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## **APPENDIX C**

GILROY 2040 GENERAL PLAN DRAFT GOALS, POLICIES,  
AND PROGRAMS

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# Gilroy 2040 General Plan Draft Goals, Policies, and Programs

## LAND USE ELEMENT

### Goal LU-1

Protect and enhance Gilroy's quality of life and unique identity while continuing to grow and change.

### Policies

**LU 1.1 Pattern of Development.** Ensure an orderly, contiguous pattern of development that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities. [Existing GP, 1.01] RDR

**LU 1.2 Residential Growth.** Encourage new residential development to locate within the existing Urban Service Area prior to considering expansion of the Urban Service Area. [New Policy, Consultants] RDR

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

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

**LU 1.4 Mix of Uses.** Encourage a diverse mix of land uses to achieve a balance between jobs and housing, to ensure the community's long-term viability, and to increase job opportunities in the city to assist in equalizing the jobs/housing balance. Through the Land Use Diagram, the City shall encourage a range of housing types, mixed-use districts, a

diversity of businesses and industries, and adequate services and leisure activities to meet the social and economic needs of residents. [Existing GP, 1.02] RDR

**LU 1.5 Uses East of U.S. 101.** Prohibit all residential uses on lands east of U.S. 101 and designate the area for industrial and agricultural uses, compatible commercial development, and public and quasi-public facilities. [Existing GP, 1.03, modified] RDR

**LU 1.6 Areas with Fragmented Property Ownership.** Encourage coordinated development in areas where a fragmentation of property ownership poses potential impediments for orderly and efficient development (e.g., layout of streets, lots, utilities). Projects where such impediments are identified shall demonstrate good faith effort to acquire and consolidate adjacent parcels in cases where to do so would improve the development potential of the project, consistent with the General Plan policies and other City development standards. [Existing GP, 1.08, modified] RDR

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

**LU 1.8 Vacant and Underutilized Sites.** Monitor vacant and underutilized residential and non-residential land to encourage infill development on those sites. [New Policy, Consultants] MPSP

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

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

**LU 1.11 Contiguous Development.** Strongly discourage development that is not contiguous with existing urban development. [New Policy, Consultants and 2.01] RDR

**LU 1.12 Interagency Coordination for Growth Management.** Work with Santa Clara County and other South Valley communities to ensure a regional approach to growth management. Also work with the County to discourage land subdivision and development activities in areas outside the Urban Service Area but within the sphere-of-influence that might

undermine the future urban development potential of those lands. The South County Joint Area Plan, adopted by Santa Clara County, the City of Gilroy, and the City of Morgan Hill shall serve as a reference of recommended policies and approaches to continue this work. [Existing GP, 2.D, modified] IGC

**LU 1.13 Unincorporated Areas.** Ensure proper referral procedures are followed for project proposals in unincorporated areas of the City's Sphere of Influence, facilitating communication between the City and County on projects that may have an impact on the City's land use plans and policies. [Existing GP, 4.B, modified] IGC RDR

**LU 1.14 Blight.** Require that defunct or abandoned structures that are a visual blight or physical hazard be dismantled or removed within a reasonable period of time. This does not apply to structures that are identified by the City as historic. [Existing GP, 3.10, modified] RDR

~~**LU 1.15 Residential Development Ordinance.** The Residential Development Ordinance shall be evaluated based on the adopted General Plan and current State legislation. [New Policy, City staff] RDR~~

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

1. Until December 31, 2040, lands outside the UGB as shown on the General Plan Land Use Plan Map may be re-designated, and the location of the UGB depicted on the Land Use Plan Map may be amended, only by a vote of the people, or by the City Council pursuant to the procedures set forth in subsections (b) through (e) below.
2. The City Council may, if it deems it to be in the public interest, amend the location of the UGB depicted on the Land Use Plan Map, provided that the amended boundary is within or coextensive with the limits of the UGB as established by the Gilroy Urban Growth Boundary Initiative. The City Council, may, if it deems it to be in the public interest, re-designate lands outside the UGB, provided that the new designation allows only uses consistent with (1) the General Plan "Open Space" land use designation as this designation existed on February 26, 2016; and (2) the uses of "open space land" as set forth in Government Code section 65560, subsections (b), (b)(1), (b)(2), (b)(3), and (b)(4).

3. The City Council may amend the location of the UGB located on the Land Use Plan Map, and/or re-designate lands outside the UGB, if the City Council determines that doing so is necessary to comply with State law regarding the provision of housing for all segments of the community. The City Council may do so only if it first makes each of the following findings based on substantial evidence:
  - a. That the land proposed to be brought within the UGB and/or re-designated is immediately adjacent to: (i) the existing UGB; and (ii) available water and sewer connections; and
  - b. That the proposed development will consist primarily of low- and very low-income housing pursuant to the Housing Element of this General Plan;
  - c. That there is no existing vacant or undeveloped residentially-designated land within the UGB to accommodate the proposed development and it is not feasible to accommodate the proposed development by re-designating lands within the UGB for low- and very low-income housing; and
  - d. That the proposed development is necessary to comply with State law requirements for the provision of low- and very low-income housing and the area of land within the proposed development will not exceed the minimum area necessary to comply with State law.
4. To promote sustainable job creation, the City Council may amend the location of the UGB located on the Land Use Plan Map and/or redesignate lands outside the UGB in order to allow uses consistent with the General Plan "General Industrial" land use designation as this designation existed on February 26, 2016, provided that no more than 50 acres of land may be brought within the UGB and/or redesignated pursuant to this subsection in any calendar year. The City Council may do so only if it makes each of the following findings based on substantial evidence:

- a. That the land proposed to be brought within the UGB and/or redesignated is immediately adjacent to: (i) the existing UGB; and (ii) available water and sewer connections; and
  - b. That the land proposed to be brought within the UGB and/or redesignated is the subject of a pending application to the City for a specific development proposal; and
  - c. That there is no existing appropriately designated land within the UGB that could accommodate the development as proposed or with modifications, and that would provide substantially the same benefits; and
  - d. That it is not feasible to accommodate the proposed development by redesignating lands within the UGB for the proposed development.
5. Upon request of an affected landowner with a pending development application, the City Council may amend the location of the UGB depicted on the Land Use Plan Map, and/or redesignate lands outside the UGB, if it makes both of the following findings based on substantial evidence:
  - a. That the application of the UGB depicted on the Land Use Plan Map, or of the Gilroy Urban Growth Boundary Initiative's designation of land outside the UGB, would constitute an unconstitutional taking of the landowner's property; and
  - b. That the UGB amendment and/or land use redesignation will allow additional land uses only to the minimum extent necessary to avoid such a taking of the landowner's property.
6. Prior to amending the location of the UGB or re-designating lands outside the UGB pursuant to subsections (c) through (e) of this Policy, the City Council shall hold at least one noticed public hearing for the purpose of receiving testimony and evidence from the applicant and the public on the proposed amendment and any findings proposed in connection with such amendment. This hearing shall be in addition to any other public hearings required for a General Plan amendment.

7. The General Plan may be reorganized or updated, and individual provisions may be renumbered or reordered in the course of ongoing updates of the General Plan in accordance with the requirements of State law, but Policy 2.13 and Policy 2.14 of the Community Design and Development Element shall continue to be included in the General Plan unless earlier amended or repealed by the voters of the City. After December 31, 2040, this Policy 2.14 shall have no further force and effect, and the City Council, if it deems it in the public interest, may amend the Land Use Plan Map and other General Plan provisions addressed by this Policy 2.14 in accordance with State law without a vote of the people.
8. The City, and its departments, boards, commissions, officers, and employees, shall not approve any general plan amendment, zoning amendment, specific plan, specific plan amendment, rezoning, subdivision map, conditional use permit, or take any other discretionary action, that is inconsistent with Policy 2.13 and Policy 2.14 of the Community Design and Development Element of the General Plan. Any general plan amendment, zoning amendment, specific plan, specific plan amendment, rezoning, subdivision map, conditional use permit, or any other discretionary approval granted by the City that either redesignates land outside the UGB or brings land within the UGB under subsections (c) through (e) of this Policy 2.14 must be consistent with the findings made to support that land's re-designation or inclusion within the UGB. [Existing GP, 2.14]

## Goal LU-2

Ensure the orderly development of large areas of Gilroy through specific plans. [New Goal, Consultants]

### Policies

**LU 2.1 Specific Plans.** Require the development of specific plans for new development on land designated Neighborhood District North and Neighborhood District South. [New Policy, Consultants] MPSP

**LU 2.2 New or Amended Specific Plans.** Incorporate new or amended specific plans into the General Plan through a General Plan amendment. [New Policy, Consultants] MPSP

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

**LU 2.4 Downtown.** Update the Downtown Gilroy Specific Plan to guide future planning, design, and development in the Downtown and incorporate the planning efforts associated with the planned High Speed Rail Station. [Existing GP, 1.06] MPSP

**LU 2.5 Hecker Pass.** Maintain and implement the Hecker Pass Specific Plan to guide development in the area while protecting and enhancing the unique qualities and agricultural character of the Hecker Pass area as the city's western gateway and as a highly valued scenic resource for Gilroy residents and visitors. Encourage the ongoing use of agricultural lands to promote agricultural tourism in the Hecker Pass Specific Plan Area. [Existing GP, 1.07, modified] MPSP

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

**LU 2.7 Specific Plan Preparation.** Specific Plans shall be prepared in accordance with State Planning Law (Government Code 65450). [New Policy, City Staff] MPSP

## Goal LU-3

Provide a variety of housing types that offer choices for Gilroy residents and create complete, livable neighborhoods. [New Goal, Consultants]

### Policies

**LU 3.1 Existing Neighborhoods.** Maintain and enhance the quality of existing residential neighborhoods, ensuring adequate public facilities such as parks, schools, streets, water supply, and drainage. [Existing GP, 1.05] SO

**LU 3.2 Connectivity.** Encourage new residential development to incorporate design features that promote walking and connectivity between blocks. [New Policy, Consultants] RDR

**LU 3.3 Residential Building Orientation.** Encourage new residential development to orient buildings toward streets or public spaces to actively engage the community and provide complete neighborhoods. [New Policy, Consultants] RDR

**LU 3.4 Compatible Lotting Pattern.** For infill projects where there is an established pattern of lot sizes abutting a project site, new development should reflect the existing lotting pattern, particularly the lot width of parcels directly across an existing street. [New Policy, City staff] MPSP

**LU 3.5 Neighborhood Infill.** Encourage infill developments that enhance neighborhood quality and respond to community input in the planning and design of infill projects or non-residential, neighborhood-serving uses. [Existing GP, 1.05, modified] RDR

**LU 3.6 Attached Housing.** Require new development projects located within the Medium Density and High-density land use designations to provide attached dwelling units. [New Policy, Consultants] RDR

**LU 3.7 Neighborhood Revitalization Strategy Area.** Support and coordinate economic, social, and community development efforts in the Neighborhood Revitalization Strategy Area to encourage economic development for the benefit of all Gilroyans. [Existing GP, 3.G] MPSP

**LU 3.8 Multi-Family Residential Design Policy.** Encourage new multi-family development to incorporate distinctive site and architectural design that also respects existing and surrounding uses. [New Policy, Consultants] RDR

**LU 3.9 Hillside Development.** Minimize the amount of grading and topographical alteration needed to create developments that appear to be in a natural hillside setting. Clustered dwelling units in hillside areas shall be encouraged. Encourage roadways that pass through subdivisions and individual sites in hillside areas to be designed to preserve the ecological and scenic character of the hillsides. [Existing GP, 1.16] RDR

**LU 3.10 Hillsides and Ridgelines.** Provide hillsides and ridgelines with additional consideration and protection from development due to their prominence and visibility. [New Policy, Consultants] RDR

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

## Goal LU-4

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

### Policies

**LU 4.1 Clustering Commercial Uses.** Encourage new commercial uses to group into clustered areas or centers containing professional offices, retail sales and services. Clustered development shall locate at the intersections of major thoroughfares, and exclude “strip” commercial development (shallow depth, linear form, parking in front of building). [Existing GP, 3.13, modified] RDR

**LU 4.2 High Quality Design.** Encourage distinctive and high quality commercial architecture that respects the character of Gilroy and discourages the use of “franchise architecture”. [New Policy, City staff] RDR

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

**LU 4.4 Commercial Design Standards and Review Procedures.** Require commercial centers to incorporate high standards of site design, construction, buffering, and screening to ensure their compatibility and opportunity to enhance residential neighborhoods. [Existing GP, 3.14 modified] RDR

**LU 4.5 Landscaping in Commercial Areas.** Require that landscaping on commercial properties be well maintained. The City shall encourage those properties currently without landscaping to provide landscaping. [Existing GP, 3.15] RDR

**LU 4.6 Existing Strip Commercial Uses.** Existing strip commercial uses that undergo upgrades or expansion, as well as new commercial centers, shall be of a high-quality design, have limited access to minimize circulation conflicts, and ensure adequate screening from adjacent residential uses. [Existing GP, 3.16 modified] RDR

**LU 4.7 Existing Strip Commercial Uses Connectivity.** Encourage multi-modal connectivity (e.g., automotive, bicycle, pedestrian) between strip commercial uses. [New Policy, Consultants] RDR

**LU 4.8 Tourist-Oriented Commercial.** Encourage tourist-oriented retail uses to locate near U.S. 101 interchanges and Gilroy Gardens. [New Policy, City staff] RDR

**LU 4.9 Pedestrian Access.** Require convenient and direct pedestrian access to commercial uses that are located adjacent to residential areas. [Existing GP, 3.16, modified] RDR

**LU 4.10 Outdoor Activities.** Encourage outdoor cafes and other outdoor activities in appropriate commercial areas, especially Downtown, to create a vibrant public spaces and maximize pedestrian activity. [New Policy, City staff] RDR

**LU 4.11 Freeway Signage.** Work with Caltrans to explore ways to increase directional signage to freeway commercial uses at U.S. 101 interchanges. [New Policy, City staff] RDR

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

## Goal LU-5

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

### Policies

**LU 5.1 Industrial Design Standards.** Ensure that new industrial developments contribute to the overall attractiveness of the community through appropriate site design, architectural design, and landscaping. [Existing GP, 3.03, modified] RDR

**LU 5.2 Industrial Parks.** Encourage the development of well-designed industrial park areas to attract new light industrial development to Gilroy. [Existing GP, 3.06, modified] RDR

**LU 5.3 Screening in Industrial Areas.** Encourage the screening of loading areas and open storage areas so that they are not visible from major roads. [Existing GP, 3.09] RDR

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

**LU 5.5 Agriculture in Industrial Areas.** Encourage agriculture as an interim use in areas designated for industrial development. [Existing GP, 3.12/1.03] RDR

## Goal LU-6

Support agricultural uses in and around Gilroy that have and will continue to influence Gilroy's identity and economy. [New Goal, Consultants]

### Policies

**LU 6.1 Economic Viability of Agriculture.** Support the long-term economic viability of agriculture and agri-tourism and encourage landowners with land designated as "Rural County" to keep their land in cultivation. [Existing GP, 4.01] RDR

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

**LU 6.3 Agricultural Uses within the Planning Area.** Encourage agriculture on land designated as "Rural County" as a compatible use in undeveloped portions of the Planning Area. [Existing GP, 4.05] RDR

**LU 6.4 Agricultural Uses in Hazard Areas.** Encourage areas subject to natural hazards such as major flooding or soils with a high water table to establish or continue long-term agricultural production. [Existing GP, 4.06, modified] RDR

**LU 6.5 Agriculture and Annexation.** Discourage urban development in lands under County jurisdiction until such lands are annexed by the City. The City shall support County land use regulations that require minimum lot sizes to protect the viability of local agriculture and to prevent the development of incompatible or undesirable land use patterns prior to eventual annexation and urbanization. [Existing GP, 4.04] IGC RDR

**LU 6.6 Interagency Cooperation for Agricultural Protection.** Work with the County and key stakeholder groups to protect and support the continued viability of agriculture in lands within the Planning Area. [Existing GP, 4.B, modified] IGC RDR

**LU 6.7 Agricultural Mitigation.** Maintain and implement an Agricultural Mitigation Program to protect productive agricultural lands outside the Urban Growth Boundary from urban encroachment and to establish the mitigation requirements for loss of agricultural lands to new development. [New Policy, Consultants] RDR

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

**LU 6.9 Greenbelts.** Designate protected open space areas in conjunction with agricultural lands to create significant natural buffers, or “greenbelts”, between Gilroy and surrounding communities, helping to retain the city’s semi-rural, small town quality. Land uses within a greenbelt should be determined by joint planning activities of the South County cities and the County, but might include very low density residential development; public parks and recreation areas; privately operated recreation areas; and agriculture. Of special concern is the area separating the northern part of the Gilroy Planning Area from the community of San Martin. [Existing GP, 20.05] MPSP

## Goal LU-7

Encourage mixed-use development projects that create vibrant, walkable districts. [New Goal, Consultants]

### Policies

**LU 7.1 Mixed-Use Districts.** Encourage mixed-use development to locate within the Downtown and in the First Street Mixed-Use District. Such developments include housing, retail commercial, offices, open space, and other compatible uses. This development pattern should create vibrant, walkable areas, in contrast to strip retail developments along corridors. [New Policy, Consultants] RDR

**LU 7.2 Mixed-Use Design.** Require mixed-use developments to limit the number of access driveways, minimize building setbacks, and provide public ground floor spaces adjacent to sidewalks. [New Policy, Consultants] RDR

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

**LU 7.4 Work/Live.** Encourage mixed-uses in appropriate non-residential or existing mixed-use areas, facilitate the adaptive reuse of otherwise obsolete structures and promote the growth of the arts in the community by allowing combined work space and living quarters in appropriate buildings in commercial or industrial zoning districts. Live/work uses should be allowed only in combination with individual studio, office, or workshop space of the residents to establish an integrated living/working environment. The work areas should comprise the majority of the building. A discretionary process (e.g., Conditional Use Permit) is required in some zoning districts, as specified in the Zoning Ordinance, to

ensure that the viability of nearby commercial or industrial uses is not compromised. The residential portion of such spaces will contain a studio or one bedroom, only. Such developments will not include other amenities typically found in traditional residential developments. No live/work uses are allowed on the east side of U.S. 101. [New Policy, City staff] MPSP

**LU 7.5 Live/Work.** A work space for a professional or business activity conducted by one of the residents of a residential dwelling is allowed if the activity is clearly incidental and secondary to the residential use of the dwelling and there is no discernible evidence on the exterior of the dwelling that such activity exists. [New Policy, City staff] MPSP

**LU 7.6 First Street Commercial Development.** Encourage new mixed-use development along First Street with emphasis on larger interrelated developments as opposed to smaller spot development. Developments will include such amenities as extensive landscaping and an architectural style that results in high quality, innovative, and distinctive design. [Existing GP, 3.21] RDR

**LU 7.7 Priority Development Areas (PDAs).** Identify areas near transit suitable for infill development and apply for their official designation as PDAs by the Association of Bay Area Governments and the Metropolitan Transportation Commission. [New Policy, Consultants] IGC MPSP

**LU 7.8 Transit-Oriented Development.** Encourage higher-density residential and mixed-use developments in close proximity to transit services, especially in the vicinity of the Downtown Caltrain station and multi-modal transit center to promote the relationship between development and transit ridership. [Existing GP, 13.03] RDR

## Goal LU 8

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

### Policies

**LU 8.1 Community Beautification.** Ensure the beautification of Gilroy by acquiring easements or development rights for open space, planting street trees, and landscaping public right-of-ways. [Existing GP, 1.11] SO

**LU 8.2 Community Gateway.** Require new developments at "gateways" to the city (i.e., including Monterey Road, Pacheco Pass, Hecker Pass, and U.S. 101 interchanges) to incorporate high-quality, site and architectural

design, distinctive landscaping, public art and/or other improvements that enhance the visual integrity of such areas. [Existing GP, 1.H, modified] RDR

**LU 8.3 Landscaping along U.S. 101.** Coordinate with Caltrans and the County to enhance the landscaping along U.S. 101, and encourage new developments facing U.S. 101 to provide landscape screening and to protect and enhance views of farmland and the surrounding hills. [Existing GP, 1.H] IGC

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

**LU 8.5 Public Art.** Encourage the installation of public art in conjunction with residential and non-residential development. [New Policy, City staff] RDR

**LU 8.6 Utility Undergrounding.** Proceed with the undergrounding of existing overhead utility lines throughout the city, as funding allows, and require undergrounding of utilities in all new developments. [Existing GP, 1.13] SO

**LU 8.7 Signs and Billboards.** Require the location of signs and billboards to respect the surrounding context in order to minimize any negative impact on the visual environment. Enforce sign regulations and design standards to reduce sign clutter and illegal signage along corridors. [Existing GP, 1.14, modified] RDR

