common open space within a residential or commercial area.

Permitted Uses
A Permitted Use is the intended land use for a particular area, as designed by its zoning classification or as specifically defined by the Glen Loma Ranch Specific Plan.

Pocket Park
A Pocket Park is defined as one type of Focal Point which provides common open space with recreational opportunities within a residential or commercial area. The term “pocket” is a reference to the small size of the park relative to the typical Neighborhood park.

Property Owner
The Property Owner is the holder of fee title of lands within the Glen Loma Ranch Specific Plan area. These would include, but would not be limited to, the Filice Family Estates, Christopher, and Orchard Valley Communities.

Rear-Loaded
A house or unit with the garage at the rear of the house, taking access from a private alley or lane with the main entry door at the front or side of the unit/house.

Residential Product Type
A Residential Product Type is a distinct category of housing unit different from other types or categories of housing units. For purposes of this Specific Plan,
distinctions between Residential Product Types are defined as:

- Attached vs. Detached units
- Methods and/or configurations of attaching units
- Garage orientation (alley-loaded vs. front or street loaded)
- Lot size
- Lot dimensions and configurations (traditional lot vs. zero lot line)
- Dimensions of the residential lot
- Market segmentation

For example, an alley-loaded single family home (meaning a home that accesses its garage from an alley at the rear of the home) is a different Residential Product Type than a front-loaded single family home (meaning a garage that takes access from the street) even though both product types have similar lot sizes and market segmentation.

**Senior Housing Units**

Senior housing units are dwelling units specifically designated for use by seniors as part of a residential project specifically listed as exempt in Section 50.62(b) of the City of Gilroy Zoning Ordinance. Typically, the age of the primary resident of the project is 62 years of age or older, but specific restrictions as to the age of residents, spouses and for other family members living with the primary resident of the project will be established by the local, state or Federal funding source for the project, and will be set by the developer.

**Small Lot Alley-Loaded Residential Product Type**

A small lot alley-loaded product is one form of a Compact Lot where a Single Family Detached home on a small (typically under 5,000 square feet in size) lot and the home’s garage is accessed from the rear off a private alley/lane.

**Small Lot Front-Loaded Residential Product Type**

A Small Lot Front-Loaded product is one form of a Compact Lot where a Single Family Detached home on a small (typically under 5,000 square feet in size) lot and the home’s garage is accessed from the front of the home off a public, or private street.

**Tot Lot**

A Tot Lot is a recreational area with play equipment intended for use by small children. Tot Lots are usually located within parks with active recreational elements. Tot Lots can typically be part of Pocket Parks.

**Townhouse/Rowhouse**

A Townhouse or Rowhouse is a Condominium dwelling unit, which is the sole dwelling unit on a separate parcel of land, with no dwelling units above or below it.

**Triplex/Four-Plex**

Triplexes and Four-plexes are buildings designed for and intended to be occupied as living quarters for three or four units living independent of one another. Triplexes and Four-plexes typically share at least one common wall.

**Unit Range**

Each Neighborhood within the Glen Loma Ranch Specific Plan is assigned a potential range of dwelling units. This Unit Range assigns a low end anticipated unit count and a high end unit count. The Master Developer or merchant Builder cannot propose a project that exceeds the High End Unit Count assigned to said Neighborhood.
APPENDIX C - LISTING OF ALL STANDARDS AND GUIDELINES WITHIN THE GLEN LOMA RANCH SPECIFIC PLAN

Land Use Standards (LUS)

LUS-1 - Each Neighborhood within the Specific Plan shall recognize the importance of the regional geography and natural features (such as woodlands, creeks, riparian corridors, etc.) by observing the setbacks as established within the Specific Plan and per the project Mitigation Measures.

LUS-2 - The Neighborhoods within the Specific Plan shall provide visual as well as physical access to the natural features being preserved and enhanced subject to environmental considerations where appropriate.

LUS-3 - Each individual Neighborhood will be assigned a range of residential units for the Neighborhood as well as a listing of potential Residential Product Types available for the Neighborhood. Residential Neighborhoods may not exceed their specified High End Unit Count for said Neighborhood.

LUS-4 - Due to restrictions related to the project’s total RDO unit allocations, the Specific Plan unit count cannot exceed 1,693 units unless additional RDO allocations, affordable, senior, and/or exempt units are granted to Glen Loma Ranch by the Gilroy City Council, and the specific plan is amended to reflect to additional allocations.

LUS-5 - Each residential Neighborhood within the Glen Loma Ranch will allow for a range of residential units in each of the Neighborhoods, and the aggregate residential Unit Range for the entire Specific Plan must meet or exceed the “minimum” mix as established by the “Neighborhood District” land use category of the General Plan. The unit count of individual Neighborhoods within the Specific Plan area may vary so long as the maximum number of units does not exceed the high end unit count of said Neighborhood.

LUS-6 - The Glen Loma Ranch Specific Plan has identified a variety of potential Residential Product Types for each Neighborhood. Builders must construct housing units that are consistent with or respective of the type of residential products specified for the specific Neighborhood.

LUS-7 - The Builder of any Neighborhood within the Glen Loma Ranch is encouraged to consider a variety of residential product types, and shall not be limited as to the number of types of residential product that can be used in a Neighborhood as long as the proposed Residential Product Type is consistent with the type of residential products specified for the residential Neighborhood, and the total unit count of the Neighborhood does not exceed the Unit Range of the Neighborhood.

LUS-8 - Residential units will be allowed to “back” or “side” onto open space areas subject to the standards and guidelines within the “Open Space, Parks and Recreation” section of this document.

LUS-9 - Neighborhood Product Differentiation Standard: In order to provide the Glen Loma Ranch community with more diverse residential communities within the Specific Plan area, neighborhoods with a forecasted midpoint unit-count that exceeds one-hundred (100) units, excluding the Town Center Multi-Family and Affordable Housing neighborhoods, can have no more than 60 percent of any one residential housing type. In the event that a neighborhood with a forecasted mid-point unit count over one-hundred (100) units submits plans with a unit count significantly below the forecasted mid-point unit count (80% or less than the forecasted mid-point), then the Neighborhood Product Differentiation Standard will not be required. This rule is quantified for the applicable neighborhoods as follows:

a. If the Vista Bella neighborhood develops with more than 130 units total, then it must contain at least two (2)
different product types, and one of those product types cannot total more than 97 units.
b. If the Olive Grove neighborhood develops with more than 154 units total, then it must contain at least two (2) different product types, and one of those product types cannot total more than 115 units.
c. If the Malvasia neighborhood develops with more than 148 units total, then it must contain at least two (2) different product types, and one of those product types cannot total more than 111 units.

The Product Differentiation Standard shall also apply to Contiguous Neighborhoods.

The Product Differentiation Standard does not apply in the Town Center.

