



CITY COUNCIL REGULAR MEETING AGENDA

MAYOR
Greg Bozzo

COUNCIL MEMBERS
Dion Bracco
Tom Cline
Terence Fugazzi
Zach Hilton
Carol Marques
Kelly Ramirez



COUNCIL CHAMBERS, CITY HALL
7351 ROSANNA STREET, GILROY, CA
95020

MONDAY, MARCH 16, 2026 | 6:00 PM

CITY COUNCIL PACKET MATERIALS ARE AVAILABLE ONLINE AT www.cityofgilroy.org
AGENDA CLOSING TIME IS 5:00 P.M. THE TUESDAY PRIOR TO THE MEETING

COMMENTS BY THE PUBLIC WILL BE TAKEN ON AGENDA ITEMS BEFORE ACTION IS TAKEN BY THE CITY COUNCIL. Public testimony is subject to reasonable regulations, including but not limited to time restrictions for each individual speaker. *****Please limit your comments to 3 minutes.***** The amount of time allowed per speaker may vary at the Mayor’s discretion depending on the number of speakers and length of the agenda.

Written comments on any agenda item may be emailed to the City Clerk’s Office at publiccomment@cityofgilroy.org or mailed to the Gilroy City Clerk’s Office at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the City Clerk’s Office by 1 p.m. on the day of a Council meeting will be distributed to the City Council prior to or at the meeting and available for public inspection with the agenda packet located in the lobby of Administration at City Hall, 7351 Rosanna Street prior to the meeting. Any correspondence received will be incorporated into the meeting record. Items received after the 1 p.m. deadline will be provided to the City Council as soon as practicable. Written comments are also available on the City’s Public Records Portal at bit.ly/3NuS1IN.

 In compliance with the Americans with Disabilities Act, the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk’s Office at least 72 hours prior to the meeting at (408) 846-0204 or cityclerk@cityofgilroy.org to help ensure that reasonable arrangements can be made. 

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

A Closed Session may be called during this meeting pursuant to Government Code Section 54956.9 (d)(2) if a point has been reached where, in the opinion of the legislative body of the City on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the City.

Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are available with the agenda packet on the City website at www.cityofgilroy.org subject to the Staff’s ability to

post the documents before the meeting.

KNOW YOUR RIGHTS UNDER THE GILROY OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, task forces, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE, TO RECEIVE A FREE COPY OF THE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION STAFF AT (408) 846-0204.

If you need assistance with translation and would like to speak during public comment, please contact the City Clerk a minimum of 72 hours prior to the meeting at 408-846-0204 or e-mail the City Clerk's Office at cityclerk@cityofgilroy.org.

Si necesita un intérprete durante la junta y gustaría dar un comentario público, comuníquese con el Secretario de la Ciudad un mínimo de 72 horas antes de la junta al 408-846-0204 o envíe un correo electrónico a la Oficina del Secretario de la Ciudad a cityclerk@cityofgilroy.org.



To access written translation during the meeting, please scan the QR Code or click this link:

Para acceder a la traducción durante la reunión, por favor escanee el código QR o haga clic en el enlace:

bit.ly/3FBiGA0

Choose Language and Click Attend | Seleccione su lenguaje y haga clic en asistir

Use a headset on your phone for audio or read the transcript on your device.

Use sus auriculares para escuchar el audio o leer la transcripción en el dispositivo.

The agenda for this regular meeting is outlined as follows:

1. **OPENING**
 - 1.1. **Call to Order**
 - 1.2. **Roll Call**
 - 1.3. **City Clerk's Report on Posting the Agenda**
 - 1.4. **Pledge of Allegiance**

- 1.5. Invocation
- 1.6. Orders of the Day
- 1.7. Employee Introductions
- 2. CEREMONIAL ITEMS - Proclamations and Awards

- 2.1. American Red Cross Month Proclamation

- 3. PRESENTATIONS TO THE COUNCIL

- 3.1. Annual Presentation from the City Historian, Toby Echelberry

- 3.2. PUBLIC COMMENT BY MEMBERS OF THE PUBLIC ON ITEMS NOT ON THE AGENDA BUT WITHIN THE SUBJECT MATTER JURISDICTION OF THE CITY COUNCIL

This portion of the meeting is reserved for persons desiring to address the Council on matters within the Gilroy City Council’s jurisdiction but not on the agenda. Persons wishing to address the Council are requested to complete a Speaker’s Card located at the entrances and handed to the City Clerk. Speakers are limited to 1 to 3 minutes each, varying at the Mayor’s discretion depending on the number of speakers and length of the agenda. The law does not permit Council action or extended discussion of any item not on the agenda except under special circumstances. If Council action is requested, the Council may place the matter on a future agenda.