**LU 8.8 Clustered Development.** Encourage clustered development as a strategy for achieving desired densities while protecting fragile environmental habitats or natural features creating amenity open spaces and achieving other community design goals. [Existing GP, 1.09] RDR

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

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

**LU 8.11 Historic Preservation and Restoration.** Encourage restorative maintenance to deteriorated buildings, particularly in Downtown and restrict the demolition of historically and/or architecturally significant buildings to accommodate new development. Encourage adaptive re-use of historic structures to maintain their historic character while supporting economic development. [Existing GP, 3.30, modified] RDR

**LU 8.12 Outdoor Lighting Energy Efficiency.** Select outdoor lighting fixtures to provide maximum energy efficiency as well as effective lighting. [New Policy, City staff] RDR

## Goal LU 9

Encourage the growth and revitalization of Downtown to create a vibrant, high quality place for residents, businesses, and visitors. [New Goal, Consultants]

### Policies

**LU 9.1 Downtown Pedestrian Improvements.** Work with public and private entities to develop and maintain design improvements to create a safe, convenient, and pleasant pedestrian environment that supports the continued revitalization of the Downtown area. Improvements could include pedestrian-oriented amenities such as lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art. [Existing GP, 3.27] SO

**LU 9.2 Historic Downtown.** Promote the old downtown section of Monterey Street between Third Street and Eighth Street as the focal point for community identity, providing a “sense of place” and feeling of historic continuity for Gilroy residents. [Existing GP, 1.06, modified] PI

**LU 9.3 Downtown Parking.** Develop, maintain, and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. [Existing GP, 3.29] MPSP

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

**LU 9.5 Re-Use of Existing Structures.** Require the use of high-quality materials and enhanced architectural design for new development and the re-use of buildings in Downtown. [New Policy, Consultants] RDR

**LU 9.6 Downtown Park or Plaza.** Consider developing a park or plaza in the Downtown that can serve as a community focal point and reinforce the role of Downtown as a community gathering place. The City shall use the Downtown Specific Plan update process to determine potential locations for the park. [Existing GP, 3.31] SO

**LU 9.7 Performing and Visual Arts Center in the Downtown Area.** Plan for a Performing and Visual Arts Center in the Downtown that would serve as the center of Gilroy’s cultural and entertainment activities. The City shall use the Downtown Specific Plan update process to determine potential locations for the Center. [Existing GP, 3.32] SO

## Implementation Programs

1. **Zoning Ordinance.** Review and update the Gilroy Zoning Ordinance and Zoning Map to be consistent with the Land Use Diagram and related policies of the General Plan. Consider rezoning areas inconsistent with the Land Use Diagram, as appropriate, and update the zoning district descriptions to reflect the updated land use designation descriptions. [Existing GP, 1.A]
2. **Neighborhood District Policy.** Review and update the Neighborhood District Policy based on the approved General Plan. [New Program, City staff]
3. **Neighborhood District Zoning Designation.** Review and update the Neighborhood District Zoning Designation based on the approved General Plan. [New Program, City staff]
4. **Vacant and Underutilized Sites.** Develop and maintain a citywide database of vacant and underutilized sites to monitor the city’s growth and change. Prepare an annual report to the Planning Commission and City Council on the number of vacant sites and underutilized sites that were developed during the previous year. [New Program, Consultants]
5. **Urban Service Area.** Consider applications for inclusion of additional land in the Urban Service Area on an annual basis, and review applications based on the following criteria:
  - The need for additional lands, if any, to accommodate projected future growth.
  - Consistency of the proposed area of Urban Service Area expansion in light of General Plan policies regarding the pattern of development, the location of growth, and the rate and timing of growth.
  - Consistency with implementation strategies for the Neighborhood Districts, including phasing strategies, if applicable.
  - Consolidate approved applications into a single application to LAFCO for their consideration. [Existing GP]

6. **Downtown Specific Plan Update.** Update and implement the Downtown Specific Plan. The update should address the proposed High Speed Rail station, offer recommendations to resolve parking and transportation issues, continue to plan for growth and revitalization, and propose locations for downtown amenities (e.g. a downtown park/plaza and cultural center). [Existing GP, 1.D]
7. **Multi-Family Residential Design Policy.** Revise and implement the Multi-Family Residential Design Policy to provide updated standards for the design of multi-family development [New Program, Consultants]
8. **Hillside Development Guidelines.** Review and update the Residential Hillside zoning district and continue to enforce the Hillside Development Guidelines to regulate future development in hillside areas. [Existing GP, 1.B]
9. **Commercial Design and Development Standards.** Update the design and development standards for commercial areas every five years to provide an effective tool for achieving vision, goals, and policies of the General Plan, and continue to review and evaluate commercial development proposals based on these standards. [Existing GP, 3.D]
10. **Use Controls and Design Guidelines for Neighborhood Commercial Developments.** Develop guidelines for architectural design, landscaping, buffering, and signage in neighborhood commercial areas to ensure compatibility with adjacent residential uses. The guidelines shall be consistent with the Zoning Code. [Existing GP, 3.E]
11. **Freeway Signage.** Seek partnership with Caltrans to increase directional signage for commercial uses at U.S. 101 interchanges. [New Program, Consultants]
12. **Industrial Design Guidelines.** Update and strengthen the existing Industrial Design Guidelines, including landscaping requirements, to promote attractive and efficient industrial developments. Review and update the guidelines every five years to ensure their continued relevance in applying the vision, goals, and policies of the General Plan to the review and approval of industrial development proposals. [Existing GP, 3.B]
13. **Design Standards for High Impact Uses.** Develop and implement standards for the design, landscaping, and screening of junk yards, salvage yards, and auto wrecking yards. Review and update the standards every five years to ensure that they are adequate. [Existing GP, 3.C]
14. **Agricultural Mitigation Program.** Review the Agricultural Mitigation Program every five years to ensure that the requirements of applicants and the preferred preservation areas remain effective and consistent with Gilroy's vision for agricultural land preservation. [New Program, Consultants]

15. **Mixed-Use Development Design Guidelines.** Develop and implement mixed-use development design guidelines to ensure new developments will adhere to the design and construction requirements as set forth by the City. [New Program, Consultants]
16. **First Street Mixed Use Corridor Plan.** Consider preparation of a specific plan or other area-wide plan to coordinate and guide future growth in the First Street Mixed Use Corridor. [New Program, City staff]
17. **Tree Program.** Develop and implement a street tree ordinance that ensures street trees are planted along all newly-constructed streets. The ordinance shall describe the best methods for planting and the design of nearby sidewalks and streets. The ordinance shall also require the maintenance of existing street trees, the planting of new trees on existing streets where necessary, and the timely replacement of dead or diseased street trees. [New Program, Consultants]
18. **Tree Preservation.** Develop and implement a tree removal process in the Zoning Code, including penalties for removal without City permission and tree replacement mitigation. [New Program, Consultants]
19. **Heritage Tree List.** Consider preparation of a formal heritage tree list and heritage tree designation process. [New Program, City staff]

## MOBILITY ELEMENT

### Goal M-1

Provide for a safe and efficient transportation system that serves all users. [New Goal, Consultants]

### Policies

**M 1.1 Transportation Network.** Develop a coordinated transportation network consistent with the Mobility Diagrams (Figures M-1 through M-5). [Existing GP, 12.01, modified] MPSP

**M 1.2 Street Network Hierarchy.** Provide a transportation network that has a hierarchy of arterial, collector, and local streets to efficiently move bicycle, pedestrian, and vehicular traffic. [Existing GP, 12.02] SO

**M 1.3 NACTO Classification System.** Consider the application of context-sensitive roadway classification system used by the National Association of City Transportation Officials (NACTO). [New policy, City staff] IGC

**M 1.4 Residential Traffic.** Protect residential streets from excess traffic. [New Policy, Consultants] SO

**M 1.5 Transportation Network Connectivity.** Develop a transportation network that connects users of all modes to destinations in Gilroy. [New Policy, Consultants] MPSP

**M 1.6 Street Safety and Accessibility.** Design streets and transportation facilities that are safe and accessible to people of all abilities, including those with limited mobility. [New Policy, Consultants] SO

**M 1.7 Reduce Vehicle Miles Traveled.** Reduce vehicle miles traveled (VMT) and greenhouse gas emissions by developing a transportation network that makes it convenient to use transit, ride a bicycle, walk, or use other non-automobile modes of transportation. [Existing GP, 14.01, modified] MPSP

**M 1.8 Street Landscaping.** Require landscaping as a part of all new street design, including street trees, landscaped medians and buffers, and high-quality street furniture. [New Policy, Consultants] SO RDR

**M 1.9 Interconnected Residential Streets.** Encourage street patterns that provide direct access between neighborhoods for automobiles, pedestrians, and bicycles and connections to nearby neighborhood commercial services. Where access is not provided through the design of the street system, require easements for pedestrian and bicycle access (e.g., between cul-de-sacs). [Existing GP, 12.03, 14.E] RDR

**M 1.10 Private Streets.** Require private streets to function similar to public streets. Private streets shall include sidewalks, street trees, and promote connectivity. [New Policy, Consultants] RDR

**M 1.11 Planned Major Streets Through Non-urban Areas.** Planned Arterial and Collector Streets traversing land located outside the Urban Service Area with non-urban land use designations are not intended to serve urban uses, but rather to provide transportation capacity for future planned urban land uses. Such roadways will be designed with limited access to adjacent properties. [New Policy, City staff] MPSP

**M 1.12 Transportation Demand Management.** Encourage existing and proposed development to incorporate TDM measures such as car-sharing, transit passes, and unbundling of parking (requiring separate purchase or lease of a parking space) where such measures will result in a reduction in vehicle miles travelled, reduction of required amount of parking or an increase in the use of alternate transportation modes. [New Policy, City staff] MPSP

**M 1.13 Transportation Funding.** Ensure new development fully funds the construction of transportation facilities required to meet the City's LOS policy and other required transportation mitigation, including roadways, trails, and transit stops. [New Policy, Consultants] RDR FB

## Goal M-2

Provide complete streets that balance the diverse needs of users of the public right-of-way.

[New Goal, Consultants]

### Policies

**M 2.1 Serving All Users.** Provide safe, consistent, and convenient travel along and across streets to serve all users, including pedestrians, the disabled, bicyclists, motorists, movers of commercial goods, and users and operators of public transportation. [New Policy, Consultants] MPSP

**M 2.2 Complete Street Standards.** Adopt, maintain, and implement complete streets standards consistent with the NACTO Guidelines that are applicable to adjacent land uses and sensitive to nearby neighborhoods. [New Policy, Consultants] MPSP

**M 2.3 Routine Practice.** Continue to work towards making complete streets practices (e.g., considering and accommodating all users and all modes within the appropriate context) a routine part of everyday transportation decision-making. [New Policy, Consultants] MPSP RDR

**M 2.4 Context Sensitive Streets.** Consider the land use and urban design context of adjacent properties in both residential and business districts as well as urban, suburban, and rural areas when designing complete streets. [New Policy, Consultants] MPSP RDR

**M 2.5 Complete Street Conversions.** Identify streets that could be made more complete by adding bicycle lanes, and/or pedestrian amenities. Such street improvements should be considered for inclusion in the Capital Improvement Plan. [New Policy, Consultants] MPSP

**M 2.6 Private Complete Streets.** Encourage large private developments (e.g., office parks, apartment complexes, retail centers) to provide internal complete streets that connect to the existing public roadway system and provide a seamless transition to existing and planned transportation facilities. [New Policy, Consultants] RDR

**M 2.7 Safe Street Crossings.** Design street crossings to provide for the safety needs of bicyclists and pedestrians. Bridge crossings over creeks and at other locations shall be designed to accommodate bicycle lanes or paths in accordance with the designations set forth in the Bicycle and Pedestrian Transportation Plan. Bridges for the exclusive use of pedestrians and bicycles should be considered whenever barriers exist that impede convenient and safe access. [Existing GP, 14.04, modified] SO

## Goal M-3

Support bicycling and walking by providing a safe and extensive bicycle and pedestrian network. [New Goal, Consultants]

### Policies

**M 3.1 Roadway Design.** Require the design of all future roads, bridges, and facilities to accommodate bicycle and pedestrian travel. [Existing GP, 14.G, modified] RDR

**M 3.2 New Development.** Require new development to include a system of sidewalks, trails, and bikeways that link all land uses, provide accessibility to parks and schools, and connect to all existing or planned external street and trail facilities in accordance with the Mobility Diagrams. [New Policy, Consultants] RDR

**M 3.3 Sidewalk Network Gaps.** Fill gaps in the city's existing sidewalk network as funds become available. New development in the vicinity of such gaps shall contribute to such projects when there is a nexus to do so, as a community benefit, or as an off-setting measure for a transportation impact, such as one identified in a transportation analysis or environmental review process. [New Policy, Consultants] SO

**M 3.4 Bicycle and Pedestrian Path Network.** Develop and maintain a network of paths along linear parks, public easements, drainages, and other open space areas to accommodate bicycle and pedestrian traffic (Figures M-2 and M-3). [Existing GP, 14.03] SO

**M 3.5 Bicycle and Pedestrian Transportation Plan.** Maintain and implement a Bicycle and Pedestrian Transportation Plan and Mobility Diagrams M-2 and M3 that guide investment in Gilroy's bicycle and pedestrian networks. These networks should connect residential developments with employment centers, public open spaces, parks, schools, shopping districts, and other major destinations. [New Policy, Consultants] MPSP

**M 3.6 Bicycle and Pedestrian Priority.** Prioritize designs that favor pedestrian and bicycle circulation improvements over those for vehicular circulation on existing or proposed streets that provide opportunities to expand walking and bicycling as viable alternative modes of transportation, particularly on streets identified in Figures M-2 and M-3. Such improvements could include separate bicycle lanes, wider sidewalks, and bicycle/pedestrian-friendly intersection improvements. [New Policy, Consultants] MPSP

**M 3.7 Pedestrian and Bicycle Facility Design Guidelines.** Develop and maintain design guidelines for pedestrian and bicycle facilities based on VTA's Bicycle and Pedestrian Technical Guidelines, VTA's Community Design and Transportation Program Manual of Best Practices, and the National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide, when feasible, that result in the construction of pedestrian and bicycle improvements that are attractive, functional, and accessible. [New Policy, Consultants] MPSP

**M 3.8 Bicycle Improvement Design Standards.** Reference the VTA's Bicycle Technical Guidelines and the National Association of City Transportation Officials standards in the design of bike-related improvements. [New Policy, City staff] MPSP

**M 3.9 Bicycle Parking.** Require adequate short- and long-term bicycle parking for all land uses except for single-family residential uses. [Existing GP, 14.D] RDR

**M 3.10 Public Involvement.** Promote bicycling and walking in the community as a means of transportation and exercise through educational programs and outreach campaigns. [New Policy, Consultants] PI

**M 3.11 Bicycle Parking at City Facilities.** Provide bicycle parking at all City parks and public facilities (e.g., City Hall) sufficient to accommodate anticipated demand. [New Policy, Consultants] SO

**M 3.12 Inter-Regional Bicycle Connectivity.** Support Santa Clara County Parks Department, Santa Clara County Roads and Airports Department, and the State Highway Department (Caltrans) in their efforts to develop a south county bike lanes, routes, and trails, particularly as they provide inter-regional connectivity between Gilroy and its neighbors. Promote connectivity between city, county, and state bicycle improvements by coordinating the City's Bicycle and Pedestrian Master plans with the South County Circulation Element, County Trails Master Plan, and other relevant pedestrian and bicycle plans. [New Policy, City staff] IGC

**M 3.13 Road Maintenance and Bicycles.** Maintain and improve the quality of the surface of the right-hand portion of existing roads as well as the travel lanes so that they are suitable for bicycle travel, regardless of whether or not bikeways are designated. [Existing GP, 14.F] SO

**M 3.14 Safe Routes to School.** Encourage the construction of facilities and provision of programs so that Gilroy children can walk or bicycle to school safely through coordination with school administration and parent organizations and participation in State and Federal grant programs. [New Policy, Consultants] IGC

**M 3.15 Bicycle Paths for Emergency Access.** Design bicycle paths to be wide enough for emergency vehicles to use if other emergency routes do not exist. Use removable bollards or other devices to prevent vehicles other than emergency and maintenance vehicles from using the bike paths. [Existing GP, 14.I] SO

**M 3.16 Pedestrian Signage.** Explore the development of a program, possibly as part of the city's existing wayfinding program, to allow permanent or temporary signage that encourages walking in pedestrian-oriented areas, particularly Downtown. [New Policy, City staff] MPSP

**M 3.17 Traffic Impact Fee for Bicycle/Pedestrian Improvements.** Support and finance the construction of pedestrian and bicycle improvements specified in the Mobility Diagrams by using the comprehensive traffic impact fee. [Existing GP, 14.06] FB

**M 3.18 Grant Funding for Facilities and Programs.** Identify regional, State, and Federal funding programs and secure funding for pedestrian and bicycle facilities and programs. [New Policy, Consultants] FB

## Goal M-4

Plan for efficient and convenient local and regional transit systems that respond to the changing needs of Gilroy. [Existing Goal]

### Policies

**M 4.1 Access to Transit.** Work with the VTA to maximize the opportunity for all residents to have access to safe and convenient public transit options. [New Policy, Consultants] MPSP

**M 4.2 Transit and Development.** Require new development to fully accommodate, enhance, and facilitate public transit, including pedestrian and bicycle access to transit. [Existing GP, 13.01] RDR

**M 4.3 Regional Transit Services.** Support regional transit operations that serve the Gilroy area through coordination of planning efforts and development policies that promote transit use. [Existing GP, 13.04] JP

**M 4.4 Shuttle Service.** Encourage private entities and transit providers to establish shuttle services to Gilroy's commercial and tourist areas. Support public and private efforts and activities to bridge gaps in existing transit service. [New Policy, Consultants] MPSP JP

**M 4.5 Private Transportation.** Encourage privately-owned transit systems, such as taxicabs, "real-time ridersharing" companies, employer shuttles, and private bus companies, to provide additional transit services,

particularly to serve special needs populations, including senior citizens and the mobility impaired. These services should connect to VTA and Caltrain transit systems. [New Policy, Consultants] JP

**M 4.6 Santa Clara Valley Transportation Authority (VTA).** Coordinate with VTA on the planning of new transit routes within Gilroy and maintain a strong relationship with VTA management to ensure continued cooperation. [New Policy, Consultants] IGC

**M 4.7 Updated Transit Plan.** Coordinate with VTA in their evaluation and development of a transit needs and opportunities study to use in the development of a new transit plan. [New Policy, City staff] JP

**M 4.8 Consider Transit in Planning and Development Proposals.** Coordinate with VTA on advance planning projects and development proposals that may have implications for public transit and consider the VTA's Transit Sustainability Policy/Service Design Guidelines. [New Policy, City staff] JP

## Goal M-5

Provide a safe and efficient network of streets for cars and trucks, as well as provide vehicle parking to meet the city's needs. [New Goal, Consultants]

### Policies

**M 5.1 Standard Level of Service (LOS).** Maintain traffic conditions at LOS C or better at Gilroy intersections and roadways, allowing some commercial and industrial areas (e.g., downtown Gilroy, First Street corridor) to operate at LOS D or better. [Existing GP, 12.08, modified] RDR MPSP

**M 5.2 Safe Travel.** Provide roadways to allow for the safe travel of all vehicles, pedestrians and bicyclists. [New Policy, Consultants] SO

**M 5.3 Promote Non-Auto Modes of Transportation.** Consider offering incentives as part of a multimodal system approach, for projects that incorporate travel demand management techniques and promote transit ridership, biking, and walking in order to reduce air pollution, energy consumption, and greenhouse gas emissions. [New Policy, Consultants] RDR MPSP

**M 5.4 Transportation Performance Metrics.** Apply useful and informative transportation performance metrics and thresholds, including vehicle miles traveled (VMT), in a manner consistent with State law and the community value expressed in the goals and policies of this General Plan when measuring transportation system impacts for subsequent projects,

making General Plan consistency determinations, and developing transportation financing programs. [New Policy, Consultants] RDR MPSP FB

**M 5.5 Intersections.** Provide for the safe travel and efficient movement of all transportation modes at intersections, in part by optimizing existing signal phasing and timing. Investigate the feasibility of alternative intersection traffic control methods, such as roundabouts, before new traffic signals are installed. [New Policy, Consultants] SO

**M 5.6 Road Maintenance.** Maintain roadways to allow for the safe travel of all vehicles, pedestrians, and bicyclists. Emphasize preventative maintenance to reduce costs associated with roadway replacement. [New Policy, Consultants] SO