LUS-10 - Neighborhood Focal Points: Each Neighborhood within the Specific Plan will be required to provide a Neighborhood Focal Point. The Focal Point can be located adjacent to preserved open space in an effort to better blend the natural and built environments, or could be located within the middle of a residential Neighborhood. Examples of Neighborhood Focal Points include Tot Lots, Passive Parks adjacent to preserved open space, Pocket Parks and other community amenities.

LUS-11 - Boulevards, streets, and/or trails to provide pedestrian access shall link schools, parks, commercial areas, and residential Neighborhoods.

Residential Development Standards

Building Siting Standards (BBS)

BSS-1 - Buildings shall be sited to front onto Neighborhood streets, preserved open space, open space buffer, Focal Point, or park.

BSS-2 - Primary entry doors shall be on the front elevation facing the street or park.

BSS-3 - Varying front/street elevations shall be utilized. Builders shall provide at least three floor plans for each housing type being built and each plan shall have a minimum of three different architectural elevations.

BSS-4 - Corner lots have high public realm visibility and the architecture shall reflect this prominent visibility through detailing and material selection.

BSS-5 - Attached units shall front onto streets or may be grouped around a central green which as a whole fronts to a street. Attached units in the center of a development may face onto a central courtyard.

BSS-6 - Attached units which front onto a street must have some building entries that orient to that street.

BSS-7 - Over fifty-percent (50%) of street level building frontage along a “primary” street shall be devoted to retail/commercial uses in the commercial portion of the Town Center. (Exceptions to this standard may be granted by the Gilroy Community Development Director).

BSS-8 - Buildings on corner lots shall be located on the street intersection and should generally orient to the primary street, with the major entry at the corner.

Town Center Multi-Family Standards

TCMF/OSS-1 - Provide private open space adjacent to each unit, and private open space should be partially screened from common open spaces to delineate the edge between public and private open space.

TCMF/OSS-2 – Provide pedestrian paths to connect parking, open space and recreational facilities.

TCMF/OSS-3 - Use walls, arbors, trellises, and hedges to define and separate outdoor recreation areas.

Parking Lots & Garage Standards

TCMF/PGS-1 –When used, Trash enclosures with solid screening shall be distributed throughout a development and sited to allow vehicular access from pick-up vehicles.
Site Organization Standards
TC/SOS-1 - Parking shall be screened from the public streets by landscaping or Town Center buildings.

Additional Building Component Standards
TC/ABCS-1 - All ground or roof mounted mechanical equipment shall be integrated into the building design and/or visually screened from view by fixed screening or landscaping. Screening shall be in a manner consistent with the building façade.

Parking Lots, Garages & Delivery/Loading Areas
TC/PGS-1 - Trash enclosures with solid screening shall be distributed throughout the delivery or service area and sited to allow vehicular access from pick-up vehicles.

TC/PGS-2 - Delivery and loading docks shall be located to the side or rear of buildings and visually screened from public view, as well as to limit noise impacts on any adjacent or near by residential uses.

Signage Standards
TC/SS-1 - For the Town Center overall signage program, individual signage and storefront criteria shall be part of the overall Town Center design submittal, and will be subject to review and approval by the Glen Loma Ranch Master Developer and the City of Gilroy review and permitting for signs.

Residential Parking Standards
RPS-1 - Garage parking space (inside) dimensions shall have a minimum length of 20 feet measured from the garage door and a minimum width of 11 feet for single car garage. 2 or more car garages shall provide a minimum of 10 feet of width per space.

Residential Garage Standards
RGS-1 - Recessed Garages face and are accessed from a public or private street (front-loaded). This type of garage is located on the front portion of the lot and is attached to the residence (All lot types).

RGS-2 - Side-drive Garages have a longer driveway that allows the garage to be placed farther back from the street on a front-loaded house. They can be attached or detached from the residence (Traditional Lots greater than 60' wide).

RGS-3 - Swing-in Garages are located on the front portion of the lot (front-loaded) and are attached to the residence. However, the garage door does not face the street (Traditional Lots).

RGS-4 - Lane or Alley Accessed Garages are accessible from lanes/alleys located to the rear or side of a lot (rear-loaded). They can be attached or detached from the residence.

RGS-5 - In order to ensure that a garage driveway is long enough to accommodate a standard vehicle, or to prevent a standard vehicle from parking over the sidewalk, garage setbacks shall be either no more than five feet, eighteen feet or greater, measured from garage door to back of walk or curb/edge of pavement where there is no sidewalk. (Garage development standards are presented in Table 10 “Building Envelope Standards”.) Garage location, configuration and access shall be dictated by the type of garage and the building type/lot size to which it is associated.

RGS-6 - Front facing recessed garages shall be setback at least five feet behind the front façade or building plane of the house on front-loaded lots.

RGS-7 - At least 20% of the front-loaded houses in Traditional Lot neighborhoods where the typical lot is greater than sixty (60) feet wide, shall be either side garages (located on the rear portion of the lot) or utilize swing-in garages. The swing-in garage can be used in combination with a recessed garage.

RGS-8 - Three-car wide garages in the same plane are prohibited.

RGS-9 - Swing-in garages shall not exceed 2 cars in width and can be used in combination with recessed garages to accommodate a total of more than 2 garage spaces.
Design Features Standards Common To Various Styles

CDS-1 - Each detached residential development is required to incorporate at least three of the seven architectural styles in Section 8, with no individual style comprising more than 35% of the total units in the development.

CDS-2 - Neighborhoods required to conform to the Neighborhood Product Differentiation Standard (LUS-9, Section 6), shall be required to incorporate at least four of the seven of the architectural styles in Section 8, with no individual style comprising more than 35% of the total units in the development.

CDS-3 - Each detached residential development is required to provide at least three floor plans for each Residential Product Type being built, and each floor plan is required to have a minimum of three different architectural elevations.

CDS-4 - All detached residential buildings that face an adjacent street, park or open space shall have articulated elevations. Articulation should be achieved through a combination of the following techniques:
- Incorporation of porches, balconies, bay widows, or other features appropriate to the architectural style of the building.
- Varying building heights and roof planes within each street block.
- Avoiding two story box massing by stepping back portions of the front and side setbacks of the second story and providing “shouldering” of street elevations which step the building mass down from two to one story at corners and periodically along a street frontage. (See the following “Building Articulation” exhibit)

CDS-5 - Front porches shall be covered with a roof that is supported by posts.

CDS-6 - All residential garage doors visible from a street or park shall consist of articulated panels.

CDS-7 - Street facing elevations on attached products shall have additive or subtractive elements to help break up the mass of the building façade. Additive elements include dormer windows, porches, bay windows, and exterior stairs. Subtractive elements include carved openings, niches, windows and doors.

CDS-8 - For all elevations that are rear-facing, on a lane no less than two-thirds (2/3) of the second story building mass shall be setback 2 feet deeper than the first floor setback.