Written comments to address the Council on matters not on this agenda may be e-mailed to the City Clerk’s Office at publiccomment@cityofgilroy.org or mailed to the Gilroy City Clerk’s Office at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the City Clerk’s Office by 1:00 pm on the day of a Council meeting will be distributed to the City Council prior to or at the meeting and available for public inspection with the agenda packet located in the lobby of Administration at City Hall, 7351 Rosanna Street, prior to the meeting. Any correspondence received will be incorporated into the meeting record. Items received after the 1:00pm deadline will be provided to the City Council as soon as practicable. Written material provided by public members under this section of the agenda will be limited to 10 pages in hard copy. An unlimited amount of material may be provided electronically.

- 4. REPORTS OF COUNCIL MEMBERS

Council Member Bracco – Santa Clara County Library Joint Powers Authority, Santa Clara Water Commission, Santa Clara Valley Water Joint Water Resources Committee, SCRWA

Council Member Fugazzi – Santa Clara Water Commission (alternate), Silicon Valley Regional Interoperability Authority Board (alternate), SCRWA, Visit Gilroy California Welcome Center, VTA Mobility Partnership Committee

Council Member Marques – Gilroy Sister Cities, Santa Clara County Library Joint Powers Authority (alternate), Santa Clara Valley Habitat Agency Governing Board, Santa Clara Valley Habitat Agency Implementation Board, SCRWA (alternate)

Council Member Hilton – ABAG, CalTrain Policy Group (alternate), Santa Clara County Expressway Plan 2040 Advisory Board (alternate), Silicon Valley Clean Energy Authority JPA Board, South County Youth Task Force Policy Team, VTA Policy Advisory Committee

Council Member Ramirez – ABAG (alternate), Gilroy Gardens Board of Directors (alternate), Cities Association of Santa Clara County, Gilroy Youth Task Force (alternate), Santa Clara Valley Habitat Agency Governing Board, Santa Clara Valley Habitat Agency Implementation Board, SCRWA, Santa Clara Housing and Community Development Advisory Committee

Council Member Cline – CalTrain Policy Group (alternate), Gilroy Sister Cities (alternate), Gilroy Youth Task Force, Santa Clara County Expressway Plan 2040 Advisory Board, Silicon Valley Clean Energy Authority JPA Board (alternate), Silicon Valley Regional Interoperability Authority Board, Visit Gilroy California Welcome Center (alternate), VTA Mobility Partnership Committee, VTA Policy Advisory Committee (alternate)

Mayor Bozzo – Gilroy Gardens Board of Directors, Santa Clara Valley Water Joint Water Resources Committee, South County Youth Task Force Policy Team, VTA Board of Directors (alternate), Santa Clara Housing and Community Development Advisory Committee (alternate), Cities Association of Santa Clara County (alternate)

5. BOARD AND COMMISSION INTERVIEWS

5.1. Interviews and Appointments to the Arts and Culture Commission

6. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a request is made by a member of the City Council or a member of the public. Any person desiring to speak on any item on the consent calendar should ask to have that item removed from the consent calendar prior to the time the City Council votes to approve. If removed, the item will be discussed in the order in which it appears.

- 6.1. **Approve the February 23, 2026 and the March 2, 2026 City Council Regular Meeting Minutes**
- 6.2. **Notice of Completion for the FY26 CDBG Sidewalk and Curb Ramp Project No. 26-PW-303 and Approval of a Final Contract Amount of \$152,974.00**
- 6.3. **Resolution Establishing Operating Hours for City-Owned Public Off-Street Parking Lots**
- 6.4. **Claim of Alejandrina Castro (The City Administrator recommends a "yes" vote under the Consent Calendar shall constitute denial of the claim)**
- 6.5. **Claim of Isabel Parra (The City Administrator recommends a "yes" vote under**

the Consent Calendar shall constitute a denial of the claim)