**M 5.7 Traffic Calming.** Continue to implement traffic calming measures that discourages speeding and cut-through traffic in neighborhoods. [New Policy, Consultants] MPSP

**M 5.8 Commercial Driveways.** Require new commercial development to minimize commercial driveways and locate them to prevent conflicts at intersections and with other driveways. Also encourage the reduction of duplicative existing commercial driveways. [Existing GP, 12.07] RDR

**M 5.9 U.S. 101 Landscaping and View Protection.** Coordinate with Caltrans and Santa Clara County to provide additional landscaping along the U.S. 101 right-of-way to enhance its attractiveness, recognizing that it is the primary “visitor-serving” traffic artery in the Planning Area. Also, encourage new developments facing U.S. 101 to provide landscape screening and to protect and enhance existing views of farmland and surrounding hills. [Existing GP, 6.03, modified] IGC

**M 5.10 Capital Improvement Plan.** Maintain and implement a five-year capital improvement plan that addresses all components of the multi-modal transportation network. [New Policy, Consultants] FB

**M 5.11 Parking.** Maintain and implement a comprehensive on- and off-street parking system that serves the needs of residents and businesses while supporting the use of alternative transportation. [Existing GP, 12.F, modified] SO

**M 5.12 Minimum Parking Standards.** Consider eliminating or reducing minimum parking standards for private vehicles in transit-oriented developments, mixed-use developments and developments in high density areas over time, while increasing parking for shared vehicles, alternative energy vehicles, bicycles, and other alternative modes of transportation. [New Policy, Consultants] RDR MPSP

**M 5.13 On-Street Parking.** If all other appropriate street modifications are determined to be infeasible, consider removing or restricting existing on-street parking in areas of critical width in order to facilitate traffic flow and accommodate bicycle lanes. [Existing GP, 14.H] SO

**M 5.14 Downtown Parking.** Seek creative solutions to manage the downtown parking supply and demand, recognizing that a combination of public and private efforts are needed to balance the supply and demand. [Existing GP, 12.G] RDR

**M 5.15 Railroad Crossing Grade Separations.** To the extent possible, require the grade separation of main line railroads and major arterial streets, particularly those of six lanes or more. Maximize the use of available State and Federal funds for grade-separated railroad crossings and encourage railroad companies to pay their equitable share of any such projects. [New Policy, Consultants] RDR JP

**M 5.16 Parking Lot Landscaping.** Establish standards for landscaping and trees in new parking lots and encourage retrofit and enhancements of existing lots. [New Policy, Consultants] MPSP

## Goal M-6

To provide an efficient system for goods movement that adequately serves the industrial and commercial areas of the City while protecting residents from potentially adverse impacts. [New Goal, Consultants]

### Policies

**M 6.1 Truck Routes.** Maintain and update information regarding commercial truck routes map as needed to ensure the needs of business are met while minimizing potential adverse impacts to the rest of the community. [New Policy, Consultants] MPSP

**M 6.2 Off-Peak Deliveries.** Encourage business owners to schedule deliveries during off-peak traffic periods in residential, commercial, or mixed-use areas. [New Policy, Consultants] MPSP

**M 6.3 Goods Movement by Rail.** Coordinate with railroad operators to facilitate the transport by rail of goods through the city. [New Policy, Consultants] RDR JP

**M 6.4 Residential Uses Along Truck Routes.** Limit residential development along designated truck routes in Figure M-5 or design the residential to reduce truck traffic impacts on residents. [New Policy, City staff] MPSP

## Goal M-7

Maintain and increase cooperation between Gilroy and neighboring jurisdictions, regional organizations, and relevant State agencies. [New Goal, Consultants]

### Policies

**M 7.1 Regional Communication.** Maintain formal and informal lines of communication between State and regional agencies such as Caltrans and VTA to ensure cooperation in the development of transportation systems and the implementation of State and regional transportation plans. [New Policy, Consultants] IGC

**M 7.2 County Coordination.** Work with Santa Clara County on the development of transportation facilities within the General Plan planning area but within the jurisdiction of the County, including trails and bicycle paths in the County Trails Master Plan. [Existing GP, 12.I, 14.A] IGC

**M 7.3 Bridge Crossings.** Work with Caltrans and the Santa Clara Valley Water District to provide bicycle and pedestrian bridge crossings across the South Valley Freeway (U.S. 101) and water district drainage facilities. [Existing GP, 14.C] IGC

**M 7.4 Intercity Rail.** Coordinate with Amtrak, Caltrain, Transportation Agency for Monterey County (TAMC), the San Benito Express, and the Capital Corridor Joint Powers Authority to plan for new intercity rail service to San Benito and Monterey counties. [New Policy, Consultants] IGC

**M 7.5 Intercity Transit.** Coordinate with the VTA, TAMC, San Benito Express, and the Capital Corridor Joint Powers Authority to explore future opportunities for new transit services to northern Santa Clara County and the rest of the Bay Area. [Existing GP, 13.C] IGC

**M 7.6 Expanded Caltrain Service.** Coordinate with Caltrain to add additional off-peak service to Gilroy. Work with Caltrain to increase service in the reverse commute direction. [New Policy, Consultants] IGC

**M 7.7 High Speed Rail Coordination.** Support State and regional efforts to bring a high speed rail station to Gilroy. Develop plans and programs to accommodate high speed rail. [New Policy, Consultants] IGC

### Implementation Programs

1. **NACTO Design Guidelines.** Evaluate the National Association of City Transportation Officials (NACTO) design guidelines to determine if the city should use them as a more current, context-sensitive roadway classification system. [New Program, City staff]

2. **Traffic Impact Fee.** Maintain its traffic impact fees for new development, with the funds used to finance roadway and trail improvements. The fees should be reviewed annually. [Existing GP, 12.H]
3. **Bicycle and Pedestrian Transportation Plan.** Review and update the Bicycle and Pedestrian Transportation Plan every five years to ensure it reflects the needs and current conditions in Gilroy. [Existing GP, 14.B, edited]
4. **Bicycle and Pedestrian Improvements.** Implement the following bicycle-related improvements from the recommendations of the Bay Area Air Quality Management District:
  - a. Establish and maintain a bicycle and pedestrian advisory committee.
  - b. Designate a staff person as a Bicycle Program Manager.
  - c. Designate a staff person as a Pedestrian Program Manager.
  - d. Provide bicycle safety education. [Existing GP, 14.K]
5. **Transportation Performance Metrics.** Conduct a study, based on the California Environmental Quality Act (CEQA) guidelines amendments adopted for the implementation of SB 743 (Steinberg, 2013) or other future state legislation, to analyze the potential for implementing vehicle miles traveled (VMT) congestion standards, while also considering the continued use of level of service (LOS) standards to require necessary public improvements from private development. The study should: 1) consider the applicability of using transportation performance metrics and thresholds for measuring transportation system impacts provided in the approved guidelines amendments, as well as for making General Plan consistency determinations and developing transportation financing program, and 2) evaluate the appropriate timing for this action, taking into consideration the need to better understand the necessary procedures for and likely effects of such a change. Based on this consideration, review, and update if needed, the General Plan LOS standards and policies to be consistent with the approved CEQA Guidelines amendments.
6. **Signal Timing.** Maintain and expand its local signal timing programs, in accordance with the recommendations of the Bay Area Air Quality Management District. [Existing GP, 12.J]
7. **Signal Preemption for Buses.** Conduct a study of signal pre-emption for buses on arterial streets with a high volume of bus traffic in coordination with VTA and other transit providers and in an effort to improve on-time performance and attract new riders. [Existing GP, 13.D]

8. **Traffic Calming.** Prepare and adopt a traffic calming policy that discourages speeding and cut-through traffic in neighborhoods. The adopted policy should establish thresholds, have a list of acceptable traffic calming measures, and outline an implementation process for new and existing neighborhoods. [New Program, Consultants]
9. **Parking Standards.** Review and update its parking standards as necessary to reduce the amount of land devoted to parking and encourage shared parking arrangements, particularly in mixed-use developments. [New Program, Consultants]
10. **Commercial Truck Routes.** Review and update its commercial truck routes on Mobility Diagram M-4 to minimize the impacts of truck traffic, deliveries, and staging in residential and mixed-use areas while recognizing the needs of commerce. [New Program, Consultants]

## ECONOMIC PROSPERITY ELEMENT

### Goal EP-1

Support the development of an educated, skilled, and competitive workforce to match the current and future employment needs of Gilroy's businesses. [New Goal, Consultants]

### Policies

**EP 1.1 Local Hiring.** Promote local hiring, including youth employment and paid internships, to increase community ownership and resident retention, help achieve a more positive jobs to employed resident ratio, and reduce regional commuting, gas consumption, and air pollution. [New Policy, Consultants] PI

**EP 1.2 Gilroy Unified School District.** Encourage and support efforts of the Gilroy Unified School District to increase investment in both vocational and academic school programs and facilities. [EDSP] IGC

**EP 1.3 Training and Employment for Youth.** Coordinate efforts between local employers and training/educational institutions to encourage the availability of training for important skills, as well as youth employment opportunities. [EDSP] JP IGC

**EP 1.4 "Middle Skill" Occupations.** Encourage training for "middle skill" occupations as well as college-oriented careers. [EDSP] JP IGC

**EP 1.5 Training Facilities and Programs.** Support investment in training facilities and programs that can serve a critical mass of targeted industry clusters. [EDSP] JP IGC

**EP 1.6 Workforce Housing.** Support the development of workforce housing to enable the workforce to live in the community. [EDSP] JP IGC

**EP 1.7 Executive Housing.** Encourage the development of executive housing to encourage entrepreneurs to locate in Gilroy. [EDSP] JP IGC

## Goal EP-2

Support efforts to increase employment in Gilroy by encouraging the attraction and expansion of private sector businesses. [New Goal, Consultants]

### Policies

**EP 2.1 Employment Recruitment.** Encourage industrial, high-tech, and commercial office employers to locate in Gilroy and provide a diversity of well-paid job opportunities for local residents. [Existing GP, 3.01, modified] MPSP

**EP 2.2 Employment Retention.** Support the development, retention, and expansion of all businesses including agricultural and tourism-related businesses, recognizing their vital importance to the City's economic future. [Existing GP, 3.01, modified] MPSP

**EP 2.3 Agricultural Industries.** Support measures that strengthen the position and economic viability of local agriculture and related industries. Agriculture is an important base industry vital to the existing economy of Gilroy. [Existing GP, 3.11, modified] MPSP

**EP 2.4 Business Development Targets.** Establish business development and attraction targets that are consistent with the skills and education levels of the workforce. [EDSP] PSR

**EP 2.5 Attract Entrepreneurs and Business Executives.** Support efforts to develop a strategy to target marketing efforts to existing or potential entrepreneurs and business executives who could be attracted to live in Gilroy. This strategy could result in a variety of different business types starting up or expanding in Gilroy and would help create more "corporate citizens" in the community. [EDSP] MPSP

**EP 2.6 Silicon Valley.** Support efforts to promote Gilroy to Silicon Valley companies looking for less costly locations for expansions. [EDSP, modified] MPSP

**EP 2.7 Food Processing.** Promote additional value-added food processing of local agricultural products. [EDSP, modified] MPSP

**EP 2.8 Local Food.** Work with local grocers and restaurants to feature locally produced food where feasible. [EDSP, modified] MPSP

**EP 2.9 Emerging Industries.** Continue to monitor industry trends and evaluate and identify what industries, including emerging industries, are best suited for Gilroy business development and attraction targets. [EDSP] MPSP

**EP 2.10 Locations for Businesses.** Encourage commercial and industrial development by ensuring the availability of suitable sites for development and providing zoning that facilitates such uses. Coordinate with brokers to ensure that distinct real estate market data is available for Gilroy. [EDSP, modified] MPSP

**EP 2.11 Employment Land Conversion.** Protect employment lands from conversion to non-employment uses, particularly where such conversions may compromise the viability of nearby employment properties. [EDSP] MPSP

**EP 2.12 Economic Development Funding Sources.** Maintain a toolkit of potential economic development funding sources and mechanisms, including those offered through State and Federal resources. [EDSP] MPSP

**EP 2.13 Property Data.** Encourage commercial real estate brokers to maintain current property data for Gilroy to ensure that prospective businesses understand the extent of potential business locations in Gilroy. [EDSP] JP

## Goal EP-3

Maintain a supportive business climate that increases the City's ability to support expansion of existing businesses and attraction of new businesses. [New Goal, Consultants]

### Policies

**EP 3.1 Promote Gilroy.** Promote Gilroy as a place for business and industry, capitalizing on the City's location and numerous amenities, to encourage new businesses to locate here and to retain existing businesses. [Existing GP, 3.02] PI

**EP 3.2 Business-Friendly Values.** Encourage that the entire City organization, including employees, volunteers, and elected and appointed officials, understand and embrace Gilroy's business-friendly values. [New Policy, Consultants] SO

**EP 3.3 Regulation Updates.** Update policies, procedures, and regulations to promote a business-friendly atmosphere and a high-quality environment that is attractive to residents and businesses. [New Policy, Consultants] SO

**EP 3.4 Development Incentives.** Consider ways in which the City can incentivize job creation associated with commercial and industrial development, particularly through fiscally responsible means such as shortening entitlement review timelines. [New Policy, Consultants] SO

**EP 3.5 Business Support Services.** Provide Gilroy businesses with access to a full network of business support services through partnerships with specialized agencies and organizations. [EDSP] MPSP JP IGC

**EP 3.6 Culturally Diverse Businesses.** Encourage the development of specialty businesses that reflect the diverse ethnic and cultural groups of the Gilroy community. [New Policy, Consultants] MPSP

**EP 3.7 Assist Entrepreneurs.** Support and assist local entrepreneurs who are starting businesses in Gilroy. [New Policy, Consultants] MPSP

**EP 3.8 Impact Fees.** Review impact fees periodically to ensure they remain as efficient and effective as possible in funding the City's infrastructure needs while remaining low enough to retain and attract businesses. [EDSP, modified] RDR

**EP 3.9 Buy Local.** Encourage residents, local businesses, colleges, trade schools, and community organizations to purchase goods and services from other local businesses to support local jobs and to recirculate money within the local economy. [New Policy, Consultants] PI JP

**EP 3.10 Permit Processing.** Ensure a timely, fair, and predictable permit process for all applicants. [New Policy, Consultants] RDR SO

## Goal E-4

Be a key partner with other agencies and organizations to achieve the City's and the region's economic goals. [New Goal, Consultants]

### Policies

**EP 4.1 Interagency Coordination.** Coordinate with and support the Gilroy Economic Development Corporation, Gilroy Downtown Business Association, Chamber of Commerce, Visit Gilroy, and other groups working to promote Gilroy's economic development. In particular, support and coordinate efforts targeted towards the further economic development of the Downtown area. [Existing GP, 3.F, modified] IGC JP

**EP 4.2 Public/Private Partnerships.** Support and encourage public/private partnerships to implement strategic projects that align with the City's economic and community development goals. [New Policy, Consultants] IGC JP

**EP 4.3 Regional Partnerships.** Coordinate with local, regional, and State economic development organizations to support the economy of southern Santa Clara County and Gilroy. [New Policy, Consultants] IGC JP

## Goal EP-5

Maintain and expand Gilroy's retail sector to meet local and regional demands and generate tax revenues for City operations. [New Goal, Consultants]

### Policies

**EP 5.1 Downtown and Local-Serving Retail.** Encourage the establishment and expansion of commercial businesses that increase local spending within Gilroy and provide needed goods and services to residents and businesses. [New Policy, Consultants] MPSP

**EP 5.2 Retail Niches.** Encourage businesses to fill important retail niches, such as higher end grocery stores and restaurants, to improve the shopping mix. [EDSP, modified] JP MPSP

**EP 5.3 Retail Mix.** Coordinate with retail centers to maintain a fresh mix of stores and an attractive shopping environment. [EDSP] JP MPSP

**EP 5.4 Demographic Profile.** Update the demographic profile of Gilroy as newer housing developments are completed so it can be used for retail attraction efforts. [EDSP] MPSP

**EP 5.5 Outlet Mall.** Promote the Gilroy Premium Outlets and other regional retail destinations. [New Policy, Consultants] MPSP

## Goal EP-6

Attract visitors and provide them with the amenities and services to make their stay enjoyable. [New Goal, Consultants]

### Policies

**EP 6.1 Tourism Promotion.** Coordinate with Visit Gilroy, Tourism Business Improvement District marketing program, local winery association and other efforts to promote Gilroy's strengths and tourist attractions in regional and statewide media and consider how targeted national and international media can be used to expand tourism for all of Gilroy's attractions. [EDSP] PI

**EP 6.2 Lodging.** Encourage hotels to locate in Gilroy, especially full-service business hotels with conference facilities or other amenities that will attract more business travel to Gilroy. Support expansion of bed and breakfast and other leisure hotel options as well. [EDSP, modified] MPSP

**EP 6.3 Attractions and Itineraries.** Encourage the development of additional attractions and, in coordination with Visit Gilroy, Tourism Business Improvement District marketing program, and local winery association and other efforts to identify linked itineraries to encourage visitors to see multiple locations such as downtown, wineries, culinary attractions, regional family attractions, and cultural performances in the same visit. [EDSP, modified] MPSP

**EP 6.4 Events.** Promote existing and new signature events that add to Gilroy's quality of life, enhance the City's image, and stimulate economic activity. [EDSP] MPSP

**EP 6.5 Wine Tourism.** Promote winery tourism through coordinated efforts with Visit Gilroy, Tourism Business Improvement District marketing program, local winery association, and other efforts. [EDSP] IGC JP

**EP 6.6 Gilroy Sports Park.** Develop financing strategies for completion and operation of the Sports Park in accordance with the Sports Park Master Plan such that the City can expand and promote events for youth sports and regional tournaments, either to supplement regional events currently hosted in South County or to create a new niche for itself. [EDSP] FB

**EP 6.7 Outdoor Recreation.** Promote outdoor recreational activities within and in close proximity to Gilroy (hiking, biking, equestrian, archery, etc.) as a means to attract tourists and promote Gilroy's high quality of life. [New Policy, Consultants] PI

**EP 6.8 Bicycle Tourism.** Promote Gilroy's weather, flat valley topography, and extensive bicycle network as a safe and convenient transportation and recreation option, including for access to wineries. [EDSP] PI

## Goal EP-7

Create a vibrant community that attracts visitors and businesses, and enhances the quality of life for residents. [New Goal, City staff]

### Policies

**EP 7.1 Arts and Cultural Activities.** Encourage expansion of arts and cultural activities, particularly in the downtown, to enhance the quality of life and entertainment options for Gilroy residents and visitors. [New Policy, City staff] MPSP

**EP 7.2 Public Art in Downtown.** Encourage the expansion of arts and cultural activities, particularly in Downtown, to enhance the quality of life and entertainment options for Gilroy residents and visitors. [New Policy, City staff] MPSP

**EP 7.3 Public Art.** Support private efforts to create art in public places (e.g., murals, statues) as a means to create a vibrant community that attracts residents and businesses. [New Policy, City staff] MPSP

**EP 7.4 Planning Process.** Integrate planning for public art in City planning efforts, to include but not limited to specific plans and development proposals. [New Policy, City staff] MPSP

## Goal EP-8

Proactively manage land uses to provide and enhance economic development and job growth. [New Goal, City staff]

### Policies

**EP 8.1 Industrial and Commercial Lands.** Protect and improve the quantity and quality of lands designated for industrial and commercial uses. [New Policy, City staff] RDR

**EP 8.2 Jobs to Employed Resident Ratio.** Seek to improve the city's jobs to employed resident ratio through land use management, in part to support the City's fiscal health. [New Policy, City staff] MPSP

**EP 8.3 Incompatible Uses.** Limit encroachment of incompatible uses, such as residential or assembly uses, in industrial areas so as to avoid the imposition of additional operational restrictions and/or mitigation requirements on industrial users, particularly in general industrial areas and especially in the interior of general industrial areas. [New Policy, City staff] MPSP

**EP 8.4 Trucking and Freight.** Protect and improve trucking and other modes of freight transportation access to the key employment areas in Gilroy. [New Policy, City staff] MPSP

**EP 8.5 Enhanced Community.** Provide high-quality neighborhoods, diverse housing options, a walkable/bikeable public street and trail network, and, in designated areas, compact, mixed-use development to enhance Gilroy's livability, attractiveness, and high quality of life; to promote interaction among community members; and to attract talented workers to the city. [New Policy, City staff] MPSP

### Implementation Programs

1. **Jobs in Gilroy.** Maintain a tabulation of the number and types of jobs in the City of Gilroy. [EDSP] MPSP

2. **Economic Development Strategic Plan.** Implement the Economic Development Strategic Plan (EDSP). Review and update the EDSP every five years to reflect current economic conditions and forecasts. The City shall use the EDSP to guide short- and medium-term economic development strategy. [New Program, Consultants]
3. **Business Development Targets.** Develop quantifiable business development and attraction targets that consider the skills and education levels of the workforce. Collect data annually to compare actual business development and attraction levels to the developed targets. Use the results to guide future business development efforts. [EDSP]
4. **Entrepreneur Recruitment Program.** Develop and implement a strategy to target marketing efforts to existing or potential entrepreneurs and business executives who could be attracted to live in Gilroy. Coordinate the City's effort with the Gilroy Economic Development Corporation and other local organizations. [EDSP]
5. **Emerging Industries.** Develop a study that identifies emerging industries that can be attracted to locate in Gilroy. The basis for this study shall be the industries outlined in the Economic Development Strategic Plan. Based on the results of the study, develop detailed strategies for supporting and attracting businesses in those emerging industries. Continue to monitor industry trends and evaluate what industries, including emerging industries, are best suited for business development and attraction targets. [EDSP]
6. **Inventory of Developable Sites.** Develop and maintain an inventory of developable sites to encourage the development of new industries. [New Program, Consultants]
7. **Regulation Updates.** Update regulation policies on a regular basis. [New Program, City staff]
8. **Regulation Updates.** Monitor the city's jobs to employed resident ratio as one indicator of the fiscal health of Gilroy. [New Program, City staff]

## HOUSING ELEMENT

### Goal H-1

Provide adequate residential sites to accommodate projected housing needs and encourage the production of a variety of housing types.