CDS-9 - Rear accessed products on a lane shall provide solid visual screening for trash containers adjacent to the lane.

Architectural Design Guidelines

Design Guidelines Common To All Styles

CDG-1 - Land use plans should respect and enhance the community’s natural and cultural assets.

CDG-2 - Each Neighborhood should strive for an appropriate mix of land uses and densities.

CDG-3 - Design review of future Neighborhoods should include a high standard of community design and sensitivity to local context.

CDG-4 - Landscape design should strengthen and define the built environment and should be an integral element of design guidelines.

CDG-5 - Plants should be low-maintenance, water conserving, and consistent with the City of Gilroy Consolidated Landscaping Policy, unless otherwise noted within this document.

CDG-6 - Builders of each new Neighborhood, as well as future residents, should work with the City of Gilroy to enhance and expand the number of street trees throughout the community.

Building Siting Guidelines

BSG-1 - Neighborhood Product Differentiation Guideline - The Glen Loma Ranch community desires to create more diverse residential communities within the Specific Plan area. The builders of new neighborhoods are encouraged to develop neighborhoods with more than one...
residential product type. Refer to LUS-9 for the specific standard.

**BSG-2** - Varying setbacks, building heights and roof planes should be considered to provide a varied and more interesting visual character along Neighborhood streets.

**BSG-3** - Variable lot widths are encouraged to achieve more varied building massing and facilitate single story plans where possible.

**Vehicular Access & Street Layout Guidelines**

**VAG-1** - Through streets are preferred, but loop streets are permitted to form interconnecting grid patterns.

**VAG-2** - Where cul-de-sacs are used, pedestrian pathways are encouraged to connect cul-de-sacs to adjoining through streets or trail systems, wherever possible.

**Single Family Dwelling Building Massing Guidelines**

**SFD/BMG-1** - Front porches are encouraged on a minimum of 50% of all detached residential units. Where used, porches shall have a minimum depth of 6 feet and comprise a minimum of 30% of the width of a building’s primary façade (excluding garage), or 10 feet, whichever is greater.

**SFD/BMG-2** - Wrap-around porches and/or patios defined by a low wall are encouraged on corner lots to provide visual interest on both street elevations.

**SFD/BMG-3** - At least 25% of a residential building’s façade that faces a primary circulation street or park should be windows and doors (garage doors do not count towards this requirement).

**SFD/BMG-4** - Where building elevations other than the front (street) elevation are visible from a side street, park, or other public area, these visible elevations should have the same level of detail and articulation as the front elevation.

**SFD/BMG-5** - Combinations of one and two-story elements on the same building are encouraged to create visual diversity.

**SFD/BMG-6** – Building mass should be articulated (if practical) to reflect the historical context of the architectural style.

**SFD/BMG-7** - Architectural elements such as chimneys, balconies, porches, pot shelves and window surrounds are encouraged because these elements provide visual interest.

**SFD/BMG-8** – Building mass should be proportionate to the size of the lot.

**SFD/BMG-9** - Dormers, gables, eaves and other projections may be used to break up simple architectural forms.

**Building Color Guidelines**

**SFD/BCG-1** - Building materials and colors should compliment the historical architectural style.

**SFD/BCG-2** - Stucco and combinations of stucco, stone and wood or materials of a wood-like appearance, having the necessary fire retardant characteristics, are encouraged for exterior surfaces.

**SFD/BCG-3** - Where stucco is used, it should have a final coat of integral color in a muted earth tone or shade of white to compliment the historical architectural style.

**SFD/BCG-4** - Use of natural materials such as wood, wood-like details and trim, and stone, rock or brick are encouraged for design accent and trim.

**SFD/BCG-5** - Color is intended as a primary theme element, and color values should be generally light earth tones or white with darker or lighter accents encouraged to highlight the character of the structure.

**SFD/BCG-6** - Accent color should be used for shutters, trim, fascia, balcony rails, stucco recesses, or cornice bands, and should relate to the architectural form and character of the building. All wrought iron should be black.

**SFD/BCG-7** - Concrete, brick, stone, or other similar natural material may be used for driveway and parking areas.

**Roof Form & Materials Guidelines**

**SFD/RFG-1** - Simple pitched, gable, or shed roof forms should be utilized, consistent with the architectural style of the building.
SFD/RFG-2 - Roof pitch may vary, but generally be a minimum of 4 in 12. Shed roofs over porches or other building extensions may be lower in pitch.

SFD/RFG-3 - Varied plate and ridge heights should be utilized to create offsets in the ridgeline to better articulate roof forms and building massing.

SFD/RFG-4 - Roof colors and composition should vary within a Neighborhood to add variety to the street scene.

SFD/RFG-5 - Roof colors should be neutral earth tones, except for architectural styles that require shades of gray or black. Avoid high-contrast colors such as red, oranges or ceramic blue except for architectural styles that require shades of black or gray.

SFD/RFG-6 - Roof materials should be concrete, clay, cement, composition shingle or other fire resistant materials.

SFD/RFG-7 - Roof forms, materials and colors of garages or other detached structures should be designed to reflect the character and materials of the primary structure.

Building Elevations Guidelines

SFD/BEG-1 - To the extent possible, building elevations should be harmonious and compatible with the design elements of the architectural style of the building.

SFD/BEG-2 - Each structure should have a predominant façade material or color that differentiates it from adjacent structures. This will promote individuality within the context of the Neighborhood.

SFD/BEG-3 - Each elevation should be designed with a proper visual balance and sense of cohesion, and all elevations of a building should have detailing appropriate to the style, not just the front elevation.

SFD/BEG-4 - Functional covered balconies, decks, covered front porches, and other architectural detailing that reflect the style of the building are encouraged.

SFD/BEG-5 - Garage doors should not dominate the front elevation of the building. If visually prominent on the front elevation, garage doors are encouraged to be broken into single door entries.

SFD/BEG-6 - Side entry or swing-in garages are encouraged on lots that can accommodate them.

Additional Building Components Guidelines

SFD/ABCG-1 - Exposed gutters and downspouts should be painted to match adjacent roof, fascia, trim or wall colors. Patina finishes are also acceptable.

SFD/ABCG-2 - Gutters and downspouts should be placed so as not to detract from or compete with the architectural design of the building.

SFD/ABCG-3 - Satellite dishes that do not exceed 18 inches in diameter may be placed on the exterior of the building if placed in a location that is not visible from the public street frontage.

SFD/ABCG-4 - All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface.

SFD/ABCG-5 - Skylights should be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color, natural aluminum frames are not allowed.

SFD/ABCG-6 - Solar panels, if used, should be integrated into the roof design as an unobtrusive element. Panels are to be parallel to the roof plane and should be clear, bronze, or smoke colored plastic or glass.