- 6.6. **Approve Final Map and Property Improvement Agreement No. 2026-03 for Eagle Garden Development, Tract 10500, APN's 808-01-021, 808-01-022, and 808-01-023**
- 6.7. **Council Approval of Council Member Ramirez's Travel Reimbursement for the League of California Cities Housing, Community and Economic Development Policy Committee meeting**

7. BIDS AND PROPOSALS

- 7.1. **Award a Contract to Storm Water Inspection & Maintenance Services Inc. / An Apex Company for the State Trash Amendments Stormwater Compliance Project No. 800460 in the amount of \$143,370**

1. Staff Report:
John Doughty, Public Works Director
2. Public Comment
3. Possible Action:
Staff recommends the City Council:
 1. Adopt a resolution amending the Fiscal Year 2026 Capital Budget by appropriating \$157,707 from Fund 422 to Capital Project No. 800460; and
 2. Award a contract in the amount of \$143,370 to Storm Water Inspection & Maintenance Services Inc. / An Apex Company for FY26 Small Trash Capture Devices Project No. 800460; approve a contingency of \$14,337; and Authorize the City Administrator to execute the contract and associated documents.

8. UNFINISHED BUSINESS

- 8.1. **Consideration of a Community Event Support Program Policy**

1. Staff Report:
Raissa de la Rosa, Economic Development Director
2. Public Comment
3. Possible Action:
 1. Adopt a resolution establishing a Community Event Support Program Policy formalizing a non-profit subsidy program for community special events; and
 2. Authorize staff to implement the FY 2026-27 cycle using the updated timeline, review considerations, and reporting requirements.

9. INTRODUCTION OF NEW BUSINESS

9.1. Fiscal Year (FY) 2026 Q2 Quarterly Budget and General Fund Forecast Update and Adoption of Resolutions Amending the Budget and Updating the Position Control List

1. Staff Report:
Harjot Sangha, Finance Director
2. Public Comment
3. Possible Action:
 1. Receive Budget Report for the Second Quarter of Fiscal Year 2025-26 (FY26);
 2. Adopt a resolution approving the updated Position Control List for Fiscal Years 2025-2026 and 2026-2027; and
 3. Adopt a budget amendment resolution.

9.2. 2025 General Plan and Housing Element Annual Progress Report

1. Staff Report:
Sharon Goei, Community Development Director
2. Public Comment
3. Possible Action:
Accept the report and direct staff to submit the 2025 Annual Progress Report to the California Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation, no later than April 1, 2026.

10. FUTURE COUNCIL INITIATED AGENDA ITEMS

10.1. Request to Direct Staff to Provide Council with Options regarding the Addition of Public Hearings to the Architectural and Site Review Permit Process (FAIR Memo - Marques & Ramirez)

1. Staff Report:
Sharon Goei, Community Development Director
2. Public Comment
3. Possible Action:
Council consideration of a future agenda item directing staff to return to Council with options regarding the addition of public hearings to the Architectural and Site Review Permit process.

11. CITY ADMINISTRATOR'S REPORTS

12. CITY ATTORNEY'S REPORTS

13. ADJOURNMENT



City of Gilroy

STAFF REPORT

Agenda Item Title: Interviews and Appointments to the Arts and Culture Commission

Meeting Date: March 16, 2026
 From: Matt Morley, City Administrator
 Department: Administration
 Submitted by: Kim Mancera, City Clerk
 Prepared by: Kim Mancera, City Clerk

STRATEGIC PLAN GOALS: Not Applicable

RECOMMENDATION

Interview candidates for open seats on City of Gilroy Arts and Culture Commission and proceed with the formal appointment of suitable candidates.

EXECUTIVE SUMMARY

BACKGROUND

The City Council opened the annual recruitment period ending December 19, 2025, to fill seats on nine Boards, Commissions, and Committees with member terms vacant or expiring as of December 31, 2025. Interviews and appointments were held on January 5, 2026, January 26, 2026 and February 9, 2026. The following seats remain vacant:

Arts and Culture Commission – Two (2) seats with terms expiring 12/31/2027

ANALYSIS

The following applications were received:

Arts & Culture Commission

Meena Vijaykar

Rabia Shahid

Subul Siddiqui

The following candidates also expressed interest in the Building Board of Appeals and the Physically Challenged Board of Appeals:

Rabia Shahid

Subul Siddiqui

Interviews and appointments have been scheduled for the March 16, 2026, City Council meeting.