#### Policies

**H 1.1 Housing Density Range.** Strive to ensure adequate land is available at a range of densities to meet Gilroy's existing and projected housing needs. RDR

**H 1.2 Housing Options.** Encourage the provision of a variety of housing options for Gilroy residents. RDR

**H 1.3 Housing Type Mix.** Encourage a mix of housing in new development areas to avoid the overconcentration of specific housing types in some areas of the city. RDR

**H 1.4 Workforce Housing.** Support the development of workforce housing to enable the manufacturing workforce to live in the community. RDR

**H 1.5 Executive Housing.** Encourage the development of executive housing to encourage entrepreneurs to locate in Gilroy. RDR

**H 1.6 Downtown Specific Plan.** Continue to implement the Downtown Specific Plan and encourage and coordinate activities with the Downtown Business Association and Economic Development Corporation to encourage mixed-use development. MPSP IGC

## Goal H-2

Encourage and support the provision of affordable housing in Gilroy.

### Policies

**H 2.1 New Affordable Housing.** Encourage the provision of new affordable housing. RDR FB

**H 2.2 Affordable Housing Incentives.** Provide incentives for affordable housing, including but not limited to the density bonus ordinance, and expedited project review. RDR

**H 2.3 Homeownership.** Support homeownership opportunities for low- and moderate-income households. MPSP

**H 2.4 Affordable Housing Partnerships.** Encourage partnerships between non-profit and for-profit housing developers to encourage affordable housing production. JP

**H 2.5 Affordable Housing in Neighborhood Districts.** Continue to require at least 15 percent of new housing in the Neighborhood Districts to be affordable to very low-, low-, and moderate-income households. RDR

**H 2.6 Extremely Low-Income Housing Types.** Consider the development of single-room occupancy units, studio apartments, and other similar unit types that are affordable to extremely low-income residents in higher-density areas of the city. RDR

**H 2.7 Affordable Housing Programs.** Continue to participate in programs that assist lower- and moderate-income households to secure affordable housing, such as the County’s Mortgage Credit Certificate program, Section 8 rental voucher programs, Measure A Bond Program, and the Housing Trust Fund of Santa Clara County. MPSP

## Goal H-3

Maintain and conserve the existing housing stock in a sound, safe, and sanitary condition.

### Policies

**H 3.1 Structure Maintenance and Rehabilitation.** Promote the maintenance and rehabilitation of structures in poor condition and take action to prevent poorly maintained properties from further deterioration. CSO

**H 3.2 Below Market Rate Housing Preservation.** Strive to preserve the affordability of existing below market rate housing units. MPSP

**H 3.3 Older Home Preservation.** Encourage the retention and rehabilitation of older homes in and near the historic city center and ensure that rehabilitation activities are sensitive to the historic character of the building and/or site. MPSP

## Goal H-4

Increase access to decent and suitable housing for Gilroy residents with special housing needs.

### Policies

**H 4.1 Special Needs Group Housing.** Encourage housing opportunities for special needs groups, including: seniors; persons with disabilities, including developmental disabilities; the homeless; large households; single female-headed households; and farmworkers. RDR

**H 4.2 Senior Housing.** Encourage the development, rehabilitation, and preservation of affordable and market-rate housing for seniors, particularly in neighborhoods that are accessible to public transit, commercial services, and health and community facilities. RDR

**H 4.3 Housing for the Homeless.** Support efforts to provide emergency shelter, transitional housing, and permanent supportive housing for homeless persons and those at risk of homelessness. RDR FB

**H 4.4 Farmworker Housing.** Support the development of permanent and seasonal farmworker housing in appropriate areas of the city. RDR

**H 4.5 Large Households Housing.** Encourage affordable housing developments to include units that can accommodate large households of five or more. RDR

**H 4.6 Housing for People with Disabilities.** Encourage the development and maintenance of housing accessible to people with disabilities, including developmental disabilities. RDR

**H 4.7 Reasonable Accommodation.** Continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use or zoning, when necessary to eliminate barriers to housing opportunities. RDR

## Goal H-5

To ensure equal housing opportunities for all Gilroy residents regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.

### Policies

**H 5.1 Equal Housing Opportunities.** Ensure equal housing opportunities for all Gilroy residents regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income. RDR

**H 5.2 Fair Housing Standards.** Promote fair housing standards. PI RDR

**H 5.3 Housing Discrimination.** Refer discrimination complaints to Project Sentinel or other organizations that address housing discrimination. CSO

## Goal H-6

Increase awareness of and participation in housing programs.

### Policies

**H 6.1 Housing Program Information.** Consolidate and disseminate housing related resources to provide better access to information on available housing programs and affordable housing units. PI

**H 6.2 Secondary Units.** Encourage the production of secondary units in single family districts through outreach and educational materials. PI

**H 6.3 Foreclosure Resources.** Provide information on resources available to assist residents facing foreclosure. PI

## Implementation Programs

- 1.A. Publicize Residential Sites Inventory.** Make the residential sites inventory available to developers by publicizing it on the City website and providing copies of the sites to developers. Update the list of sites annually, or as projects are approved on the sites.
- 1.B. Facilitate Infill Development.** Coordinate efforts with private and non-profit developers and other housing related groups to encourage the construction of residential development through a menu of regulatory incentives (e.g., streamlined review and other methods that will effectively encourage infill development). Monitor infill development on a biannual basis to ensure the effectiveness of programs to encourage housing development. If, based on its biannual review, the City finds that additional programs are need to facilitate infill development, revise programs as appropriate.
- 1.C. Monitor Permit Requirements, Processing Procedures and Land Use Controls.** To ensure permit requirements and processing procedures do not constrain residential development, evaluate current requirements and procedures on a biannual basis. Consult builders and other parties engaged in housing development activities to identify concerns. If permitting requirements are determined to be a constraint to residential development, modify permitting requirements and/or procedures to address constraints, as feasible.
- 1.D. Zoning to Encourage and Facilitate Single-Room Occupancy Units.** Revise the Zoning Code to establish explicit definitions for and regulatory standards addressing single-room occupancy units.
- 1.E. Study Micro-Units.** Conduct a study of the appropriateness of “micro-units” in Gilroy and the existing barriers in the Zoning Ordinance to the provision of micro-units. Based on the findings of the study, make a determination of the appropriateness of micro-units in Gilroy and, if determined appropriate, identify methods for eliminating barriers, and establish appropriate development standards.
- 2.A. Develop Affordable Housing Incentives.** Review and revise, as appropriate, current incentives and regulatory concessions available to developers for the development of affordable housing throughout the city, and especially within the Downtown Gilroy Specific Plan area and Neighborhood District. Incentives and regulatory concessions may include, but are not limited to parking reductions and reduced setbacks. Also provide technical assistance, as feasible; information on State and Federal funding opportunities; and marketing to potential developers.

Continue to monitor development within the city’s Downtown area on a biannual basis to ensure the implementation of the Specific Plan’s policy on encouraging the development of a mix of retail, office, and higher density residential uses. Encourage the development of uses within the area to closely follow the

recommended land use assumptions contained in the Specific Plan. If, based on its biannual review, the City finds that the proportion of residential uses to non-residential uses are not being developed as assumed in the Specific Plan, investigate additional incentives, concessions, or assistance and revise programs as appropriate.

**2.B. Pursue Funding for Affordable Housing.** Pursue funding from State, Federal, and regional sources and support applications for funding to help increase the supply of affordable housing. Funding programs may include but are not limited to:

- One Bay Area Grants awarded by the Association of Bay Area Governments;
- HCD Local Housing Trust Fund Program;
- HUD Section 811 funding for supportive housing for extremely low-income residents;
- The State Infill Infrastructure Grant program sponsored by the Department of Housing and Community Development (HCD); and
- The State Multi-family Housing Program (MHP), sponsored by HCD.

**2.C. Community Development Block Grant Program.** Continue to administer the Community Development Block Grant Program for all eligible activities, including acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, public services, and public improvements. Continue to inform non-profit organizations of funding availability through the City's website and informational packets at City Hall.

**2.D. Housing Trust Fund.** Continue to administer the City's Housing Trust Fund for all eligible activities, including new construction, acquisition, rehabilitation, home buyer assistance, homeless assistance, public services related to housing, and preservation of affordable housing. Continue to inform non-profit organizations of funding availability through the City's website and informational packets at City Hall.

**2.E. Funding Sources to Assist Homeownership.** Pursue potential sources of additional funding for homeownership assistance, including the availability of State HCD, CalHFA funds, HOME, and County funds. Improve public outreach activities through the compilation of resources for down payment assistance, silent second mortgages, and other means of acquiring a home.

**2.F. Section 8 Referrals.** Continue to provide Section 8 referral services and information to City residents. Make information on the Section 8 voucher program available on the City website.

**2.G. Development of Housing for Extremely Low-Income Households.** Review and incorporate appropriate regulatory incentives, financial incentives, and other policies that encourage the development of housing units for extremely low-income households. Encourage and support the development of housing for extremely low-income households within future affordable housing projects through various strategies and programs that may include: assistance with entitlement processing, modifying development standards, and granting concessions and incentives for projects that provide housing for lower-income families.

**2.H. Water and Sewer Service Priority.** Review and update every five years, as necessary, the Water and Sewer Service Priority Policy to ensure future affordable projects will receive service priority.

**3.A. Housing Rehabilitation.** To enhance the quality of existing neighborhoods, continue to implement the City's Housing Rehabilitation Program. Continue using Community Development Block Grant (CDBG) funds to assist in the improvement of substandard housing.

**3.B. Code Enforcement Program.** To ensure continued maintenance of housing quality, condition, and use, continue to enforce building codes to address existing exterior and interior code violations. Within current staffing limits, contact owners of units identified as substandard, offering inspection services and providing information on the City's Rehabilitation Loan Program and landlord/tenant information and mediation services.

**3.C. Monitoring of Units At-Risk of Converting to Market Rate.** Provide for regular monitoring of deed-restricted units that have the potential of converting to market rate. In order to proactively address units at-risk of conversion, develop a program to partner with non-profit housing providers and develop a preservation strategy. This strategy will at least include biennial contact with property owners of affordable units, identification of funds to purchase and preserve affordable units, noticing of tenants and technical assistance with applications for funds.

**3.D. Resale Control on Owner-Occupied Below Market Rate Units.** Continue to implement resale controls on owner-occupied Below Market Rate (BMR) units to ensure that affordable units provided through public assistance or public action are retained for 30 years or more as affordable housing stock.

**3.E. Rent and Income Restrictions on Rental Below-Market Rate Units.** Continue to implement rent and income restrictions on rental Below Market Rate (BMR) units to ensure that affordable units provided through public assistance or public action are retained for 30 years or more as affordable housing stock.

- 4.A. Housing for Large Families.** Review and revise the Zoning Code, as appropriate, to incorporate appropriate regulatory incentives, and other policies that encourage the development of rental housing units with three or more bedrooms to accommodate the needs of large families. Encourage and support the development of rental housing for large families within future affordable housing projects through various strategies and programs that may include assistance with site identification and entitlement processing, modifying development standards, and granting concessions and incentives.
- 4.B. Development of Housing for Seniors.** Consider areas for new senior housing development, including residential care facilities, that are convenient to public transit and within walking distance to shopping and restaurants, and incorporate appropriate regulatory incentives, financial incentives, and other policies that encourage the development of housing for seniors. Continue to accept Senior only and Affordable Senior Housing projects through the RDO Exemption program to encourage the development of these projects.
- 4.C. Reduced Parking Standards for Senior Housing.** Conduct a study to determine if reduced parking standards for senior housing are appropriate in Gilroy. Based on the findings of the study, the City may revise the Zoning Code, as necessary, to reduce parking standards for senior housing.
- 4.D. Development and Conservation of Housing for Farmworkers.** Continue to partner with the Housing Authority of Santa Clara County and various non-profit organizations to explore and implement ways of providing affordable farmworker housing. Assist with requests by developers for State and Federal funding for development of multi-family housing within city limits.
- 4.E. Consistency with the Employee Housing Act.** Update the Zoning Code to be consistent with the Employee Housing Act (Health and Safety Code 17021), which generally requires employee housing to be permitted by-right, without a CUP, in single-family zones for less than six persons, and in all zones that allow agricultural uses with no more than 12 units or 36 beds.
- 4.F. Support Homeless Service Providers.** Continue to support the efforts of agencies providing emergency shelter for homeless residents, including providing funding when feasible and appropriate.
- 4.G. Home Access Grants.** Continue to administer the Home Access Program to provide very low-income disabled residents with help in safely entering and exiting their homes and accessing essential areas within their homes.

- 4.H. Coordinate with the San Andreas Regional Center.** Work with the San Andreas Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. Make information available on the City website.
- 4.I. Zoning Code Amendments for Transitional and Supportive Housing.** Update the Zoning Code to be fully compliant with State law and allow transitional and supportive housing in all zones that allow residential uses, subject to the same restrictions that apply to other residential uses of the same type in the same zone.
- 5.A. Fair Housing Counseling.** Continue to provide funds to and contract with a non-profit agency to provide fair housing assistance, including landlord/tenant counseling, homebuyer assistance, and improvement or removal of identified impediments. Disseminate information about fair housing assistance through pamphlets in City-owned buildings and other public locations (e.g., City Hall, Library, post office, other community facilities) and by posting information on the City website.
- 6.A. Interagency Collaboration for Lower Cost Housing.** Continue participation in Countywide housing assistance programs, and collaborate with other public agencies and non-profit housing sponsors in the use of available programs to provide lower-cost housing in Gilroy.
- 6.B. Collaboration with Development Community.** Continue to establish relationships with and provide technical assistance to both for-profit and non-profit development companies working in the area of affordable housing, facilitating innovative partnerships and collaborative approaches to affordable housing development. Especially utilize the Housing Advisory Committee to address housing issues and provide outreach to the development community.
- 6.C. Community Access to Housing Information.** To ensure the Gilroy community is provided the highest level of access to information, evaluate the effectiveness of existing outreach and community education efforts and develop a comprehensive outreach strategy for the delivery of housing information. The outreach strategy will consider various methods of delivery, including print media, mailers, web-based information, and other methods that consider economic and cultural considerations unique to the City of Gilroy.
- 6.D. Annual Review of Housing Element.** Pursuant to HCD Requirements, conduct an annual implementation review of the Housing Element. The review will include the following information: a log of new residential development permits and completion reports; inventory of units built in the extremely low-, very low-, and low-income categories, an update or inventory of approved projects; an annual estimate of population from the State Department of Finance; and available vacant land and zoning survey.

## **PUBLIC FACILITIES AND SERVICES ELEMENT**

### **Goal PFS-1**

Provide the highest level of public facilities and services feasible, consistent with the City's fiscal resources, to meet the needs of current and future residents and businesses. [Existing GP, Goal 15, modified]

#### **Policies**

**PFS 1.1 Public Facilities and Development.** Develop a system of public facilities that will:

- a. support and encourage infill development and a contiguous pattern of land use and discourage premature development or over-development in the absence of necessary municipal improvements;
- b. minimize adverse impacts on the environment and adverse fiscal, economic, and social impacts on the community; and
- c. protect the health, safety, and general welfare of Gilroy's residents by providing a level of service consistent with the needs of individual neighborhoods. [Existing GP, 15.01, modified] MPSP SO

**PFS 1.2 Fiscal Implications of Land Use Decisions.** Carefully consider the fiscal implications of land use decisions that would result in service expansions to avoid significant negative fiscal impacts unless necessary to achieve other critical City objectives. [New Policy, Staff] FB SO

**PFS 1.3 Capital Improvement Budget.** Maintain the Capital Improvement Budget (CIB) to ensure the implementation of the General Plan and the adequate and timely provision of public facility and municipal utility improvements. [New Policy, Consultants] MPSP FB

**PFS 1.4 Priority for Infrastructure Rehabilitation or Replacement.** Give high priority in capital improvement programming to funding rehabilitation or replacement of critical infrastructure that has reached the end of its useful life or has capacity constraints. [New Policy, Consultants] FB

**PFS 1.5 Infrastructure Theft Prevention.** Strive to reduce infrastructure theft and reduce the effects of vandalism through the planning, design, and construction of new facilities, and retrofit of existing facilities, where feasible. [New Policy, Staff] SO

**PFS 1.6 Neighborhood Compatibility.** Locate public facilities in a manner that minimizes the adverse effects of noise, light, glare, or odors associated with these facilities. Require these facilities to use building and landscaping materials that are compatible with neighboring properties, to the extent practicable. [New Policy, Consultants] MPSP SO

**PFS 1.7 Public Facility Clustering.** Promote the clustering of public and quasi-public facilities (e.g., schools, parks, libraries, child care facilities), the joint-use of these facilities, and agreements for sharing costs and operational responsibilities among public service providers. [New Policy, Consultants] IGC SO

**PFS 1.8 Partnering.** Strive to partner or form joint ventures with commercial and nonprofit organizations to facilitate the development and operation of community facilities, programs and services. [Existing GP, 15.04] JP IGC

**PFS 1.9 Volunteerism.** Encourage volunteerism to engage the community and ensure the continuation of City services that rely on volunteers. [Existing GP, 15.05, modified] SO

**PFS 1.10 Facility and Service Funding.** Ensure that new development bears the cost for incremental public facilities and services costs it generates. [New Policy, Consultants] MPSP

**PFS 1.11 Development Impact Fees.** Require applicants for new development to pay Development Impact Fees for traffic circulation, water, wastewater, storm water and public facilities to offset the costs of expanding these as detailed by the impact fee nexus study. [Existing GP, 19.A, modified] FB

**PFS 1.12 Civic Center Expansion.** Expand the Civic Center Complex as necessary to meet the City's long-term workspace needs. [Existing GP, 15.02] SO

## Goal PFS-2

Operate public facilities and services in a sustainable manner that uses public revenues and resources efficiently. [New Goal, Consultants]

### Policies

**PFS 2.1 High-Quality Service.** Continue to offer professional, high-quality service that meets the needs of residents and businesses. [New Policy, Consultants] SO

**PFS 2.2 Efficient, Cost-Effective Operations.** Continue to function efficiently in all its operations and activities and use revenues in a cost effective manner. [New Policy, Consultants] SO

**PFS 2.3 Sustainable Practices.** Minimize the generation of waste and maximize recycling programs, energy efficiency and conservation, and environmental practices that reduce water, electricity and natural gas use, and vehicle fuel consumption. [New Policy, Consultants] SO

**PFS 2.4 Alternative Energy Sources.** Require the use of alternative energy sources in new services provided by City franchisees, whenever practicable. [New Policy, Consultants] SO

**PFS 2.5 Energy Efficient Buildings and Infrastructure.** Continue to improve energy efficiency of existing City buildings and infrastructure through efficiency improvements, equipment upgrades, and installation of clean, renewable energy systems. [New Policy, Consultants] SO

**PFS 2.6 Leadership in Energy and Environmental Design (LEED).** Achieve the highest practicable LEED classification for all new public buildings. [New Policy, City Staff] SO

**PFS 2.7 Technology Use.** Continue to evaluate and invest in technological advances to enhance the performance of internal City operations and the delivery of public services. [New Policy, Consultants] SO

## Goal PFS-3

Maintain the City's water system to meet the needs of existing and future development while improving water system efficiency. [New Goal, Consultants]