SFD/ABCG-7 - To the greatest extent possible, solar panels should be located away from front elevation street views.

Building Mass & Scale Guidelines

MF/BMG-1 - Building massing should not seem boxy, but appear to result from the combination of several compatible geometric forms. Large monolithic forms should be avoided.

MF/BMG-2 - Combinations of one and two-story elements on the same building are encouraged to create visual diversity.

MF/BMG-3 - One-story elements at the end of buildings, especially at street corners, diminishes the visual impact of the building mass.

MF/BMG-4 - Architectural elements such as chimneys, balconies, porches, pot shelves
and window surrounds (consistent with the architectural style) should be provided for visual diversity.

**MF/BMG-5** - To the extent possible, entrances to individual units should be plainly visible.

**MF/BMG-6** - Units and buildings should be sited to maximize view opportunities to open spaces.

**MF/BMG-7** - The overall composition of buildings should incorporate proportion and rhythm among a series of unit “bays” and the overall building mass.

### Materials & Colors Guidelines

**MF/MCG-1** - Building materials and colors should be consistent with the guidelines for the architectural style selected for the Neighborhood.

**MF/MCG-2** - Stucco and combinations of stucco, stone, and wood or materials of a wood-like appearance, having the necessary fire retardant characteristics, are encouraged for exterior surfaces.

**MF/MCG-3** - Where stucco is used, it should have a final coat of integral color in a muted tone consistent with the architectural style.

**MF/MCG-4** - Use of stucco on larger mass buildings should be broken up or mixed with other materials.

**MF/MCG-5** - Use of natural materials such as wood, wood-like details and trim, and stone, rock or brick are encouraged for design accent and trim.

**MF/MCG-6** - Color is intended as a primary theme element, and color values should be generally light tones with darker or lighter accents encouraged to highlight the character of the structure.

**MF/MCG-7** - Accent color should be used for shutters, awnings, trim, fascia, balcony rails, stucco recesses, inlaid tile bands or cornice bands, and should relate to the architectural form and character of the building.

### Roof Form & Materials Guidelines

**MF/RFG-1** - When a project includes more than one building, roof forms should vary from one building to the next where practicable, in order to achieve visual interest and diversity.

**MF/RFG-2** - Roof pitch may vary, but generally be consistent with the architectural style. Shed roofs over porches or other building extensions may be lower in pitch.

**MF/RFG-3** - Varied ridge heights should be utilized to create offsets in the ridgeline to better articulate roof forms and building massing.

**MF/RFG-4** - Roof colors and composition should vary within a Neighborhood to add visual diversity.

**MF/RFG-5** - Roof colors should generally be a neutral earth tone, avoiding high-contrast colors such as red, oranges or ceramic blue.

**MF/RFG-6** - Roof materials should be concrete, clay, cement, composition shingle or other fire resistant materials.

**MF/RFG-7** - Roof forms, materials and colors of garages or other detached structures should be designed to reflect the character and materials of the primary structure.

### Building Elevations & Siting Guidelines

**MF/BEG-1** - Each elevation should be designed with a proper visual balance and sense of cohesion, and all elevations of a building should have detailing appropriate to the style, not just the front elevation.

**MF/BEG-2** - Functional covered balconies, decks, covered front porches, and other architectural detailing that reflect the style of the building are encouraged.

**MF/BEG-3** - Use offset window, door, and exterior deck placement to preserve visual privacy.

**MF/BEG-4** - Site buildings to take advantage of open space views, courtyard open spaces or private recreational facilities.

**MF/BEG-5** - Consider limiting buildings to 4 to 6 units to avoid overly long building elevations.

**MF/BEG-6** - Street facing elevations on attached products shall have additive or subtractive elements to help break up the mass of the building façade. Additive elements include dormer windows, porches, bay windows, and exterior stairs. Subtractive elements include carved openings, niches, windows...
and doors.

**MF/BEG-7** - Where building elevations other than the front (street) elevation are visible from a side street, park, or other public area, these visible elevations should have the same level of detail and articulation as the front elevation.

**MF/BEG-8** - Units located adjacent to streets may face onto the street, or may be grouped around a central green in a configuration which as a whole fronts the street.

**MF/BEG-9** - When units front onto a street, the primary facades and building entries should orient to the street.

**MF/BEG-10** - Off-street parking lots should be limited to on no more than 20 percent of the parcel’s street frontage.

**MF/BEG-11** - Street oriented windows should be well articulated, and upper story (above first floor) windows should have a vertical dimension equal to or greater than the horizontal dimension.

**Additional Building Components Guidelines**

**MF/ABCG-1** - Exposed gutters and downspouts should be painted to match adjacent roof, fascia, trim or wall colors.

**MF/ABCG-2** - Gutters and downspouts should be placed so as not to detract from or compete with the architectural design of the building.

**MF/ABCG-3** - All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface.

**MF/ABCG-4** - Skylights should be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color, natural aluminum frames are not allowed.

**Parking Lots & Garage Guidelines**

**MF/PGG-1** - Parking lots should be designed and lighted to ensure pedestrian safety.

**MF/PGG-2** - Long rows of garages should be avoided. Garages and parking spaces should be distributed throughout a development to ensure that each unit’s assigned parking is reasonably close to the unit.

**MF/PGG-3** - Garage structures should provide some enclosed storage for each unit.

**MF/PGG-4** - Guest parking should be distributed throughout the development and clearly identified.

**Town Center/ Residential Flex**

**Site Organization Guidelines**

**TC/SOG-1** - Combinations of one and two-story elements on the same building are encouraged to create visual diversity.

**TC/SOG-2** - Building mass should be articulated to the extent practical to reflect the historical context of the architectural style.

**TC/SOG-3** - Building mass should reflect a reasonable relation to the size of the lot.

**TC/SOG-4** - Awnings, arcades, trellises, and other pedestrian protection may project ten feet (10’) beyond the property line. These shall interrupt the vertical facade divisions.

**TC/SOG-5** - Retail shops, restaurants, other “active” businesses display windows, and/or courtyard entrances should be located at ground level on front on the primary street.

**TC/SOG-6** - Major pedestrian entrances should always be located at the street front; secondary entrances may be located at or convenient to parking lots.

**TC/SOG-7** - Residential units over first floor commercial and retail businesses are encouraged.

**TC/SOG-8** - Buildings should be always built to, or near, the front property line. ("Front property line is defined as the frontage along a “primary” street as defined in the “Circulation “ section of the Glen Loma Ranch Specific Plan").

**TC/SOG-9** - Buildings should also be built to side property lines to form as continuous a line of building fronts as possible, but must respond to the need to provide parking or access to parking.

**TC/SOG-10** - Buildings on corner lots should be located on the street intersection and should generally orient to the primary street, with the major entry at the corner.

**TC/SOG-11** - Parking should be located to the rear or sides of buildings, and should not
front any Town Center primary street.