### Policies

**PFS 3.1 Water System Master Plan.** Maintain and implement the Water System Master Plan to provide water facilities to meet existing and future customer needs. [New Policy, Consultants] MPSP

**PFS 3.2 Urban Water Management Plan.** Maintain and implement the Urban Water Management Plan, including water supply and water shortage contingency plans, to ensure the supply of water meets current and future customer demand. [New Policy, Consultants] MPSP

**PFS 3.3 Water Agency Coordination.** Advocate with the Santa Clara Valley Water District, regional agencies, and other public and private entities to provide water for the existing community and future planned development. [Existing GP, 19.01, 19.B, modified] MPSP IGC

**PFS 3.4 New Technologies.** Support efforts to encourage the use of new technologies that reduce water use. [New Policy, Consultants] MPSP

**PFS 3.5 Water Quality.** Ensure the provision of healthy, safe water for all users in Gilroy through facilities, policies, programs, and regulations. [New Policy, Consultants] MPSP RDR

**PFS 3.6 Water Infrastructure.** Ensure that water infrastructure is in place or required in conditions of approval prior to approving new development. [New Policy, Consultants] RDR

**PFS 3.7 Water System Reliability.** Focus major water system projects on improving water system reliability, and replace or repair water lines that are inadequate in size, unreliable, or whose replacement could improve long-term system efficiency. [New Policy, Consultants] SO

**PFS 3.8 Water Conservation Standards.** Achieve a 20 percent reduction in per-capita water use from 2009 levels by 2020 consistent with the State's 20x2020 Water Conservation Plan. [New Policy, City staff] MPSP

**PFS 3.9 Water Conservation Programs.** Coordinate with the SCVWD to implement cost effective conservation strategies and programs that increase water use efficiency, including providing incentives for adoption of water efficiency measures. Water conservation strategies may include a combination of financial incentives, legislative actions, and public education. [New Policy, Consultants] MPSP

## Goal PFS-4

Maintain the City's wastewater collection, treatment, and disposal system to meet the needs of existing and future development anticipated in the Gilroy 2040 General Plan. [New Goal, Consultants]

### Policies

**PFS 4.1 Wastewater System Master Plan.** Maintain and implement its Wastewater System Master Plan to provide wastewater facilities adequate to meet existing and future customer needs. [New Policy, Consultants] MPSP

**PFS 4.2 Wastewater Treatment and Disposal Capacities.** Provide for and maintain adequate wastewater treatment and disposal capacities to meet the needs of existing users and support the buildout of the Gilroy 2040 General Plan. [Existing GP, 19.03, modified] SO

**PFS 4.3 Timing and Location of Development.** Require that adequate wastewater treatment capacity is funded and in place prior to approval of new development. [Existing GP, 19.04, modified] SO RDR

**PFS 4.4 Effective Wastewater Treatment.** Provide treatment and disposal facilities that protect groundwater and other natural resources from contamination. [Existing GP, 19.05, modified] SO

**PFS 4.5 Lift Stations and Siphons.** Minimize and eliminate where feasible the need for lift stations and siphons. [Existing GP, 19.07, modified] SO

**PFS 4.6 Recycled Water.** Coordinate with SCVWD to continue to maximize the production and use of recycled water. [New Policy, City Staff] SO IGC

**PFS 4.7 Wastewater Treatment.** Maintain and operate wastewater treatment and water reclamation facilities in compliance with all applicable local, State and Federal clean water, clean air, and health and safety regulatory requirements. [New Policy, City Staff] SO

**PFS 4.8 Water Conservation.** Encourage water conservation and other programs which result in reduced demand for wastewater treatment capacity. [New Policy, City Staff] MPSP

## Goal PFS-5

Maintain an effective storm drainage system to accommodate runoff, prevent property damage due to flooding, and improve environmental quality. [New Goal, Consultants]

### Policies

**PFS 5.1 Storm Drain Master Plan.** Maintain and implement the Storm Drain Master Plan to provide for stormwater facilities adequate to meet existing and future customer needs. [New Policy, Consultants] MPSP

**PFS 5.2 Storm Collection System.** Provide and maintain a storm collection system to convey stormwater to creeks and channels and to reduce the potential for localized flooding. [Existing GP, 19.09] SO

**PFS 5.3 Green Infrastructure.** Require on-site stormwater management system (i.e. “green infrastructure”) design and Low Impact Development (LID) techniques per the City’s adopted stormwater requirements to preserve and create open space, improve runoff water quality, and decrease runoff volume. [New Policy, Consultants] MPSP

**PFS 5.4 Stormwater Inspection.** Require new development to be responsible for the funding of a post-construction inspection of stormwater facilities. [New Policy, City Staff] RDR

**PFS 5.5 Rainwater Harvesting.** Encourage the use of rainwater harvesting facilities, techniques, and improvements where cost effective, safe, and environmentally sustainable. [New Policy, Consultants] RDR MPSP

## Goal PFS-6

Reduce the amount of waste entering regional landfills through an effective waste management program. [New Goal, Consultants]

### Policies

**PFS 6.1 Mandatory Collection.** Continue to require weekly solid waste collection throughout the city. [New Policy, Consultants] RDR

**PFS 6.2 Adequate Service.** Monitor its solid waste and recycling services franchisee to ensure that services provided are adequate to meet the needs of the community and to meet the provisions of the City's franchise agreement. [New Policy, Consultants] MPSP SO

**PFS 6.3 Solid Waste Diversion.** Comply with State goals regarding reduction of solid waste disposal, including calculated disposal rate standards. [New Policy, Consultants] MPSP

**PFS 6.4 Recycling.** Reduce the volume of material sent to solid waste sites by maintaining recycling programs and encouraging the participation of all residents and businesses. [Existing GP, 24.01, modified] MPSP PI

**PFS 6.5 Source Reduction.** Reduce the volume of disposed waste by encouraging efforts to decrease consumption; reduce material weight and volume; reuse products and materials; and increase the durability of products and materials. [Existing GP, 24.02] MPSP PI

**PFS 6.6 Municipal Waste Reduction.** Reduce municipal waste generation by continuing to employ a wide range of innovative techniques, including electronic communications to reduce paper usage and buying products with less packaging or in bulk, where feasible. [New Policy, Consultants] SO

**PFS 6.7 Recycled Products or Processes for Capital Projects.** Continue and expand the use of recycled products or recycling processes whenever practicable. [New Policy, Consultants] SO

**PFS 6.8 Disposable, Toxic, or Non-Renewable Products.** Reduce the use of disposable, toxic, or nonrenewable products in City operations. [New Policy, Consultants] SO

**PFS 6.9 Construction and Demolition Waste Recycling.** Continue to require demolition, remodeling, and major new development projects to salvage or recycle asphalt and concrete and all other nonhazardous construction and demolition materials to the maximum extent practicable. [New Policy, Consultants] RDR

**PFS 6.10 Regional Coordination.** Coordinate with and support regional efforts to develop and implement effective waste management strategies. [New Policy, Consultants] IGC

## Goal PFS-7

Construct and maintain roadways that serve all users. [New Goal, Consultants]

### Policies

**PFS 7.1 Road Maintenance.** Maintain roadways to allow for the safe travel of all vehicles, pedestrians, and bicyclists. Emphasize preventative

maintenance to reduce costs associated with roadway replacement. [New Policy, Consultants] SO

**PFS 7.2 Sidewalk Maintenance.** Maintain sidewalks to encourage walking and provide safe facilities for pedestrians. [New Policy, Consultants] SO

**PFS 7.3 Sidewalk Network.** Construct new sidewalks to fill in gaps in the existing sidewalk network, as funding allows. [New Policy, Consultants] SO

**PFS 7.4 Curbs and Gutters.** Require new streets to have curbs, gutters, and storm drainage facilities to collect and remove water from Gilroy's streets, with the exception of well-designed, pedestrian-friendly curbless streets that use alternative means of collecting stormwater. [New Policy, Consultants] RDR

**PFS 7.5 Street Trees.** Strive to line the City's streets with trees so that they become enjoyable and beautiful spaces, creating a rich "urban forest" for the enjoyment of future generations. Tree species should be selected that will provide a canopy of shade and have root systems that will not cause sidewalk buckling and other damage, to the extent practicable. [Existing GP, 1.12, modified] RDR SO

## Goal PFS-8

Provide for the current and future energy and telecommunications needs of Gilroy. [New Goal, Consultants]

### Policies

**PFS 8.1 Provision of Utilities.** Work with public, quasi-public, and private utility providers as practicable to provide adequate levels of service to city residents. [Existing GP, 19.10, modified] IGC JP

**PFS 8.2 Coordination with Utility Providers.** Coordinate with energy providers in the siting and design of gas and electric facilities to minimize environmental, aesthetic, and safety impacts. [New Policy, Consultants] IGC JP

**PFS 8.3 Co-Location.** Encourage compatible co-location of telecommunication facilities and work with service providers to site telecommunications facilities on City-owned property or public rights-of-way. [New Policy, Consultants] RDR JP

**PFS 8.4 Energy Conservation.** Reduce energy consumption by encouraging the use of green building technologies, supporting the use of alternative energy sources, and disseminating public information regarding energy conservation techniques. [Existing GP, 23.05, modified] MPSP PI

**PFS 8.5 Undergrounding.** Require the undergrounding of utilities in areas of the city undergoing redevelopment or significant construction. Continue to require the undergrounding of utilities in areas of new development. [Existing GP, 19.11, modified] JP

**PFS 8.6 Communications Master Plan.** Maintain and update the Communications Master Plan, which provides a framework to guide the evaluation, planning, implementation, and management of the City's communications infrastructure. [New Policy, City staff] MPSP

**PFS 8.7 Telecommunication Technologies.** Support the implementation of telecommunication technologies to attract new businesses and meet the changing communication needs of City residents and businesses. [Existing GP, 19.12, modified] JP

**PFS 8.8 City Wireless Systems.** Maintain and enhance the coverage and bandwidth of the wireless network, which provides free wireless data service to residents, businesses, and visitors. [New Policy, Consultants] SO

**PFS 8.9 Fiber Optic Cable Access.** Continue to explore opportunities to expand the city's fiber optic infrastructure, consistent with the Communications Master Plan. [New Policy, Consultants] JP

**PFS 8.10 Outdoor Lighting and Energy Efficiency.** Select outdoor lamps and light fixtures that maximize energy efficiency, provide effective lighting, and are compatible with the neighborhood context. [Existing GP, 19.14, modified] SO

**PFS 8.11 Light Pollution and Glare.** Require that light sources and fixtures be selected, designed, and located to minimize light pollution and glare. [Existing GP, 19.15, modified] SO

## Goal PFS-9

Provide excellent public safety services in partnership with the community. [New Goal, Consultants]

### Policies

**PFS 9.1 Police Strategic Plan.** Maintain and implement the Police Strategic Plan to ensure contemporary policing practices are employed to meet existing and future community safety needs. [New Policy, Consultants] MPSP

**PFS 9.2 Standards of Service.** Provide and maintain police services that are adequate in staffing, equipment, and resources to respond to emergencies and calls for service as the city continues to grow. Measurable standards of levels of service shall be established by the City Council in the biennial budget and be aligned with National Best

Practices. City staff shall annually report on actual performance compared against the established standards. [Existing GP, 18.01, modified] MPSP

**PFS 9.3 Development Review.** Include the Police Department in the review of development proposals to ensure that crime and safety issues are consistently addressed in the review of new development. Such review shall promote the implementation of Crime Prevention Through Environmental Design principles. [New Policy, Consultants] RDR

**PFS 9.4 Graffiti.** Eliminate graffiti by removing it as soon as practicable. [New Policy, Consultants] SO

**PFS 9.5 Community Engagement.** Provide outreach, education, and resources to organizations (e.g., volunteers in policing, the Gilroy Police Foundation, and neighborhood groups) on the topics of revitalization and community safety. [New Policy, Consultants] PI

**PFS 9.6 Police Communication.** Maintain close ties and open lines of communication with the community. [New Policy, Consultants] PI

**PFS 9.7 Future Police Officers.** Provide programs to introduce young people to a career in law enforcement. [New Policy, Consultants] PI

## Goal PFS-10

Provide for public health and safety by offering high quality fire and emergency-response services. [Existing GP, Goal 18, modified]

### Policies

**PFS 10.1 Standards of Service.** Provide and maintain fire services that are adequate in staffing, equipment, and resources to respond to emergencies and calls for service as the city continues to grow. Measurable standards of levels of service shall be established by the City Council in the biennial budget and be aligned with National Best Practices. City staff shall annually report on actual performance compared against the established standards. [Existing GP, 18.01, modified]

**PFS 10.2 First Response Services.** Continue to provide first-response medical emergency services and advanced life support. [New Policy, Consultants] SO

**PFS 10.3 Development Review.** Under the direction and authority of the Fire Chief, the Fire Marshall shall review development proposals to ensure that projects adequately address fire access and building standards. [New Policy, Consultants] RDR

**PFS 10.4 Optimal Siting.** Require that fire stations are strategically located to provide optimal response time in accordance with Standards of Cover and industry best practice. [New Policy, Consultants] SO

**PFS 10.5 New Development.** Continue to require that new development provides all necessary water service, fire hydrants, and roads consistent with Fire Department standards. [New Policy, Consultants] RDR

**PFS 10.6 Sprinklers.** Continue to require installation of sprinklers in all new buildings in accordance with the California Fire Code. [New Policy, Consultants] RDR

**PFS 10.7 Inspections.** Ensure the continued compliance with City and State fire and life safety regulations by conducting periodic inspections. [New Policy, Consultants] RDR

**PFS 10.8 Fire Access Design and Building Materials.** Require all new development to include use of fire-resistant landscaping and building materials and adequate access for fire equipment. [New Policy, Consultants] RDR

**PFS 10.9 Fire Safety Education.** Maintain and implement a fire prevention and safety education program for Gilroy residents and businesses. [New Policy, Consultants] PI

## Goal PFS-11

Provide Gilroy residents with access to excellent educational facilities and programs that are well integrated into the surrounding neighborhoods. [New Goal, Consultants]

### Policies

**PFS 11.1 Gilroy Unified School District Partnership.** Continue to coordinate with the GUSD to establish areas of agreement for the shared use, maintenance, and development of facilities for community recreational use at existing and future school sites. [Existing GP, 16.19, modified] IGC

**PFS 11.2 Gavilan College Partnership.** Consider expanding the partnership between the City and Gavilan College to allow for greater community use of college facilities. [Existing GP, 16.20] IGC

**PFS 11.3 Reinforce Educational Values.** Reinforce the educational values as expressed in the Gilroy Unified School District Mission Statement through the policies and actions of the City in relation to educational facilities and community development. [Existing GP, 17.01, modified] IGC

**PFS 11.4 School Impact Fees.** Continue to collect new development fees as established by the GUSD, in accordance with State law. [New Policy, City Staff] RDR

**PFS 11.5 Inter-Agency Cooperation.** Continue to cooperate with Gilroy Unified School District, Gavilan College, Santa Clara County Office of Education, and other educational organizations. Hold regular joint

meetings to coordinate long-range planning, discuss development decision making, and address issues of common concern. [Existing GP, 17.05, modified] IGC

**PFS 11.6 School Sites.** Coordinate with developers and GUSD to provide high quality school sites (based on size, location, and terrain). In areas of new residential development, ensure that sites are identified as a condition of development approval and incorporated as part of the Neighborhood District planning process. Site location considerations include adjacency to planned open-space corridors, neighborhood park sites, and bike and pedestrian pathways. [Existing GP, 17.06, modified] IGC RDR

**PFS 11.7 Libraries.** Continue to coordinate with the Santa Clara County Library District to help them provide library facilities and services to meet the educational needs of Gilroy residents. [New Policy, Consultants] IGC

## Implementation Programs

1. **Capital Improvement Budget.** Update the Capital Improvement Budget biannually to prioritize facility improvements for water, wastewater, stormwater, traffic, and public facilities based on facility master plans. [Existing GP, 15.A, modified]
2. **Impact Fees.** Review and update the water, wastewater, stormwater, traffic, and public facilities nexus studies and impact fee schedules when master plans are updated, to ensure that public facilities and services required by new development are paid for by those developments. [Existing GP, 18.B, modified]
3. **Civic Center Master Plan.** Review and update the Civic Center Master Plan as needed in keeping with the projections, goals, and policies of the General Plan. [Existing GP, 15.B, modified]
4. **Urban Water Management Plan.** Review and update the Urban Water Management Plan at least every five years, as required by the Urban Water Management Planning Act. [New Program, Consultants]
5. **Long-Term Wastewater Planning.** Provide information to the SCRWA for annual monitoring reports to reflect current conditions and projections. Use the monitoring reports to guide service expansion and improvements. [Existing GP, 19.D, modified]
6. **Communications Master Plan.** Create and implement a Communications Master Plan. [New Program, City staff]
7. **Police Strategic Plan.** Review and update the Police Strategic Plan as needed to reflect current conditions and projections. [New Program, Consultants]

8. **Anti-Graffiti Program.** Eliminate graffiti by providing recycled paint for abatement, organizing volunteers to paint over graffiti, and providing a phone number for reporting graffiti. [New Program, Consultants]
9. **Neighborhood Resource Unit.** Continue to implement the Stop Trespassing on Public/Private Property (STOP) program and assist neighborhood groups in grant applications for community building and quality of life projects. [New Program, Consultants]
10. **Citizen Police Academy.** Provide residents with an inside look at the Gilroy Police Department to foster a better understanding between the Department and the community. Participants shall meet Police personnel and experience some of the duties these officers have.
11. **Police Explorers.** Offer opportunities for youth ranging in age from 14 to 20 years to gain the information and experience necessary to determine if a career in law enforcement is right for them. Activities include ride-a-longs with officers and assistance in records, crime analysis, communications, and other areas of the department. [New Program, Consultants]
12. **Meetings with Educational Organizations.** Facilitate an annual meeting with representatives from the Gilroy Unified School District, Gavilan College, Santa Clara County, and other educational organizations as necessary to achieve the goals and policies of the General Plan. [Existing GP, 17.A, modified]
13. **Fire Strategic Plan.** Develop, maintain, and implement the fire strategic plan to ensure contemporary practices are being employed to meet existing and future community emergency services needs. [New Program, Consultants]
14. **Standards of Cover Performance Measures.** Continue to improve compliance and measure performance with Standards of Cover deployment methodologies for fire distribution, unit utilization, and concentration for an Effective Response Force (ERF). [New Program, Consultants]
15. **City Growth and New Development.** Continue to work with the Community Development Department to implement a vision for fire safe construction, emergency vehicle travel and access, occupant egress, and fire protection systems placement that maximizes current staffing levels. [New Program, Consultants]
16. **Community Engagement and Outreach.** Work with the community on safety education in support of Community Emergency Response Teams (CERT), citizens/youth academies or Explorer programs so the demographics as much as possible. [New Program, Consultants]

## PARKS AND RECREATION ELEMENT

### Goal PR-1

Provide a comprehensive and coordinated system of convenient, attractive, and high-quality parks to meet the current and future recreation needs of Gilroy residents. [Existing GP, Goal 16, modified]

### Policies

**PR 1.1 Complete System.** Develop and maintain a complete system of parks that provide opportunities for both passive and active recreation. [New Policy, Consultants] MPSP SO

**PR 1.2 Healthy Community.** Encourage Gilroy residents to be healthier and more active by providing park and recreation facilities to meet the needs of all residents. [New Policy, Consultants] MPSP SO

**PR 1.3 Parks and Recreation System Master Plan.** Maintain and implement the Parks and Recreation System Master Plan to guide the planning, design and implementation of a citywide system of parks and recreation facilities and programs, including cultural and other special use facilities. [Existing GP, 16.04, modified] MPSP

**PR 1.4 Park Land Standard.** Maintain the City's established standard of five acres of developed park land per thousand population.

- a. This standard includes neighborhood/school parks, community and community/school parks, sports parks, trails/linear parkways, and special use facilities (see Park and Recreation Definition and Facility Classification System above).
- b. Park preserves and limited active recreation use areas are valued at five percent of their total acreage toward meeting this standard.
- c. Golf courses, non-accessible open spaces, and private recreational facilities are not included in this standard. School lands are not included unless there is a long-term lease agreement for their use as City recreational facilities. [Existing GP, 16.01] SO RDR

**PR 1.5 Facilities and Services Timing.** Ensure that the development of parks, trails, and community and recreation facilities and services keeps pace with development and growth within the city. [New Policy, Consultants] MPSP SO

**PR 1.6 Open Space Areas.** Open space areas in new development with natural or wildlife value, but no parks and recreation facilities should be owned, preserved, and maintained by a homeowner's association or other private or non-profit entity. Such areas shall not be dedicated for inclusion in the city parks and recreation system, due to public safety, access and maintenance costs. [Existing GP, 20.08, modified] SO MPSP

**PR 1.7 Residential Development Project Review.** Review all new residential development projects for consistency with the Parks Master Plan. [New Policy, City staff] RDR

**PR 1.8 Park Land Dedication.** Require developers of new residential subdivisions to dedicate land for development of parks and recreation facilities, which may include cultural facilities, to serve the subdivision, neighborhood, and community. At the City's discretion, the developer may pay fees in lieu of dedication to assist in land acquisition and facility development in other locations. [New Policy, City staff] SO RDR

**PR 1.9 Public Parkland Preservation.** Require that any public parkland converted to non-recreational uses is replaced in kind to serve the same neighborhood, consistent with California's Public Park Preservation Act of 1971. [New Policy, Consultants] RDR MPSP

**PR 1.10 Facility Distribution.** Strive to establish new parks and recreation facilities throughout the community so that a park or park facility is within walking distance of all residents. [Existing GP, 16.06, modified] RDR SO

**PR 1.11 Parks as Buffers.** Consider the use of parks or recreational corridors as buffers between incompatible land uses. [New Policy, Consultants] SO

**PR 1.12 Physical Access.** Ensure that all facilities and parks comply with State and Federal accessibility codes and standards, such as those established by the Americans with Disabilities Act (ADA) and California Building Standards Code. [Existing GP, 16.09, modified] SO

**PR 1.13 Gated Residential Developments.** Public parks and recreation facilities shall only be located within privately gated residential developments if public access and use of the facilities is unrestricted. [Existing GP, 16.13, modified] SO RDR

**PR 1.14 Recreation Facilities in New Development.** Encourage the provision of public and private recreation facilities in residential developments, especially publicly-accessible, privately maintained facilities. Consider public accessibility and the establishment of sustainable funding for maintenance costs before accepting public recreation facility dedications. [Existing GP, 16.13, modified] SO RDR

**PR 1.15 Alternative Financing Methods.** Consider additional financing methods to support implementation of parks and recreation facility improvements and ongoing maintenance, including grants, joint use agreements, private donations, corporate sponsorships, endowments, in-kind services, user fees, bonding, and establishment of special districts. [Existing GP, 16.D] FB

**PR 1.16 Development of Public Parks.** Planning for the development of public park lands in proximity to residential development should take into consideration the need for preservation of the privacy, security, and maintenance of the adjacent residential property. Whenever practicable, a roadway or other means to provide a separation between parks and adjacent residential properties shall be employed. [New Policy, City staff] MPSP

**PR 1.17 Public Street Frontage.** Provide maximum practicable public street frontage for public parks, trails, and recreation and cultural facilities. Land use adjacencies that compliment public use and sustainability, and incorporate design for public safety, should be encouraged. [New Policy, City staff] RDR

**PR 1.18 Community Gardens on Public Lands.** Explore opportunities to create community gardens on surplus public lands where adequate separation from adjacent residential properties can be established, and for which sustainable funding mechanisms are established to pay for maintenance and the cost of services (e.g., water). [New Policy, City staff] PSR

**PR 1.19 Public Connections.** Encourage new developments to include visible, public connections to parks, trails, and recreation facilities when such public access would improve the connections for current and future users. [New Policy, City staff] RDR

**PR 1.20 Interconnect Public Parks.** Strive to connect parks to one another and to the communities they serve through a series of interconnected trails and bike lanes. [New Policy, City staff] MPSP

**PR 1.21 Private Agreements with City.** Encourage developers and property owners to enter into formal agreements with the City to maintain trails adjacent to their properties. [New Policy, City staff] JP

**PR 1.22 Parks and Recreation Facility Design.** Ensure that the design of parks and recreation facilities are consistent with best practices and standards for facility design. [New Policy, City staff] RDR

**PR 1.23 Alternative Financing Methods.** Consider additional financing methods to support implementation of public art and funding for ongoing maintenance, including grants, joint use agreements, private donations,

corporate sponsorships, endowments, in-kind services, user fees, bonding, establishment of special districts, and fees on new development. [Existing GP, 16.D] FB

## Goal PR-2

Support recreational and cultural programs that promote wellness, fun, lifelong learning, skill development, personal enrichment, and positive relationships. [New Goal, Consultants]

### Policies

**PR 2.1 Recreational Needs.** Provide recreation facilities and programs that are responsive and accessible to the diverse cultures and age groups that comprise the Gilroy community. [Existing GP, 16.10] SO

**PR 2.2 Financial Access.** Provide partial subsidies of some recreation programs depending on the user group and facility type. User fees should be charged for use of some facilities and participation in many recreation programs, but fee rates shall be affordable so that most residents are not excluded for financial reasons. Scholarships shall be available for residents who cannot participate in recreation programs due to financial hardship. [Existing GP, 16.11] SO

**PR 2.3 Youth Recreation Scholarships.** Support fundraising efforts for the Youth Recreation Scholarship program to provide financial support for qualifying families who want to participate in public recreation programs but are unable to due to economic constraints. [New Policy, Consultants] SO

**PR 2.4 Youth Partnerships.** Encourage partnerships with community groups that can assist with outreach to youth populations, including the South County Youth Task Force, non-profit organizations, faith-based organizations, and public safety agencies. These partnerships can provide much needed community resources and non-traditional recreational programs to at-risk and disengaged youth. [Existing GP, 16.18] SO

**PR 2.5 Senior Services.** Continue to provide services for Gilroy's senior population and support the Senior Center. [New Policy, City staff] SO

**PR 2.6 Activity Guide.** Encourage Gilroy residents to participate in recreational and cultural programs by publishing a listing of all recreational programs, activities, and special event offerings. [New Policy, Consultants] PI

**PR 2.7 Arts and Culture Commission Strategic Plan.** Maintain and implement the Arts and Culture Commission Strategic Plan to further art and culture in Gilroy and to promote the unification of arts groups. [New Policy, Consultants] MPSP

**PR 2.8 Public Awareness of the Arts.** Encourage Gilroy residents to participate in cultural activities and events through a variety of media outlets. [New Policy, Consultants] PI

**PR 2.9 Public Art.** Encourage public and private efforts to install public art in public facilities, parks and other public areas while considering long-term maintenance costs to the taxpayer. [New Policy, City staff] JP

## Goal PR-3

Coordinate with local and regional organizations and agencies to provide the highest quality parks and recreation facilities and programs to Gilroy residents. [New Goal, Consultants]

### Policies

**PR 3.1 Partnerships with Nonprofit Organizations.** Coordinate with non-profit organizations that can assist in:

- a. Providing recreation programs;
- b. Reaching populations that could benefit from but do not regularly participate in recreation programs;
- c. Fundraising for facilities and program development; and
- d. Operating special use facilities. [Existing GP, 16.22] SO JP

**PR 3.2 Private Sector Services and Partnerships.** Develop public/private partnerships where such collaborations are beneficial to the community. Examples of potential partnerships include:

- a. Concessions and leases of public facilities to private organizations;
- b. Leasing of private facilities for the operation of City programs;
- c. Private donations and sponsorship of public facilities and programs; and
- d. Contract maintenance services. [Existing GP, 16.23, modified] SO JP

**PR 3.3 Partnerships with Local and Regional Public Agencies.** Identify opportunities to expand partnerships with local and regional public agencies that can assist in providing recreational facilities and programs, including Santa Clara County Parks, California State Parks, Santa Clara Valley Water District, Santa Clara County Open Space Authority, Bay Area Ridge Trail Council, City of Morgan Hill, Gilroy Unified School District, Gavilan College, and the Gilroy Police Department. [Existing GP, 16.21] SO IGC

**PR 3.4 Joint Use Facilities.** Continue to coordinate with the Gilroy Unified School District to establish areas of agreement for shared use, maintenance, and development of facilities for community recreation use at existing and future school sites. [Existing GP, 17.01, modified] IGC

## Implementation Programs

1. **Parks and Recreation System Master Plan.** Review and update the Parks and Recreation System Master Plan every ten years to reflect current conditions and community needs. Use the Parks and Recreation System Master Plan to guide the maintenance and addition of parks and recreation facilities and services. The Master Plan review shall:
  - a. Evaluate progress in implementing recommended projects;
  - b. Verify accuracy of population and land use projections;
  - c. Adjust capital projects funding based on identified additional funding sources and unforeseen opportunities; and
  - d. Review user needs at all parks and facilities and provide appropriate responses through specific facility or park master plan revisions. Review and adjust operations and maintenance budgets including cost recovery goals. [Existing GP, 16.A, 16.E, modified]
2. **Recreation Activity Guide.** Maintain and implement an activity guide for recreation programs, leagues, and special events at a minimum of two times per year. [New Program, Consultants]
3. **Arts and Culture Commission Strategic Plan.** Maintain and update the Arts and Culture Commission Strategic Plan, including seeking funding mechanisms to support community art projects and community-wide cultural arts programming. [New Program, Staff]

## NATURAL AND CULTURAL RESOURCES ELEMENT

### Goal NCR-1

Preserve and enhance Gilroy's natural resources for current and future residents. [New Goal, Consultants]

### Policies

**NCR 1.1 Habitat Plan Compliance.** For all covered activities throughout the city, comply fully with permit conditions of the Santa Clara Valley Habitat Plan. This will protect natural resources by minimizing impacts on

sensitive natural communities and 18 covered species, facilitating wildlife movement, and establishing stream setbacks and buffers. Associated permit fees will be used for reserve system preservation, habitat enhancement and restoration, and adaptive management and monitoring [New Policy, Consultants] RDR

**NCR 1.2 Stream Protection.** In concert with the Habitat Plan, protect the ecological, aesthetic, and recreational value of the streams that flow through the Gilroy Planning Area. Areas required for riparian setbacks shall be dedicated to the Santa Clara Valley Water District in fee or easement, or incorporated into private open space to be preserved and maintained by future development projects. Access to streams should be of sufficient width to accommodate trails, flood control access, and protection of riparian habitat. [Existing GP, 20.02, modified] RDR MPSP

**NCR 1.3 Riparian Setbacks.** Riparian setback areas shall be required of all new development, consistent with the requirements of the Habitat Plan and other City regulations. Exceptions to the riparian setbacks requirements may be allowed in a minority of cases, with the approval of the City Council, consistent with the Habitat Plan. [New Policy, City staff] RDR MPSP

**NCR 1.4 Plant and Wildlife Habitats.** In concert with Habitat Plan requirements, preserve important plant and wildlife habitats, including streams and riparian habitats, wildlife movement corridors, heavily vegetated hillside areas, unique ecosystems (such as oak woodlands and serpentine substrates), and significant nesting/denning sites for native wildlife. [Existing GP, 20.03, modified] RDR MPSP

**NCR 1.5 Open Space Access and Management.** In concert with Habitat Plan requirements, encourage the management and maintenance of public and private open space areas in a manner that ensures habitat protection, provides for public access, addresses public safety concerns, and meets low-impact recreation needs. [Existing GP, 20.06, modified] RDR MPSP

**NCR 1.6 Preservation Techniques.** In concert with Habitat Plan requirements, develop and apply a variety of preservation tools to protect open space areas in and around the city (such as through dedication of open space easements). In the selection and application of preservation methods, emphasis should be given to minimizing public cost and liability exposure; encouraging private ownership and responsibility for long-term management and maintenance issues; consideration of public access issues; and ensuring preservation in perpetuity. [Existing GP, 20.07, modified] MPSP

**NCR 1.7 Rare, Threatened, and Endangered Species.** For special-status species that are not among the 18 covered species in the Habitat Plan, minimize future development in areas that support State or Federally listed rare, threatened, or endangered species. Conduct focused surveys per applicable regulatory agency protocols as appropriate to determine if such species occur on a given project site, as determined necessary by a qualified biologist. If development of occupied habitat must occur, loss of habitat should be fully compensated on the site. If off-site mitigation is necessary, it should occur within the Gilroy Planning Area whenever possible. Habitat mitigation shall be accompanied by a long-term management plan and monitoring program prepared by a qualified biologist. [Existing GP, 20.04, modified] RDR MPSP

**NCR 1.8 Native Nesting Bird Protection.** Protect native nesting birds, which are protected by the Federal Migratory Bird Treaty Act and the California Fish and Game Code. [New Policy, Consultants] RDR

**NCR 1.9 Native Tree Protection.** Preserve and protect healthy oak trees and other native trees from harm or destruction during the development process. [New Policy, Consultants] RDR

**NCR 1.10 Light Pollution.** Encourage measures to limit light pollution from outdoor sources, and direct outdoor lighting downward and away from wildlife habitat areas. [New Policy, Consultants] RDR

**NCR 1.11 Healthy Urban Forest.** Maintain and expand a vibrant, healthy urban forest in public street right-of-ways, parks, and other public lands and facilities through arborist-supervised tree selection and planting, pest and disease control, scheduled pruning, tree removal limitations, and systematic removal and replacement of dead or diseased trees. [New Policy, Consultants] SO

**NCR 1.12 Invasive Species.** Support efforts to eradicate non-native invasive species. [New Policy, GPAC] SO RDR

## **Goal NCR-2**

Allow residents to enjoy views of the hills, creeks, and habitats that make Gilroy such a beautiful place to live. [New Goal, Consultants]

### **Policies**

**NCR 2.1 Scenic Routes.** Maintain the scenic character and ecology of the hillsides of the city when designing circulation facilities. Any roadways that must pass through hillside areas will be designed so as to preserve the ecological and scenic character of the hillsides, and high quality vistas. [Existing GP, 12.04, modified] SO RDR

**NCR 2.2 Scenic Highways.** Support the designation of Hecker Pass Highway as an official State Scenic Highway and establish appropriate development controls to ensure long-term protection of its scenic qualities. Controls should establish appropriate setbacks, sign standards, and other development regulations in keeping with State guidelines for the protection of scenic highway corridors. [Existing GP, 6.01, modified] IGC

**NCR 2.3 Other Scenic Roadways.** Protect important scenic qualities and natural features on other roadways in the Planning Area, including Miller Avenue from Uvas Park Drive to Mesa Road. [Existing GP, 6.02, modified] SO RDR

## Goal NCR-3

Contribute to improvements in regional air quality and reductions in greenhouse gas emissions [New Goal, Consultants]

### Policies

**NCR 3.1 Energy Use Data and Analysis.** Increase building owner, tenant, and operator knowledge about how, when, and where building energy is used. [New Policy, City staff and Consultants] PI

**NCR 3.2 Retrofit Financing.** Promote existing and support development of new private financing options for building retrofits and renewable energy development. [New Policy, City staff and Consultants] FB PI

**NCR 3.3 Shade Tree Program.** Increase community-wide use of shade trees to decrease energy use associated with building cooling. [New Policy, City staff and Consultants] MPSP SO

**NCR 3.4 Solar Development.** Encourage voluntary community-wide solar photovoltaic development through regulatory barrier reduction and public outreach campaigns. [New Policy, City staff and Consultants] PI

**NCR 3.5 Community Choice Aggregation.** Partner with other Santa Clara County jurisdictions to determine the feasibility for development of a regional Community Choice Aggregation (CCA) program, including identification of the geographic scope, potential costs to participating jurisdictions and residents, and potential liabilities. [New Policy, City staff and Consultants] MPSP IGC

**NCR 3.6 Bicycle Infrastructure Expansion.** Continue to encourage alternative modes of transportation, including bicycling, through expansion of bicycle paths, lanes, and routes within the community. [New Policy, City staff and Consultants] SO

**NCR 3.7 Transportation Demand Management.** Provide informational resources to local businesses subject to SB 1339 transportation demand management program requirements and encourage additional voluntary participation in the program. [New Policy, City staff and Consultants] MPSP PI

**NCR 3.8 Community-Wide Alternative Fuel Vehicles.** Encourage community-wide use of alternative fuel vehicles through expansion of alternative vehicle refueling infrastructure. [New Policy, City staff and Consultants] MPSP

**NCR 3.9 Food Scrap and Yard Waste Diversion.** Promote the collection of food scraps and compostable paper in yard waste bins through public outreach campaigns. [New Policy, City staff and Consultants] PI

**NCR 3.10 Water Use Reduction.** Continue to implement water conservation policies contained within Gilroy's Urban Water Management Plan to achieve 20 percent per capita water reductions by 2020. [New Policy, City staff and Consultants] MPSP

**NCR 3.11 Urban Forest.** Support development and maintenance of a healthy, vibrant urban forest through outreach, incentives, and strategic leadership. [New Policy, City staff and Consultants] MPSP

**NCR 3.12 Existing Municipal Building Energy Retrofit.** Reduce energy consumption in existing municipal buildings through energy efficiency improvements. [New Program, City staff and Consultants] MPSP GC

**NCR 3.13 Zero Waste.** Reduce municipal waste through procurement policies, waste diversion goals and waste stream monitoring and analysis. [New Policy, City staff and Consultants] MPSP

**NCR 3.14 Maximum Greenhouse Gas Emission Reductions.** Pursue funding through new development as a means to minimize taxpayer funding. Implement the maximum feasible number of greenhouse emission reduction measures in order for the General Plan to achieve the status of a CEQA Qualifying Climate Action Plan, and the accompanying CEQA streamlining benefits. (See CEQA Guidelines, § 15183.5 (b)(1)). [New Policy, City staff and Consultants] MPSP RDR

## **Goal NCR-4**

Maintain overall water quality by protecting surface and groundwater sources, restoring creeks and rivers to their natural state, and conserving water resources. [New Goal, Consultants]

## Policies

**NCR 4.1 Consistent Standards.** Coordinate with South County jurisdictions to ensure consistent ordinances, standards, and enforcement procedures regarding water quality so that there is no advantage for a company to locate in an area with lower standards. [Existing GP, 22.02, modified] IGC

**NCR 4.2 Pollution Prevention.** Prohibit the development of waste processing facilities and industries using toxic chemicals in areas where pollutants may come in contact with groundwater, floodwaters, creeks, or reservoir waters. [Existing GP, 22.03, modified] RDR

**NCR 4.3 Drinking Water Quality.** Ensure that City drinking water meets the required and recommended standards set forth by the State of California. [Existing GP, 22.04] SO

**NCR 4.4 Abandoned and Unused Wells.** Require developers to identify and seal abandoned and unused wells within their developments in accordance with the City and the Santa Clara Valley Water District requirements. [Existing GP, 22.07, modified] RDR

**NCR 4.5 Water Conservation and Reclamation.** Require water conservation measures and maximize the use of recycled water to reduce the overall demand on water resources. Ensure that recycled wastewater is treated in accordance with State and Federal standards. [Existing GP, 23.01, modified] MPSP RDR

**NCR 4.6 Irrigation with Recycled Water.** Encourage the use of recycled water for landscape irrigation, especially for large water users such as golf courses. [Existing GP, 23.04] MPSP

**NCR 4.7 Inter-Agency Coordination.** Coordinate with agencies relevant to South County's water supply and water quality, including: the San Francisco Bay and Central Coast Regional Water Quality Control Boards; Santa Clara Valley Water District; Santa Clara County; and Morgan Hill to protect regional water quality. [Existing GP, 22.01, modified] IGC

**NCR 4.8 Low Impact Development.** Require new development to protect the quality of water resources and natural drainage systems through site design, source controls, runoff reduction measures, best management practices (BMPs), and Low Impact Development (LID). [New Policy, Consultants] RDR

**NCR 4.9 Native and Drought-Tolerant Landscaping.** Use native or drought-tolerant vegetation and water-efficient irrigation systems in the landscaping of all new public facilities, except in active recreation areas. Encourage the use of similar landscaping and irrigation in private development. [New Policy, Consultants] RDR

## Goal NCR-5

Encourage the preservation of historic and culturally significant buildings, sites, and resources to enrich the sense of place and appreciation of the city's history. [New Goal, Consultants]

### Policies

**NCR 5.1 Historic Structures and CEQA.** Discretionary projects subject to the California Environmental Quality Act (CEQA), which include changes to, or demolition of, structures that are 45 years or older, will require an historic property report or other substantial evidence in the record of the project to determine whether the structure is historically significant. [New Policy, Consultants] RDR

**NCR 5.2 Historic and Pre-historic Archaeological Resources and CEQA.** Discretionary projects subject to the California Environmental Quality Act (CEQA) which will include disturbance of the existing ground surface of the project site will require a records search from the Northwest Information Center to determine if there are any known resources within a project area. If the results of the records search indicate the potential existence of historic or pre-historic archaeological resources on the project site, preparation of an archaeological survey will be required. [New Policy, Consultants] RDR

**NCR 5.3 Archaeological Resources Protection.** Ensure that all projects involving ground-disturbing activities include procedures to protect archaeological resources if discovered during excavation. Projects shall follow CEQA and other applicable State laws. [New Policy, Consultants] RDR