TC/SOG-12 - Driveways should be shared with adjacent uses and the number of driveways to a major street should be limited. The preferred access is from side streets provided that such access is not adjacent to or opposite from residential uses.

TC/SOG-13 - Shared parking among compatible businesses is encouraged to reduce the total parking area of the Town Center.

TC/SOG-14 - Typical “suburban” architectural styles and elements, such as shed roofs, and shopping center style mansard roofs, are discouraged.

Materials & Colors Guidelines

TC/MCG-1 - Building materials and colors should compliment the historical architectural style.

TC/MCG-2 - Stucco and combinations of stucco, stone and wood or materials of a wood-like appearance, having the necessary fire retardant characteristics, are encouraged for exterior surfaces.

TC/MCG-3 - Where stucco is used, it should have a final coat of integral color in a muted earth tone or shade of white to compliment the historical architectural style.

TC/MCG-4 - Use of natural materials such as wood, wood-like details and trim, and stone, rock or brick are encouraged for design accent and trim.

TC/MCG-5 - Color is intended as a primary theme element, and color values should be generally light earth tones or white with darker or lighter accents encouraged to highlight the character of the structure.

TC/MCG-6 - Accent color should be used for shutters, trim, fascia, stucco recesses, or cornice bands, and should relate to the architectural form and character of the building. All wrought iron is to be black or similar dark color.

Roof Form & Materials Guidelines

TC/RFG-1 - Simple pitched, gable, or shed roof forms should be utilized, consistent with the architectural style of the building. Flat roofs with parapets may be allowed as limited roof elements.

TC/RFG-2 - Roof pitch may vary, but generally be a minimum of 4 in 12. Shed roofs over covered walkways or other building extensions may be lower in pitch.

TC/RFG-3 - Roof colors should generally be a neutral earth tone, avoiding high-contrast colors such as red, oranges or ceramic blue.

TC/RFG-4 - Roof materials should be concrete, clay, cement, composition shingle or other fire resistant materials.

Building Elevations Guidelines

TC/BEG-1 - To the extent possible, building elevations should be harmonious and compatible with the design elements of the architectural style of the building.

TC/BEG-2 - Each elevation should be designed with a proper visual balance and sense of cohesion, and all elevations of a building should have detailing appropriate to the style, not just the front elevation.

TC/BEG-3 - Covered front walkways that reflect the style of the building are encouraged.

TC/BEG-4 - Thick support pillars, battered columns typical of the architectural theme design are encouraged along with pilasters accented with stone work at entries.

TC/BEG-5 - Long, large, solid walls unbroken in relief, form or design facing roadways or other areas of public view should be broken up through varied architectural design and landscaping.

TC/BEG-6 - Clear glass and non-reflective glass is permitted, but reflective and mirrored glass is prohibited.

Additional Building Components Guidelines

TC/ABCG-1 - Exposed gutters and downspouts should be painted to match adjacent roof, fascia, trim or wall colors.

TC/ABCG-2 - All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface.

TC/ABCG-3 - Skylights may be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color, natural aluminum frames are not allowed.
TC/ABCG-4 - To the greatest extent possible, solar panels should be located away from front elevation street views.

Parking Lots Garages & Loading Areas Guidelines
TC/PGG-1 - Parking lots should be designed and lighted to ensure pedestrian safety.

Signage Guidelines
TC/SG-1 - Sign style should always conform to the architectural style of the building.
TC/SG-2 - Encouraged signs include raised “Halo” letters on building face, pedestrian-oriented blade signs, sculptural cantilevered signs, non-internally lit signs with lighting from secondary source, neon signs backed by building face or storefront.
TC/SG-3 - Discouraged signs include cabinet or “can” internally lit signs with the exception of theatre marquee, plastic-faced, internally-lit channel letters.

Institutional Site Organization Guidelines
IU/SOG-1 - Parking for institutional uses should not extend into residential areas.
IU/SOG-2 - Multi-story buildings should not be placed adjacent to private open space of residential units.
IU/SOG-3 - Multiple buildings in a single institutional project should be varied in size and mass. A transition from low buildings on the perimeter to larger and taller structures on the interior of the site is encouraged.
IU/SOG-4 - Where institutional site interfaces with a residential street, barriers to vehicular access from that street should be designed into the Specific Plan area. Barriers may include building placement, masonry walls, fences, or any other site feature that will physically obstruct vehicular movement, while still allowing pedestrian movement from the street and the site.
IU/SOG-5 - Institutional sites should take full advantage of transit opportunities, trails, and other pedestrian-friendly elements as deemed feasible.
IU/SOG-6 - Institutional signs should be more restrained in size and design than general commercial signs.

Standards for Trails
TRS-1 - The multi-use trail shall be set back from the defined creek channels a minimum of fifty (50) feet or as directed by the project biologist.
TRS-2 - The route and destination points of the various trail segments will be conceptually set through the adoption of the Glen Loma Ranch Specific Plan subject to final design. Future Neighborhoods that develop adjacent to the trail segments are intended to respect the trail alignments as adopted.
TRS-3 - Adjustments to the trail design, location, surface material, the width of appropriate buffer and other factors will be reviewed by the City of Gilroy and the project biologist as part of the design of individual Neighborhoods so that the final Neighborhood and trail designs best reflect site-specific conditions.
TRS-4 - Trail segments will be constructed by individual projects adjacent to the trails. The completed trail segments and an area equivalent to the width of future multi-use trails will be built to City standards.
TRS-5 - Maintenance/fire access roads shall be a minimum of twelve-feet (12’) wide. Removable bollards or other barriers may be placed at entry points to prevent unauthorized motorized access, subject to review and approval by City staff and the City Fire Marshall during the map approval process of each Neighborhood. Connection points will be reviewed by the City of Gilroy staff (including the Gilroy Fire Department) to determine the appropriate level of access.
TRS-6 - Trails used as maintenance and/or public safety access shall be an all weather surface. Potential surface materials may be concrete, asphalt, decomposed granite, or another material deemed appropriate by the City Fire Marshall.
TRS-7 - Multi-use trails shall be a minimum of twelve feet (12’) wide.
TRS-8 - Multi-use trails shall be surfaced when also used as a maintenance easement.
TRS-9 - Signage informing users of the preserved open space will be placed periodically along the trail system.

TRS-10 - Where deemed appropriate, multi-use trails shall be placed along or within the buffers adjacent to preserved open space areas, and will link with other trail systems to provide access throughout the Specific Plan area and to other local and regional systems.

TRS-11 - Trail crossings of all streets shall occur at controlled access sites such as stop signs, signals, roundabouts, etc.

TRS-12 - The width of the pedestrian pathway shall be a minimum of six feet (6'). Removable bollards or other appropriate measures should be employed where required at all entry points to collector and residential streets to prevent unauthorized motorized access.