**NCR 5.4 Historic Preservation.** Encourage public and private efforts for the preservation of historic and architecturally significant buildings and sites, archeological sites, and other landmarks. [Existing GP, 5.01, modified] MPSP

**NCR 5.5 Cultural Resources Inventory.** Maintain and periodically update the City's inventory of historically and culturally significant buildings to meet current State and Federal historic preservation guidelines. [New Policy, Consultants] MPSP

**NCR 5.6 Preservation Funding and Incentives.** Strive to obtain State and Federal funding for the preservation of buildings and sites of historical merit and consider public/private partnerships for capital and program improvements including historic preservation components. [Existing GP, 5.02, modified] IGC JP

**NCR 5.7 Mills Act Contracts.** Support the use of Mills Act contracts to reduce property taxes on historic properties and thereby provide a monetary incentive for their acquisition, maintenance, and restoration. [Existing GP, 5.02, modified] FB

**NCR 5.8 Historic Character.** Encourage preservation of older homes, other structures, and neighborhood districts with distinct and recognizable historic or architectural characteristics to maintain and enhance the historic character of the city. In particular, encourage the retention and rehabilitation of older homes in and near the historic city center and ensure that rehabilitation activities are sensitive to the historic character of the building, site, and/or surrounding area. [Existing GP, 5.03, modified] MPSP

**NCR 5.9 Adaptive Reuse.** Promote adaptive reuse of old buildings, especially in the Downtown Historic District, to preserve the buildings' historic character while encouraging development of an economically vital Downtown. [Existing GP, 5.05] MPSP

**NCR 5.10 Historic Building Demolition.** Prior to approving the demolition of historically significant buildings, evaluate alternatives including structural preservation, relocation or other mitigation, and demonstrate that financing has been secured for replacement use. [New Policy, City staff] MPSP

**NCR 5.11 Non-Conforming Uses in Historic Structures.** Consider, on a case-by-case basis, allowing non-conforming uses in designated historic structures with a conditional use permit where the proposed use will not have a detrimental effect on the neighborhood and will be in keeping with the historic nature of the building, taking into consideration compatibility of the use to neighboring uses. [Existing GP, 5.06] RDR

## Implementation Programs

- 1. Riparian Setback Policy.** Update the Zoning Ordinance to identify the required riparian setbacks for all new development and the process for consideration of exceptions from the policy, consistent with the Santa Clara Valley Habitat Plan. [New Program, Consultants]
- 2. Nesting Bird Impact Mitigation.** During the development review process, require pre-construction nesting bird surveys (and subsequent nest protection if necessary) conducted by a qualified biologist for tree removals and all construction projects (high noise-related activities) located within 250 feet of trees. These surveys are only required if tree removals or construction activities are planned during the nesting bird season, which is February 1 through August 31. [New Program, Consultants]

3. **Pollution Prevention.** Develop and adopt an ordinance to prohibit the development of waste processing facilities and industries using toxic chemicals in areas where pollutants may come in contact with groundwater, floodwaters, creeks, or reservoir waters. [New Program, Consultants]
4. **Cultural Resources Inventory.** Maintain and update every five years a cultural resource inventory to identify, evaluate, register, and protect Gilroy's cultural and historical resources. The inventory should be publicly accessible and regularly updated. [New Program, Consultants]
5. **Archaeological Resources Protection.** Develop and adopt an Archaeological Resources Protection policy and/or standard conditions for development permits that establish procedures for disposition of buried cultural resources unearthed during construction activities, consistent with the requirements of CEQA Section 15064.5(e) and other applicable state laws. [New Program, Consultants]
6. **Historical Preservation.** Develop and adopt an historic preservation ordinance in conjunction with the Zoning Ordinance Update for the preservation of historic and architecturally significant buildings and sites, archeological sites, and other landmarks. [New Program, City staff]
7. **Individual Multi-Family and Multi-Tenant Meters.** Following regional conversations regarding building ordinance revisions, adopt an ordinance that requires existing multi-family and multi-tenant commercial buildings to install individual electricity and natural gas meters for each unit/space at point-of-sale; alternatively, develop educational information on benefits of sub-metering and work with the Gilroy Chamber of Commerce to share with the local business community. [New Program, Consultants]
8. **Property Assessed Clean Energy.** Continue to participate in HERO and similar programs to make PACE financing available to commercial, industrial, multi-family residential (5+ units), and non-profit-owned buildings. Work with other Santa Clara County local governments to establish PACE financing districts available for residential property owners (could also provide other sources of residential or commercial financing to compliment the HERO and similar programs). Work with PACE financing providers to educate local realtor and contractor community about PACE offerings, process, and benefits to increase participation. [New Program, Consultants]
9. **Parking Lot Lighting Efficiency.** Develop a parking lot lighting retrofit ordinance requiring property owners or managers to replace inefficient parking lot or parking structure lighting with high-efficiency lighting technologies, where feasible. [New Program, Consultants]

10. **Parking Lot Light Retrofit.** Work with regional partners to develop and adopt local ordinances that require non-residential and multi-family property owners to retrofit inefficient parking lot or parking structures lighting with high-efficiency lighting technologies at point-of-sale or point-of-lease; adopt ordinance. [New Program, Consultants]
11. **Lighting Improvements Payback Period Outreach Materials.** Develop outreach materials explaining simple payback period for lighting improvements and available funding sources (e.g., PG&E lighting rebates, energy performance contracts). [New Program, Consultants]
12. **Shade Tree Program.** Adopt an ordinance that requires new residential projects to incorporate properly selected and located shade trees on per unit basis. Develop a shade tree planting guide to facilitate proper tree selection and installation. Work with local environmental and conservation groups to advertise the various benefits of planting shade trees near existing buildings. [New Program, Consultants]
13. **Remove Solar Regulatory Barriers.** Review/Revise all applicable building, zoning and other codes and ordinances to identify and remove remaining regulatory barriers to installation of solar PV or solar hot water systems in residential and nonresidential construction; consider opportunities to reduce permitting fees related to renewable energy installations. [New Program, Consultants]
14. **Solar Benefits Education Program.** Conduct an outreach program to educate residents and businesses about potential benefits of solar service providers' power purchase agreements and opportunities for community shared solar PV systems and invite neighborhood groups/organization to help identify potential interest; work with PG&E to share information about PG&E's Community Solar Program. [New Program, Consultants]
15. **Solar Service Provider Workshop.** Host a workshop with area solar service providers to identify opportunities to further streamline the installation of solar PV systems; pending the results of the PPA workshop, remove identified barriers to wide-scale solar installation throughout the city. [New Program, Consultants]
16. **Roundtable Discussion.** Host a roundtable discussion with large hot water users to identify potential City barriers to installation of solar thermal systems; work with City departments to remove or reduce identified barriers, where possible. [New Program, Consultants]
17. **Community Choice Aggregation.** Partner with other Santa Clara County jurisdictions to conduct a study to determine the feasibility for development of a regional CCA program, including the identification of the geographic scope, potential costs to participating jurisdictions and residents, and potential liabilities. If the study determines a CCA to be feasible and advantageous to Gilroy residents

and businesses, work with Santa Clara County partners to prepare necessary additional study reports, informational materials, and any other supporting research and/or documents to help pursue development of a CCA program. [New Program, Consultants]

18. **Update Bicycle and Pedestrian/Trail Master Plan.** Update the existing Bicycle Master Plan to continue to serve as guidance document for bicycle network improvements and a programmatic strategy; update the plan every five years. Re-prioritize bicycle network enhancements as necessary, based on community input regarding problematic or unsafe routes, bicycle accommodation limitations (e.g., secure parking, commuter facilities), and focused outreach strategies. [New Program, Consultants]
19. **Bicycle Planning Funding Sources.** Update the list of identified primary funding sources and preliminarily identify additional local funding sources by which to provide the City's match for grant-funded project planning, design, and construction. [New Program, Consultants]
20. **Removal of Bicycle Barriers.** Identify and work to remove physical barriers or safety concerns that could inhibit cyclists from accessing various transit stations/stops; partner with VTA, as necessary. [New Program, Consultants]
21. **Maximize Bicycle Separation.** Review Complete Streets street cross sections and development specifications to encourage bicycling by maximizing bike lane widths or establishing physical separation between vehicle travel lanes and bicycle lanes on high-volume roadways, to the extent feasible. [New Program, Consultants]
22. **Community-Wide Alternative Fuel Vehicles.** Continue to explore cost-effective ways to increase alternative vehicle charging/refueling infrastructure within the city for public use, including installations at municipal facilities and partnerships with technology providers. Revise the Municipal Code to require pre-wiring for at-home electric vehicle charging ports in new single family and multi-family construction. Work with regional partners to develop information brochures and technical support for developers/contractors interested in providing electric vehicle charging ports in new projects. [New Program, Consultants]
23. **Drought-Tolerant Landscaping.** Develop a public information campaign that highlights City projects and landscaping practices that conserve water at public buildings and parks/landscaped areas (e.g., drought-tolerant landscaping, efficient irrigations systems, indoor plumbing retrofits). Partner with community/neighborhood groups to promote existing water conservation programs and participation in voluntary landscaping retrofit programs. Identify opportunities for water use data tracking and reporting. [New Program, Consultants]

- 24. Food Scrap and Yard Waste Diversion Program.** Implement a residential food scrap and compostable paper collection program and outreach campaigns; provide information to local elementary schools on existing food scrap diversion programs for incorporation into on-going recycling curriculum. Work with the franchise waste hauler to develop new outreach programs or strategies that address solid waste diversion opportunities identified in Residential Waste Characterization Study. Work with the franchise waste hauler, the Gilroy Chamber of Commerce, and other local business organizations to develop and encourage participation in voluntary commercial food scrap collection pilot program; identify opportunities to share best-practices and lessons learned with other cities in Santa Clara County that have implemented similar programs. [New Program, Consultants]
- 25. Construction and Demolition Waste Diversion.** Continue to implement the Construction and Demolition Waste Ordinance requiring 50 percent diversion from applicable construction and renovation projects. Work with the franchise waste hauler to evaluate the capability of area landfill operators to maximize construction and demolition waste diversion; consider increasing diversion requirements to 75 percent diversion by 2035; alternatively, only target scrap lumber with 75 percent diversion requirements. [New Program, Consultants]
- 26. Construction and Demolition Diversion Deposit.** Develop a Construction and Demolition Debris Diversion Deposit Program to help enforce the Construction and Demolition Waste Ordinance, in which the deposit is paid to City prior to issuance of building permit and refunded to the applicant following submittal/approval of applicable waste diversion documentation. [New Program, Consultants]
- 27. Urban Forest.** Partner with neighborhood groups, community organizations, and business community to encourage voluntary tree planting on private property within Gilroy, identify opportunities for such organizations to assist the City with the maintenance of street trees planted within public rights-of-way, develop a strategic, long-range plan to identify policies and strategies to proactively manage and grow City's street tree population, and prepare a tree protection ordinance that requires the replacement of removed street trees, including planting site selection criteria. [New Program, Consultants]
- 28. Home and Business Area Network.** Work with PG&E to facilitate aggressive implementation of the Home and Business Area Network (HAN) program and similar programs within Gilroy; develop a community outreach program to encourage participation in the programs. [New Program, Consultants]
- 29. Advanced Metering and Analytics.** Partner with PG&E, other Santa Clara County local governments, third-party service providers, and local businesses to establish a regional advanced metering and analytics implementation program for commercial

and residential buildings; leverage existing PG&E education materials, including the description of the O-Power Program, and make information available at the Building and Safety Division counter. [New Program, Consultants]

30. **Advanced Analytics Education Program.** Collaborate with other Santa Clara County local governments to develop an outreach program that communicates the benefits of using advanced analytics to improve energy efficiency and reduce energy bills; provide links to available rebates for smart-grid compatible appliances and systems on the City's Energy Conservation website. [New Program, Consultants]
31. **Business Energy Performance Program.** Develop a business energy performance contracting market aggregation program that identifies interested commercial and industrial properties and aggregates them into a market of sufficient scale to attract energy service companies (ESCOs) or energy service agreement (ESA) providers. [New Program, Consultants]
32. **Mortgage Lender Limitations Reduction.** Work with commercial banks to reduce mortgage lender limitations on external financing that limit ESCO and ESA contracts. [New Program, Consultants]
33. **Collaborate with PG&E.** Collaborate with PG&E and California Solar Initiative Thermal Program to develop an outreach program to maximize installation of solar hot water systems and leverage existing funding opportunities. Work with PG&E to identify businesses and multi-family residential building owners with high hot water use, and provide targeted outreach with promotional materials for participation in CSI-Thermal Program. [New Program, Consultants]
34. **Transportation Demand Management.** Work with VTA and/or 511.org to develop and implement an outreach program targeting employers with fewer than 50 employees to encourage voluntary participation in TDM program activities, including pre-tax deductions for alternative travel mode expenses, transit pass subsidies, and new vanpool development; share best-practices in TDM programs with local businesses to identify options that have been successful at a small scale. Support regional efforts to implement SB 1339 commuter benefit requirements for employers with more than 50 employees. Partner with 511.org and employers to leverage new ride-matching technologies and promote rideshare among employees. [New Program, Consultants]
35. **Municipal Building Retrofit.** Prepare and implement a comprehensive municipal building retrofit program that includes:
  - A municipal energy plan to guide future energy retrofit projects.

- A retrofit opportunity tracking framework that identifies building/facility, retrofit project components, and energy use reduction estimates by energy source.
- A program that requires all major systems (e.g., HVAC) in existing buildings/facilities to be retro-commissioned at five year intervals.
- Facility manager training on existing (EMS) in order to maximize effectiveness of City's building systems. [New Program, Consultants]

**36. Public Realm Lighting Efficiency.** Prepare and implement a lighting efficiency program that includes:

- A funding and implementation strategy to convert all City-owned street and traffic lights to high-efficiency technologies (e.g., LED).
- A revised set of public lighting standards to establish minimum efficiency thresholds consistent with LED or similar prevalent technologies.
- Park lighting (e.g., pathways, restroom facilities, area lighting, sport field lighting) that has not yet been converted to LED, magnetic induction, or similar highly-efficient technology.
- Appropriate energy-efficient lighting technologies for sports fields/courts that still provide lighting levels required for applicable sporting use.
- Energy efficient lighting in all new public parks and recreational facilities, as appropriate. [New Program, Consultants]

**37. Municipal Renewable Energy Facilities.** Develop additional renewable energy facilities on City buildings, parking lots, or property:

- Continue to operate solar PV system at the Gilroy library.
- Identify opportunities for additional solar PV installations on municipal buildings and/or property.
- Consider opportunities for solar thermal installations to reduce municipal natural gas consumption.

- Discuss renewable energy financing options with solar service providers to minimize up-front and operational costs. [New Program, Consultants]
- 38. Low Emissions Vehicles.** Transition the municipal fleet to fuel efficient and alternative-fuel vehicle models, including:
- Expand Green Fleet inventory data collection to include annual mileage use by vehicle, vehicle age/lease expiration dates, and kWh to charge electric vehicle models.
  - Define the vehicle fleet transition pathway to implement the Green Fleet policy goal that reflects market conditions and existing vehicle fleet lifespan.
  - Replace passenger vehicles with EV, biofuel, CNG, or hybrid models.
  - Explore joint procurement options with other area jurisdictions to lower costs. [New Program, Consultants]
- 39. Green Products Handbook.** Develop a staff handbook to serve as a user-friendly resource to guide City purchases of "green" products, such as furniture, carpeting/flooring, paints, packaging materials, energy-efficient appliances, etc. [New Program, Consultants]
- 40. Waste Audits.** Establish the practice of performing regular waste audits at City facilities to:
- Determine type/quantity of waste being produced.
  - Measure effectiveness of existing waste diversion practices
  - Identify opportunities for new waste diversion practices.
  - Establish baseline data for measuring progress towards waste reduction and diversion goals. [New Program, Consultants]
- 41. Paper Use Reduction.** Install printer-tracking software that allows printer analytics; identify third-party, paperless office solutions providers to help develop a municipal strategy for increased use of electronic forms/files, as well as file management practices. [New Program, Consultants]
- 42. Food Waste.** Contract with a franchise waste hauler to provide organics collection services at City buildings/facilities; establish food recovery programs. [New Program, Consultants]

## POTENTIAL HAZARDS ELEMENT

### Goal PH-1

Minimize potential for loss of life, injury, damage to property, and economic and social dislocation due to natural hazards through development controls and emergency preparedness. [Existing Goal, modified]

#### Policies

**PH 1.1 Location of Future Development.** Allow development only in those areas where potential danger to the health, safety, and welfare of residents can be adequately mitigated to an acceptable level of risk. This applies to development in areas subject to flood damage, fire damage, or geological hazard due to their location and/or design. [Existing GP, 25.01, modified] RDR

**PH 1.2 Emergency Services.** Prohibit development in areas where emergency services, including fire protection, cannot adequately be provided. [Existing GP, 25.01, modified] RDR

**PH 1.3 Development Review.** Require appropriate studies as part of the development review process to assess potential hazards and assure that potential impacts are adequately mitigated. [Existing GP, 25.03, modified] RDR

**PH 1.4 Secondary Access.** Residential Streets and Developments shall provide secondary access when serving 30 or more single family units or 100 or more multi-family units. The number of units required is subject to review by the Fire Chief. [Existing GP, 18.07, modified] RDR

**PH 1.5 Building and Fire Codes.** Regularly update the building and fire codes to address earthquake, fire, and other hazards. [Existing GP, 25.B, modified] MPSP

**PH 1.6 Essential Emergency Public Services.** Provide essential emergency public services during natural and human caused catastrophes and their aftermath to ensure a rapid recovery. [Existing GP, 18.05, modified] SO

**PH 1.7 Mutual Aid Agreements.** Maintain mutual aid agreements with Santa Clara County, Cal Fire, and nearby cities to ensure adequate response to large-scale emergencies and multiple, simultaneous incidents that might exceed the capabilities of local resources. [Existing GP, 18.D, modified] IGC

**PH 1.8 Emergency Preparedness Training.** Promote emergency preparedness through staff training and planning in cooperation with other public agencies and appropriate public interest organizations. [Existing GP, 18.05] SO

**PH 1.9 Local Command and Control Facilities.** Ensure that essential facilities designated as local command and control centers for emergency/disaster services are designed to withstand a “maximum probable seismic event” and remain operational. Secondary facilities should be identified and equipped as back up. [Existing GP, 18.03] SO

**PH 1.10 Hazards Maps.** Maintain the most current seismic hazards maps for use in development review, in accordance with the State of California’s Seismic Hazards Mapping Act. [Existing GP, 25.A] MPSP

**PH 1.11 Public Education.** Encourage a proactive approach to crime and fire prevention by providing education programs that raise community awareness and promote citizen involvement in crime and hazard prevention activities. [Existing GP, 18.02] PI

**PH 1.12 Public Information.** Provide information through the City’s quarterly newsletter, and through local radio and television, the internet, social media, and reverse 911 directories to educate the public on potential natural hazards and actions they can take to help minimize those hazards. [Existing GP, 25.N, modified] PI

**PH 1.13 Public Safety Answering Point.** Coordinate with local service providers to ensure a backup system is established for telephonic communication with a local public-safety answering point (PSAP). [New policy: SCHMP, Gil-1]

**PH 1.14 Alternative Backup Power Generation.** Develop alternative backup power generation capabilities in all city essential facilities, including City Hall, fire stations, senior centers, community meeting facilities and alert and warning facilities. [New policy: SCHMP, Gil-4]

**PH 1.15 Emergency Preparedness Planning.** Require new specific plans and City plans and programs to address emergency preparedness. [New policy: SCHMP, Gil-5]

**PH 1.16 Development Tracking System.** Consider the feasibility of procuring and implementing a system to track development in hazard prone areas using GIS software or an appropriate substitute. [New policy: SCHMP, Gil-14]

**PH 1.17 Continuity of Operations and Government.** Consider development of a Continuity of Operations (COOP) and Continuity of Government (COG) Planning Program for essential functions within the Gilroy governmental operations. [New policy: SCHMP, Gil-13]

**PH 1.18 Address Emergency Preparedness in Plan and Code Updates.** Address emergency preparedness during the next update to the Capital Improvement Plan, Storm Water Quality Protection and Discharge

Control and Habitat Conservation Plan provisions in the Municipal Code, or any new storm water management plans in order to reduce natural disasters impacts [New policy: SCHMP, Gil-9, -11, -12]

**PH 1.19 Plan Maintenance Protocols.** Actively participate in the plan maintenance protocols outlined in Volume One of the hazard mitigation plan. [New policy: SCHMP, Gil-15]

## Goal PH-2

Protect life and minimize property damage from potential seismic and geologic hazards.  
[New Goal, Consultants]