TRS-13 - Appropriate signage shall be provided indicating ownership, directional and location information.

TRS-14 - The Builder of a Neighborhood that proposed private interior pedestrian pathways shall provide disclosure to the future residents that the trails, while privately owned and maintained, will be accessible to the general public.

Preserved Natural Open Space Guidelines

POSG-1 - Subject to the review and approval of the City of Gilroy, and assuming that public safety concerns can be adequately mitigated, individual Neighborhoods adjacent to preserved open space areas and its corresponding buffer may:

- Allow homes to back directly on to the open space buffer
- Allow the sides of homes adjacent to the open space buffer
- Allow the fronts of homes to face onto the open space buffer

POSG-2 - In the event that safety concerns cannot be mitigated, a single-loaded street may be located between the homes and the open space.

POSG-3 - The preserved open space within the Glen Loma Ranch Specific Plan area provides effective wildlife habitat areas and serves as wildlife movement corridors. Generally, development should not occur closer than one-hundred feet (100') to a defined creek bank or tree canopy of a defined riparian area or 30'/50' to other preserved open space areas (coastal scrub areas, mixed cultivated woodland, and rocky serpentine grassland areas) (project Mitigation Measure 7). In certain Neighborhoods, however, other setback standards may be approved due to site constraints or to accomplish specific project goals, but shall in no event be less than thirty (30) feet.

POSG-4 - Where designated by the Glen Loma Ranch Specific Plan and confirmed by the City through the individual map approval processes, preserved open space areas may function as linear circulation corridors linking Neighborhoods, parks, and surrounding open space.

Preserved Natural Open Space Standards

POSS-1 - Human access into the preserved open space areas shall be limited and controlled via trail placement and interpretive signage.

POSS-2 - Future homeowners shall be notified of the existence of the preserved natural open space, the location of present and future trails, fuel transition buffers as prescribed by the Gilroy Fire Department, access issues as prescribed by the City of Gilroy Police Department, and the enforcement of pet leash laws within the preserved open space areas through disclosure documents presented at the time of purchase of future homes.

POSS-3 - During and after construction of adjacent lands, specific site erosion control practices shall be employed to limit sedimentation into the preserved open space areas.

POSS-4 - The Glen Loma Ranch Master Homeowners Association will assume ownership and maintenance of the preserved natural open space. The vegetation in the Preserved Natural Open Space shall be evaluated for fuel management and modification by an urban wild land interface
planner or similar professional, subject to the approval of the Fire Marshall. A report shall be provided based on fuel modeling and fire behavior for the existing vegetation. As each neighborhood adjacent to the Preserved Open Space is developed, the recommendations of the report shall be implemented in the adjacent open space. The required width of the FTZ shall be based on the conclusions of this report per the mitigation measure.

POSS-5 - In order to protect the preserved natural open space from urban intrusion, the creation of open space buffers surrounding the open space will be required. These buffers will create a non-development zone between the preserved open space and future development. These buffers will be either thirty (30') feet, fifty (50') feet or one-hundred (100') feet in width, depending on the nature and quality of the preserved natural open space, as determined by the biotic consultant for the Glen Loma Ranch Specific Plan. Activities within the open space buffers are restricted to fuel maintenance activities related to either the preserved open space and/or the fuel transition zones, and in some cases, storm water basins, and trail corridors (public or private) outside the preserved open space but within the open space buffer.

POSS-6 - Unless specifically noted elsewhere in this document, all preserved natural open space and open space buffers will be owned and maintained by the Glen Loma Ranch Master Homeowners Association.

Fuel Transition Zone Standards

FTZS-1 - Whenever a development has a boundary with an area of preserved open space, either internal or external to the development area, a FTZ is required.

FTZS-2 - The minimum width of fuel transition zones shall be 30 feet. This width may be wider as required in areas of higher fire potential. The width of the FTZ will be composed of mowed natural vegetation managed as indicated below. Irrigated and maintained landscaping of individual parcels can also be used to meet up to thirty (30') ft. of the required FTZ width. Roads and trails can also be used to make up the required FTZ.

FTZS-3 - Landscaping with the FTZ will be at the option of the Master Developer.

FTZS-4 - Ground fuel shall be eliminated by chemical treatment or mowed to a height of not more than 4". Alternatively, the area may be disked annually or more frequently as directed by the Fire Marshal. Live vegetation, (trees and shrubs), within the transition zone shall have all dead material removed and shall be thinned and pruned to reduce fire intensity and rate of spread.

FTZS-5 - Dead trees within the transition zone shall be removed.

FTZS-6 - Vegetation under trees within the defined transition zone shall be maintained at height that will preclude its functioning as a “ladder” for fire to travel from ground vegetation into the tree crown.

FTZS-7 - Only approved fire resistive landscape plants shall be used for the “green belting” element of the fuel transition zone. Plants within the greenbelt shall be permanently irrigated.

FTZS-8 - Only open fencing (wire-mesh, wrought-iron, or tubular steel) shall be allowed as rear-yard fences abutting the FTZ. Traditional wood “good neighborhood” fences are prohibited. All fuel transition zones will be owned and maintained by the Glen Loma Ranch Master Homeowners Association.

FTZS-9 - Approved Fire Resistive Plants shall be utilized.

FTZS-10 - The Builder for each proposed Neighborhood adjacent to preserved natural open space and/or an open space buffer shall submit landscaping plans for review and approval by the Community Development staff, which will include review and approval by the City Fire Marshall.

FTZS-11 - Each Neighborhood that is part of an overall FTZ shall have the specifications consistent with the CC&Rs adopted by the MHOA. The adopted CC&R shall indicate the dimensions of the area that is to be
maintained as part of an FTZ. If the Master Developer elects to provide landscaping, the landscaped area will be managed and maintained pursuant to a landscaping plan approved and inspected by the Gilroy Fire Marshal.

FTZS-12 - These access locations shall be at a minimum of every 1000’, but this interval can be reduced based on determination of need by the Police and Fire Departments.

FTZS-13 - A fire hydrant shall be within 20’ of an access location. The access location shall have a minimum width of 20’.

FTZS-14 - If gated, the gate shall meet the Fire Prevention Gate Policy and be provided with a “Knox” keyed lock.

FTZS-15 - When a trail or roadway is to be included in the FTZ it shall consist of:
- Paved with a non combustible or fire resistive material
- Any associated landscape strip shall either be irrigated, or kept mowed or chemically treated at the option of the Master Developer (subject to approval by the Gilroy Fire Marshall)
- Trees shall be of approved Fire Resistive variety.

Focal Point Standards

FPS-1 - The size of each Focal Point shall be at least 4,500 square feet in size.

FPS-2 - Focal Points are intended for the use of the residents of the Neighborhood in which they are located. Disclosure shall be made to Neighborhood residents that there will be incidental use by the general public of the Focal Points.

FPS-3 - Focal Points are to be owned and maintained by the Glen Loma Ranch Master HOA. If major amenities (i.e., swimming pool, tennis courts) are proposed by the Builder of the Neighborhood, these major amenities could then be owned and maintained by the Master HOA or an individual Neighborhood HOA.

Focal Point Guidelines

FPG-1 - The Focal Points may have Tot Lots, playground equipment or other features, but are not required to provide such features.

FPG-2 - Focal Points can be located within the center of individual Neighborhoods, but can be located adjacent to open space buffers to take advantage of the adjacent open space.

FPG-3 – Focal Points within individual Neighborhoods may be located adjacent to public trails. Suitability of this placement will be reviewed by the City of Gilroy as part of the review of the individual Neighborhood.

Standards to Limit Noise Exposure

NLS-1 - Neighborhoods that lie adjacent to Santa Teresa Boulevard shall provide a fifty-foot (50’) buffer (measured from the ultimate face of curb on Santa Teresa) for acoustical and aesthetic considerations except as noted below:
- a. If the existing creek that runs through the Palomino neighborhood is relocated to within the McCutchin Creek and Olive Grove Neighborhoods, no additional buffer will be required.
- b. The Grove and Vista Bella Neighborhoods are required to provide a twenty-five (25’) buffer. This twenty-five (25’) buffer reflects a previous dedication of twenty-five (25’) made to the City of Gilroy to assist in the implementation of the Santa Teresa Boulevard Class I trail as shown in the Parks and Recreation Master Plan.

NLS-2 - The relocation of drainage swale coupled with the placement of a new trail along Santa Teresa Boulevard shall create a significant development and noise mitigation setback from Santa Teresa Boulevard.

NLS-3 - Street segments proposed to run parallel to Santa Teresa Boulevard will serve as a noise mitigation setback from Santa Teresa Boulevard, and are a consistent part of the acoustical buffer.
NLS-4 - The new City park adjacent to the McCutchin Neighborhood will serve as an aesthetic open space break along Santa Teresa Boulevard and serve as a noise mitigation setback from Santa Teresa Boulevard.

NLS-5 - Preserved open space in the form of a landscaped drainage corridor and Reservoir Canyon creek and open space buffers shall serve as an aesthetic open space break along Santa Teresa Boulevard and serve as a noise mitigation setback.

NLS-6 - Neighborhoods that lie adjacent to Santa Teresa Boulevard are encouraged to feature higher density Residential Product Types so that the building themselves provide shielding for outdoor noise levels in lieu of sound walls.

NLS-7 - The use of frontage roads and alleys along Santa Teresa Boulevard within the Olive Grove, McCutchin Creek, Montonico, Malvasia, and Rocky Knoll Neighborhoods may be used as part of the setback of development from Santa Teresa Boulevard.

Guidelines to Limit Noise Exposure

NLG-1 - Locate homes and attached units (like Townhomes and/or manor homes) between Santa Teresa Boulevard and back yard areas so that the structures provide shielding for outdoor noise levels. (Interior noise levels inside the homes can then be controlled through the use of sound rated windows and other construction measures, where necessary.)

NLG-2 - In cases where sound walls are used, the following measures should be used:
- Breaks and openings shall be incorporated in the design of the sound walls;
- Integrate variations in the sound wall planes to avoid long stretches of sound walls without variation.
- Locate sound walls behind berms and/or landscaping to screen them from Santa Teresa Boulevard. Landscaping maintenance will be the responsibility of the Homeowners Association.

NLG-3 - Interpose homes and attached units (like Townhomes and/or manor homes) between Santa Teresa Boulevard and back yard areas so that the building themselves provide shielding for outdoor noise levels. Partially because these Neighborhoods lie adjacent to Santa Teresa Boulevard, the Montonico, Rocky Knoll and Town Center R-4 Multi-Family Neighborhoods are envisioned as high density Neighborhoods. In addition, the Product Differentiation Standard is in effect for the Malvasia Neighborhood, dwelling units at a higher density may be situated along Santa Teresa Boulevard to shield the remaining portion of the Neighborhood from noise.

NLG-4 - The use of frontage roads and alleys along Santa Teresa Boulevard within the Montonico, Malvasia, Rocky Knoll and Town Center R-4 Multi-Family Neighborhoods would increase the setback of development from Santa Teresa Boulevard.

NLG-5 – The Grove and Vista Bella Neighborhoods should benefit from the continuation of the Santa Teresa Boulevard trail.

NLG-6 – The Grove and Vista Bella Neighborhoods should consider interposing homes and attached units (like Townhomes and/or manor homes) between Santa Teresa Boulevard and back yard areas so that the building themselves provide shielding for outdoor noise levels.

NLG-7 - In areas where the building layout does not provide necessary shielding, promote the use of earthen berms and/or short walls on top of the earthen berms that would provide the necessary noise attenuation.

NLG-8 - The use of frontage roads and alleys in Neighborhoods adjacent to Santa Teresa Boulevard and Merlot Drive would increase the setback of development from Santa Teresa Boulevard.
Sanitary Sewer Standards
SS-1 - Conform all design and construction of the sanitary sewer system to the City of Gilroy Sanitary Sewer Master Plan.

Domestic Water Distribution System Standards
DWS-1 - Conform all design and construction of the water system to the City of Gilroy Water Master Plan.

Recycled Water Distribution System Standards
RWS-1 - The design of the recycled water system within the Glen Loma Ranch shall conform to the current South County Region Water Reuse Authority (SCRWA) Plan.

Storm Drainage Standards
SDS-1 - Preserve water quality by implementing the latest Best Management Practices for Storm Drainage into the design and construction of the Specific Plan area, thus reducing the discharge of pollutants into storm water to the maximum extent practicable.
SDS-2 - Ensure that all storm drain flows entering Uvas Creek from the Specific Plan area coincide with the current City of Gilroy Storm Drain Master Plan and the Uvas Creek Drainage Standards.
SDS-3 - Use the existing channels on the site as the primary means for conveyance of pretreated storm water.
SDS-4 - Limit the destruction of existing habitats caused by flow changes, channel erosion, and channel improvements.
SDSS-5 - The design of future collector streets may allow the center islands or park strips to be used as vegetated swales to filter street run-off subject to the review and approval of the City Engineer.
GENERAL NOTES:
1. THESE LOT SITUATION EXHIBITS ARE INTENDED TO AID IN THE INTERPRETATION OF TABLE 10, FROM SECTION 7.
2. ALL SETBACKS SHOWN ARE MINIMUM DIMENSIONS TO THE FIRST FLOOR, UNLESS OTHERWISE NOTED.
3. SOME SECOND STORY SETBACK REQUIREMENTS DEVIATE FROM THE FIRST STORY SETBACKS. SEE THE GLEN
   LOMA RANCH SPECIFIC PLAN, INCLUDING TABLE 10 IN SECTION 7, FOR DETAILS.
4. SEE THE GLEN LOMA RANCH SPECIFIC PLAN FOR REQUIREMENTS RELATING TO ARCHITECTURAL DETAILING.
5. LOCATION OF THE PSE AND THE DESIRED PLACEMENT OF THE YARD FENCING OR ENTRYWAYS MAY REQUIRE
   A LARGER SIDE CORNER OR FRONT SETBACK.