### Policies

**PH 2.1 Active Faults.** Consider all faults in the area to be active faults, unless and until evidence to the contrary is developed through field investigation. [Existing GP, 25.05] MPSP

**PH 2.2 Site Investigation and Mitigation.** Ensure proper soils and geologic site investigation and appropriate mitigation for development proposals in areas of unconsolidated fill, and areas subject to seasonal high groundwater tables or other potentially unstable soils. [Existing GP, 25.09, modified] RDR

**PH 2.3 Roads, Bridges, and Utility Lines.** Ensure that the design and engineering of new roads, bridges and utility lines (public and private) that cross active or potentially active fault traces, streams, or other areas of high seismic risk are resilient to the potential hazards posed by ground movement along these corridors. [Existing GP, 25.10, modified] SO RDR

**PH 2.4 Slope Restrictions.** Restrict development on steep slopes and on slopes susceptible to landslides and soil creep. Slopes of 10 to 30 percent may be suitable for low intensity, low density development, subject to site-specific review and approval. Slopes greater than 30 percent, areas of high landslide risk, and areas with highly expansive soils on slopes greater than 10 percent are not suitable for development and will remain open space. [Existing GP, 25.11] RDR

**PH 2.5 Geologic Hazards Reports.** Require geologic hazards reports for all new development applications to assess potential geologic hazards and to determine if these hazards can be adequately mitigated. [Existing GP, 25.E] RDR

**PH 2.6 Erosion and Deposition Control.** Require all new development proposals to include a site plan detailing appropriate methods of erosion and deposition control during site development and subsequent use. [Existing GP, 25.F, modified] RDR

**PH 2.7 Hazardous Building Inspection.** Inspect buildings to identify, abate, or mitigate existing hazardous structures. [Existing GP, 25.C, modified] MPSP

**PH 2.8 Unreinforced Masonry (URM) Buildings.** Continue to implement Article VI. Seismic Safety of the Gilroy City Code to improve the safety of the city's Unreinforced Masonry (URM) buildings. [Existing GP, 25.D, modified] MPSP

**PH 2.9 City Facility Upgrades.** Strive to seismically upgrade existing City facilities that do not meet current building code standards. [New Policy, Consultants] SO

## Goal PH-3

Protect life and minimize property damage from potential flood hazards. [New Goal, Consultants]

### Policies

**PH 3.1 Development Restrictions in Flood Areas.** Ensure all new development on publicly and privately owned land within flood prone, mudslide, or flood related erosion areas (as indicated by the Federal Emergency Management Agency in the flood hazards zones or in Ordinance no. 2017-01) incorporate uniform enforceable measures that reduce losses due to flood related hazards to an acceptable level of risk. [Existing GP, 25.18, SCHMP, Gil-10, modified] RDR

**PH 3.2 Floodway Use.** Discourage the construction of expensive flood prevention facilities by leaving floodways in agricultural and recreational uses. [Existing GP, 25.19] RDR

**PH 3.3 Flood Control Costs.** Minimize the long-term public costs of flood control improvements. [Existing GP, 25.20, modified] SO FB

**PH 3.4 Multiple Use of Flood Control Projects.** Coordinate with the Santa Clara Valley Water District to design flood control measures and drainage channel improvements to serve multiple uses, including: recreational open space; trails; bikeways; groundwater recharge; protection and restoration of riparian vegetation and wildlife habitats; and enhancement of scenic qualities. [Existing GP, 25.21, modified] SO

**PH 3.5 Drainage Channel Design.** Design new drainage channels with gently sloping and curving banks to maximize safety, ease of maintenance, and natural appearance. To the greatest extent feasible, use riparian vegetation to stabilize the banks and to landscape the channels in a manner that is natural in character and easy to maintain, creating a scenic asset for the enjoyment of City residents. [Existing GP, 25.22] SO

**PH 3.6 Permeable Surfaces for Runoff Reduction and Absorption.**

Require new development to include landscaped areas for reducing runoff and increasing runoff absorption capacities and encourage the use of permeable paving materials. [Existing GP, 25.23, modified] RDR

**PH 3.7 Erosion Control in Hillside Areas.** Require new developments in hillside areas to retain and protect areas of native vegetation to help reduce erosion and slow the speed of rainfall runoff, thereby retaining the hillside areas' natural flood control characteristics. Ensure that retention and protection of vegetated areas is also in keeping with fire hazard management goals. [Existing GP, 25.24] RDR

**PH 3.8 FEMA Coordination.** Coordinate with the Federal Emergency Management Agency (FEMA) to ensure that Federal Insurance Rate Maps correctly depict flood hazards in the city. [New Policy, Consultants] IGC

## Goal PH-4

Protect life and minimize potential property damage from wildfires in the wildland/urban interface area and hazardous fire areas. [New Goal, Consultants]

### Policies

**PH 4.1 Fire Hazard Severity Zones.** Ensure development in the Gilroy wildland/urban interface area conforms to the most current standards for wildfire protection. [New Policy, Consultant] RDR

**PH 4.2 Development Review.** Provide plan checks for new construction, remodels, tenant improvements, and demolitions to ensure compliance with applicable life safety and fire protection system requirements, including special requirements for fire safety in areas with wildfire risk. [Existing GP, 25.G] RDR

**PH 4.3 Roofing Requirements.** Require "Class A" fire-rated roofs on all new construction or re-roofing in the following areas:

- west of Santa Teresa Boulevard, and south of Mantelli Drive
- west of Rancho Hills Drive

In all other areas, "Class C" or better fire rated roofs shall be required for new construction and re-roofing. [Existing GP, 25.14, modified] RDR

**PH 4.4 Hillside Areas.** Require development in hillside areas to comply with the fire hazard policies and codes adopted into the Gilroy Fire Code for wildland/urban interface areas. [Existing GP, 25.14, modified] RDR

**PH 4.5 Fire Safety Education and Training.** Provide information on wildfire safety and prevention to raise public awareness on fire hazard issues and encourage preventive measures. [Existing GP, 25.K, modified]

PI

## Goal PH-5

Protect people and environmental resources from contaminated hazardous material sites and minimize risks associated with the use, storage, transport, and disposal of hazardous materials. [New Goal, Consultants]

### Policies

**PH 5.1 Hazardous Materials and Waste Inspections.** Provide inspections to ensure compliance with local, State, and Federal regulations and to reduce the risks associated with the use, handling, and storage of hazardous materials and wastes. [Existing GP, 27.01, modified] SO

**PH 5.2 Hazardous Waste Reduction.** Minimize the potential hazards posed by the storage and transport of hazardous materials and waste by encouraging source reduction and waste minimization. [Existing GP, 27.02, modified] MPSP

**PH 5.3 Industrial Wastewater Pretreatment Program.** Continue to implement the Pretreatment Program for industrial and commercial wastewater. [Existing GP, 27.A, modified] MPSP

**PH 5.4 Hazardous Materials Storage Ordinance.** Continue to regularly inspect activities that store and/or use hazardous materials, including above-ground and underground storage tanks and related equipment, to ensure compliance with the City's Hazardous Materials Storage Ordinance. [Existing GP, 27.B] MPSP

**PH 5.5 Household Hazardous Waste Collection Facility Use.** Educate and encourage the community to use the transfer facility for hazardous wastes from households, small businesses, and government agencies located near the San Martin Airport. [Existing GP, 27.D, modified] IGC

**PH 5.6 Hazardous Soils Conditions Clean-up.** Evaluate new development sites for potential hazardous soils conditions. In cases where contamination is identified, require that all necessary mitigation measures are incorporated into the project to ensure there is no public health danger. When appropriate, refer the project to the proper County or State agency for review. [Existing GP, 27.04, modified] RDR

**PH 5.7 Buffers and Setbacks.** Review applications for commercial and industrial uses that involve the use, storage, and transport of hazardous materials to determine the need for buffer zones or setbacks to minimize risks to homes, schools, community centers, hospitals, and other sensitive uses. [New Policy, Consultants] RDR

**PH 5.8 Sensitive Uses.** Review applications for new residential, schools, community centers, hospitals, and other sensitive uses to identify potential implications for existing nearby businesses using, storing, or

transporting hazardous materials. Such implications may include future limitations on the use of such materials by the businesses. [New Policy, City staff] RDR

## Goal PH-6

Protect Gilroy residents from exposure to excessive noise and its effects through appropriate mitigation measures and responsive land use planning, especially in regard to noise-sensitive land uses such as schools, hospitals, and housing for seniors. [Existing GP]

### Policies

**PH 6.1 Noise and Land Use.** Establish a physical development pattern that is compatible with the noise environment of Gilroy, ensuring that residential neighborhoods and park areas are the quietest areas in the community. [Existing GP, 26.01] MPSP

**PH 6.2 Noise Standard Consistency.** Review development proposals to assure consistency with noise standards, using the Future Noise Contours map to determine if additional noise studies are needed for proposed development. [Existing GP, 26.C] RDR

**PH 6.3 Maximum Permissible Noise Levels.** Ensure that outdoor and indoor noise levels are within the maximum permitted levels. Prohibit further development of sensitive uses in areas where the current or projected future noise levels exceed these standards and feasible mitigation is not available to reduce the noise level to meet the standards identified in Table 9-1. [Existing GP, 26.02, modified] RDR

**PH 6.4 Noise Study and Mitigation.** Require proposed development projects in areas where future residents or visitors may be exposed to major noise sources (e.g. roadways, rail lines, industrial activities) to conduct an environmental noise analysis. The noise analysis shall determine noise exposure and noise standard compatibility with respect to the noise standards identified in Table 9-1 and shall incorporate noise mitigation when located in noise environments that are not compatible with the proposed uses of the project. [New Policy, Consultants] RDR

**PH 6.5 Acoustical Design.** Consider the acoustical design of projects in the development review process to reduce noise to an acceptable level. Ensure that noise mitigation features are designed and implemented in an aesthetically pleasing and consistent manner. [Existing GP, 26.04] RDR

**PH 6.6 Setbacks and Earth Berms.** Require landscaped setbacks and earth berms as an alternative to soundwalls where feasible to buffer noise along major thoroughfares and rail lines adjacent to residential areas. Where an

adequate setback and earth berm is not feasible, a masonry wall screened with drought tolerant, low maintenance landscaping will be required. [Existing GP, 26.05, modified] RDR

**PH 6.7 Residential Noise Standards.** Require the design of new residential development to comply with the noise standards found in Table 9-1. Maximum outdoor sound levels for residential properties shall be 60 dBA LDN, in areas where outdoor use is a major consideration (e.g., backyards in single family housing and common recreational areas in multi-family developments). In the Downtown Specific Plan Area, the maximum outdoor noise level in common recreation areas of multi-family residential uses shall be 65 dBA LDN. In outdoor use areas where the City determines that maintaining the outdoor noise levels mentioned above cannot be achieved after the application of reasonable and feasible mitigation, a level of up to 70 dBA LDN may be permitted, if the following findings are made:

- That feasible sound attenuation measures have been incorporated in the project design;
- That potential noise levels are part of the developer's disclosure to future residents;
- That interior noise limits established by the General Plan are strictly maintained; and
- Potential noise levels will not jeopardize the health, safety, and general welfare of the public. [Existing GP, 26.03, modified] RDR

**PH 6.8 Incremental Noise Impacts of Commercial and Industrial Development.** Review of proposed new or expanding commercial and industrial development shall consider potential noise impacts on nearby residential uses and, as necessary, shall require noise mitigation measures as a condition of project approval. [New Policy, Consultant] RDR

**PH 6.9 Transportation Noise.** Consider potential noise impacts when evaluating proposals for transportation projects, including road, freeway, and transit projects, and incorporate mitigation measures to meet General Plan standards. [New Policy, Consultant] RDR IGC

**PH 6.10 Construction Noise.** Require proposed development projects subject to discretionary approval to assess potential construction noise impacts on nearby sensitive uses and to minimize impacts on those uses, to the extent feasible. [New Policy, Consultant] RDR IGC

**PH 6.11 Construction and Maintenance Noise Limits.** Limit the hours of construction and maintenance activities to the less sensitive hours of the day (7:00am to 7:00pm Monday through Friday and 9:00am to 7:00 pm on Saturdays). Construction hours that vary from these timeframes may be approved by the Building Official, in conformance with Article XVI. Hours of Construction of the Gilroy City Code. [New Policy, Consultant] RDR

**PH 6.12 Vibration Impact Assessment.** Require a vibration impact assessment for proposed development projects in which heavy-duty construction equipment would be used (e.g. pile driving, bulldozing) within 200 feet of an existing structure or sensitive receptor. If applicable, require all feasible mitigation measures to be implemented to ensure that no damage or disturbance to structures or sensitive receptors would occur. [New Policy, Consultant] RDR

**PH 6.13 Transportation Vibration.** Require proposed residential and commercial projects located within 200 feet of existing major freeways and railroad lines (e.g. freight, Amtrak, and Caltrain) to conduct a ground vibration and vibration noise evaluation consistent with City-approved methodologies (e.g. Caltrans, Federal Transportation Authority). [New Policy, Consultant] RDR

## Implementation Programs

- 1. Seismic Retrofit Feasibility Study for City Facilities.** Prepare a study to identify all existing City facilities that do not meet current building code seismic standards. The City will use the study to prioritize the funding of capital improvement projects. [New Program, Consultants]
- 2. Flood Control Ordinance.** Review and maintain the City's Flood Control Ordinance as needed to regulate construction within flood zones. The ordinance should be reviewed if there are significant changes to the FEMA flood zones map. [Existing GP, 25.M, modified]
- 3. Zoning Ordinance Noise Standards.** Revise the City's Zoning Ordinance to incorporate noise/land use compatibility standards as a basic requirement of new development, and to prohibit new noise-sensitive uses in areas where the noise level exceeds the relevant standard and cannot be adequately mitigated. [Existing GP, 26.B]
- 4. Hazardous Waste Education Program.** Provide education to the public on the dangers of and ways to properly dispose of hazardous waste. Develop a coordinated, visually-appealing outreach campaign. Provide the information in the City's quarterly newsletter, on public access television, and through other venues to educate the public. [Existing GP, 27.E, modified]

5. **Post Disaster Recovery Plan.** The City shall prepare a Post-Disaster Recovery Plan following the County's adoption of their Recovery Framework. [New policy: SCHMP, Gil-6]
6. **Maintain National Flood Insurance Program Compliance.** The City shall maintain good standing and compliance under the National Flood Insurance Program (NFIP) through the implementation of floodplain management programs that will, at a minimum, meet the requirements of the NFIP, including enforcement of the flood damage prevention ordinance, participate in floodplain identification and mapping updates, and provide public assistance/information on floodplain requirements and impacts. [New program: SCHMP, Gil-16]

## ENVIRONMENTAL JUSTICE ELEMENT

### Goal EJ-1

To encourage involvement of all Gilroy neighborhoods in the public decision-making process. [New Goal, Consultants]

#### Policies

**EJ 1.1 Translation at Public Meetings.** Provide Spanish translation at public meetings, as requested. [New Policy, Consultants]

**EJ 1.2 Translation for Public Notices.** Publish public meeting notices in English and Spanish. [New Policy, Consultants]

**EJ 1.3 Assess Community Priorities.** Consult with local community leaders to ensure community priorities are being addressed. [New Policy, Consultants]

**EJ 1.4 Meeting Accessibility.** Strive to schedule public meetings at convenient times and in different locations around the City to bring discussion of City issues to all neighborhoods in Gilroy. [New Policy, Consultants]

**EJ 1.5 Consider All Neighborhoods.** When updating a citywide plan or a regional plan that covers the entire city, incorporate consideration for the viewpoints and concerns of all neighborhoods within Gilroy. [New Policy, Consultants]

**EJ 1.6 Public Outreach Materials.** Strive to make public outreach and education materials available online and in-person, in Spanish and English, and accessible to Gilroy neighborhoods. [New Policy, Consultants]

**EJ 1.7 Accessibility and Transparency.** Report and summarize findings from studies or evaluations that impact the health and well-being of all neighborhoods within Gilroy. Materials produced for this purpose should be designed and written in a way that is easily accessible to the public. [New Policy, Consultants]

**EJ 1.8 Leverage Plans and Programs.** Land uses other than those designated on the Land Use Diagram may be allowed on sites with existing structures of significant historic or architectural merit, provided the proposed use would enhance or preserve the historic/architectural qualities of the structure, and the use would not otherwise be incompatible with the sounding area. [New Policy, Consultants] MPSP

## Goal EJ-2

To improve access to healthy foods, health services, and resources to enhance quality of life. [New Goal, Consultants]

### Policies

**EJ 2.1 Supply Healthy Foods.** Encourage the County of Santa Clara Public Health Department to assist local vendors such as markets and convenience stores in supplying fresh produce for their customers. [New Policy, Consultants]

**EJ 2.2 Economic Incentives.** Explore opportunities for the creation of economic incentives for local retail vendors to bring healthy foods to underserved areas. [New Policy, Consultants]

**EJ 2.3 Farmer's Markets.** Encourage and facilitate the establishment of one or more farmer's markets in Gilroy. [New Policy, Consultants]

**EJ 2.4 Accept EBT Payments at Farmer's Markets.** Work with Farmer's Market vendors to accept payment through Electronic Benefit Transfer (EBT), which allows residents in the Supplemental Nutrition Assistance Program (SNAP) and the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) to purchase foods with their program benefits. [New Policy, Consultants]

**EJ 2.5 Mental Health Services.** Encourage the County of Santa Clara Behavioral Health Services to improve city resident access to and awareness of resources for mental health services, substance use services, and suicide prevention. [New Policy, Consultants]

**EJ 2.6 Health and Wellness Education.** Encourage the County of Santa Clara Public Health Department to provide health education such as wellness classes, healthy cooking classes, as well as to raise awareness of healthy habits and other current public health issues. [New Policy, Consultants]

## Goal EJ-3

To reduce noise and air pollution impacts in residential areas. [New Goal, Consultants]

### Policies

**EJ 3.1 Air Purification Home Retrofit Program.** Explore the feasibility of a program to provide residents the resources to retrofit their homes to filter air contaminants and purify the air inside. [New Policy, Consultants]

**EJ 3.2 Noise Reduction Retrofit Program.** Explore the feasibility of a program to provide residents the resources to retrofit their homes with noise reduction features. [New Policy, Consultants]

**EJ 3.3 Noise Attenuation for Existing Development.** Explore the feasibility of constructing sound walls between Highway 101 and residential neighborhoods adjacent to Highway 101. [New Policy, Consultants]

## Goal EJ-4

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

### Policies

**EJ 4.1 Financial and Employment Assistance.** Encourage the County of Santa Clara Department of Employment and Benefit Services to improve city resident access to and awareness of available financial and employment assistance. [New Policy, Consultants]

**EJ 4.2 Employment Training.** Encourage organizations such as Gavilan Adult Career Education Services (ACES), the Gilroy Unified School District, and local non-profit organizations to improve city resident access to and awareness of available employment training resources. [New Policy, Consultants]

### Implementation Programs

- 1. Translation.** Develop a program of phased implementation of Spanish translation of public meeting notices and translation provided at public meetings. [New Program, Consultants]
- 2. Community Engagement Program.** Provide opportunities for City Council, Planning Commission, and City staff and residents to communicate and engage throughout the year. Examples of such events include “coffee with city leaders” and community forums and meetings. [New Program, Consultants]

3. **Maintain List of Meeting Facilities.** Create and periodically update the City's website to maintain a current list of meeting facilities located throughout Gilroy. [New Program, Consultants]
4. **Identify Plans, Programs, and Initiatives.** Identify plans, programs, and initiatives that may address issues identified in the Equity and Engagement District. The inventory should include but is not limited to the Consolidated Plan/Neighborhood Revitalization Strategy, the Downtown Specific Plan Update/Station Area Master Plan, and Opportunity Zones.
5. **Farmer's Market Vendor Resources.** Encourage and facilitate the establishment of farmer's markets in Gilroy and to encourage and help facilitate vendor acceptance of EBT payments. [New Program, Consultants]
6. **Home Retrofit Program.** Study the potential of a program to provide residents the resources and financing mechanisms to retrofit their home to filter out air contaminants and excessive noise. Actively seek and apply for grants that can provide financing for a feasibility study and for implementation of this program. [New Program, Consultants]
7. **Sound Wall Feasibility Analysis.** Coordinate with Caltrans and Valley Transportation Authority to conduct a feasibility analysis on building sound walls along Highway 101 adjacent to sensitive receptors, e.g., residences and parkland. Actively seek and apply for grants that can provide financing for a feasibility study and for implementation of this program.
8. **Career and Job Fair.** Coordinate with the Chamber of Commerce, Gavilan College and other organizations to organize an annual career and job fair with local employers to highlight local employment and employment training opportunities for Gilroy residents. [New Program, Consultants]