NOTES:
SIDE SETBACKS AND BUILDING SEPARATION OF SIDE TO SIDE
WITH ** ONLY APPLY TO 3-STORY UNITS, SEE TABLE 10.
COMPACT LOTS, MINIMUM 2,400 S.F.
CLUSTER/COURT LOTS

GENERAL NOTES:

1. THESE LOT SITING EXHIBITS ARE INTENDED TO AID IN THE INTERPRETATION OF TABLE 10, FROM SECTION 7 OF THE GLEN LOMA RANCH SPECIFIC PLAN, IN THE CASE WHERE THESE EXHIBITS AND TABLE 10 DISAGREE, TABLE 10 SHALL TAKE PREDICIANCE.

2. ALL SETBACKS SHOWN ARE MINIMUM DIMENSIONS TO THE FIRST FLOOR, UNLESS OTHERWISE NOTED.

3. SOME SECOND STORY SETBACK REQUIREMENTS DEVIATE FROM THE FIRST STORY SETBACKS SEE THE GLEN LOMA RANCH SPECIFIC PLAN, INCLUDING TABLE 10 IN SECTION 7, FOR DETAILS.

4. SEE THE GLEN LOMA RANCH SPECIFIC PLAN FOR REQUIREMENTS RELATED TO ARCHITECTURAL DETAILING.

5. LOCATION OF THE PSE AND THE DESIRED PLACEMENT OF THE YARD FENCING OR ENTRANCE MAY REQUIRE A LARGER SIDE CORNER OR FRONT SETBACK.

6. THE FOOTPRINTS, GARAGES AND PORCHES SHOWN ARE EXAMPLES ONLY, SEE THE GLR SPECIFIC PLAN FOR ARCHITECTURAL GUIDELINES AND STANDARDS.

NOTES:

1. SEE TABLE 10, FOOTNOTE 10.
2. 5' SETBACK TO LIVING SPACE AND 3' SETBACK TO PORCH IF PROVIDED.

APPENDIX D
ILLUSTRATIVE SETBACK DRAWINGS
GLEN LOMA RANCH SPECIFIC PLAN

COMPACT LOTS-
CLUSTER/COURT LOTS

RJA
RUGGIERO JENSEN AZAR
PAGE D.156
COMPACT LOTS, MINIMUM 2,400 S.F.
CLUSTER/COURT LOTS

GENERAL NOTES:
1. THESE LOT PLANNING EXHIBITS ARE INTENDED TO AID IN THE INTERPRETATION OF TABLE 10, FROM SECTION 7 OF THE GLEN LOMA RANCH SPECIFIC PLAN, IN THE CASE WHERE THESE EXHIBITS AND TABLE 10 DISAGREE, TABLE 10 SHALL TAKE PRIORITY.
2. ALL SETBACKS SHOWN ARE MINIMUM DIMENSIONS TO THE FIRST FLOOR, UNLESS OTHERWISE NOTED.
3. SOME SECOND STORY SETBACK REQUIREMENTS DEVIATE FROM THE FIRST STORY SETBACKS. SEE THE GLEN LOMA RANCH SPECIFIC PLAN, INCLUDING TABLE 10 IN SECTION 7, FOR DETAILS.
4. SEE THE GLEN LOMA RANCH SPECIFIC PLAN FOR REQUIREMENTS RELATED TO ARCHITECTURAL DETAILING.
5. LOCATION OF THE PSE AND THE DESIRED PLACEMENT OF THE YARD FENCING OR ENTRYWAYS MAY REQUIRE A LARGER SIDE, CORNER OR FRONT SETBACK.
6. THE FOOTPRINTS, GARAGES AND PORCHES SHOWN ARE EXAMPLES ONLY. SEE THE GLR SPECIFIC PLAN FOR ARCHITECTURAL GUIDELINES AND STANDARDS.

NOTES:
(1) SEE TABLE 10, FOOTNOTE 10.
(2) 5' SETBACK TO LIVING SPACE AND 3' SETBACK TO PORCH IF PROVIDED.

APPENDIX D
ILLUSTRATIVE SETBACK DRAWINGS
GLEN LOMA RANCH SPECIFIC PLAN

COMPACT LOTS-
CLUSTER/COURT LOTS

RJA
RUBENSTEIN-JEREMIAH-АЗАР
PAGE D-157
TRADITIONAL VILLAGE LOTS, MINIMUM 5,000 S.F.
REAR/ALLEY-LOADED GARAGES

GENERAL NOTES:

1. THESE LOT SITING EXHIBITS ARE INTENDED TO AID IN THE
INTERPRETATION OF TABLE 10, FROM SECTION 7 OF THE GLEN LOMA RANCH
SPECIFIC PLAN, IN THE CASE WHERE THESE EXHIBITS AND TABLE 10
DISAGREE, TABLE 10 SHALL TAKE PRECEDENCE.

2. ALL SETBACKS SHOWN ARE MINIMUM DIMENSIONS TO THE FIRST FLOOR,
UNLESS OTHERWISE NOTED.

3. SOME SECOND STORY SETBACK
REQUIREMENTS DEViate FROM THE
FIRST STORY SETBACKS, SEE THE GLEN
LOMA RANCH SPECIFIC PLAN,
INCLUDING TABLE 10 IN SECTION 7,
FOR DETAILS.

4. SEE THE GLEN LOMA RANCH SPECIFIC
PLAN FOR REQUIREMENTS RELATED TO
ARCHITECTURAL DETAILING.

5. LOCATION OF THE PSE AND THE
DESIRED PLACEMENT OF THE YARD
ENCLOSURE OR ENTRYWAYS MAY
REQUIRE A LARGER SIDE CORNER OR
FRONT SETBACK.

6. THE FOOTPRINTS, GARAGES AND
PORCHES SHOWN ARE EXAMPLES
ONLY, SEE THE GLR SPECIFIC PLAN FOR
ARCHITECTURAL GUIDELINES AND
STANDARDS.

NOTES:

(1) SEE TABLE 10, FOOTNOTE 10.

APPENDIX D
ILLUSTRATIVE SETBACK DRAWINGS
GLEN LOMA RANCH SPECIFIC PLAN
TRADITIONAL VILLAGE LOTS,
REAR/ALLEY-LOADED GARAGES

RJA
RUBERGER JENSEN AZAR
2020
PAGE D-159