ALTERNATIVES

N/A

FISCAL IMPACT/FUNDING SOURCE

There are no costs incurred from conducting the interviews for, nor appointing individuals to, the City's boards, committees and commissions.

PUBLIC OUTREACH

This item was included on the publicly posted agenda for this meeting.

NEXT STEPS

N/A

Attachments:

1. Meena Vijaykar - Arts & Culture_Redacted
2. Rabia Shahid - Arts & Culture_Redacted
3. Subul Siddiqui - Arts & Culture_Redacted



Boards/Committees/Commissions Application Form

Board/Committee/Commissions	• Arts and Culture Commission
First Name	Meena
Last Name	Vijaykar
Home Address	[REDACTED]
City	Gilroy
State	CA
Zip	95020
Are you a registered voter within the City of Gilroy?	Yes
Primary Phone Type	Mobile
Primary Phone Number	[REDACTED]
E-mail Address	[REDACTED]
Driver's License/ID Number	[REDACTED]
Date of Birth	[REDACTED]
Last 4 of SSN	[REDACTED]
List your qualifications for this appointment:	I am an Indian classical dancer and a Director at IASC- Indian cultural organization for South County
List any service to the community including any prior appointments:	When I was in Cupertino, I was very involved with my community as fitness instructor at the YMCA and as parent volunteer at Elementary, middle and High schools winning multiple honorary service awards. Also organized cultural events at the school and enriching teh student body to different cultures, I volunteer every summer teaching aqua aerobics in my community at Eagle ridge, my way of giving back to my neighbors.
What are your goals while serving on this Board/Commission/Committee?	I moved to Gilroy 4+ years and I am keen to serve my community here on the Arts and Culture Commission
Why are you most qualified to serve on this Board/Commission/Committee?	I am qualified because I view Arts and Culture as an important piece of Urban infrastructure. I believe a city with thriving cultural scene attracts talent , boost tourism and increases mental health for residents
By clicking on this box, I declare under penalty of perjury that I am	• I agree.

currently a registered voter within the City limits of the City of Gilroy. Furthermore, I understand that this application and any attachments are subject to disclosure under the Public Records Act and must complete mandatory Open Government Ordinance Training. I further understand that members of the Planning Commission, Parks and Recreation Commission, Building Boards of Appeals, and Physically Challenged Board of Appeals are also subject to filing the Fair Political Practice Commission's Statement of Economic Interest Form 700 relating to financial disclosures.

Signature

A handwritten signature in black ink that reads "Meena". The signature is written in a cursive style with a long, sweeping horizontal line extending to the right from the end of the name.

Date

02/16/2026

*All Commission, Board and Committee applications are a public record.



Boards/Committees/Commissions Application Form

- Board/Committee/Commissions**
- Arts and Culture Commission
 - Building Board of Appeals
 - Library Commission
 - Open Government Commission
 - Parks and Recreation Commission
 - Personnel Commission
 - Physically Challenged Board of Appeals
 - Planning Commission
 - Youth Commission

First Name	Rabia
Last Name	Shahid
Home Address	[REDACTED]
City	Gilroy
State	CA
Zip	95020
Are you a registered voter within the City of Gilroy?	Yes
Primary Phone Type	Mobile
Primary Phone Number	[REDACTED]
Alternate Phone Type	Mobile
Alternate Phone Number	[REDACTED]
E-mail Address	[REDACTED]
Driver's License/ID Number	[REDACTED]
Date of Birth	[REDACTED]
Last 4 of SSN	[REDACTED]
Which School Do You Attend?	west valley college
Grade / School Year:	12th
List your qualifications for this appointment:	Master's Degree in Women's Studies Certification in Child Studies Certification in Human Resources Licensed Real Estate Agent

List any service to the community including any prior appointments:	Served local schools and nonprofit organizations as a volunteer, assisting with educational programs, outreach efforts, and special initiatives as needed.
What are your goals while serving on this Board/Commission/Committee?	My goal is to contribute constructively, stay well-informed, and work collaboratively to help the Board/Commission/Committee make sound decisions that strengthen the organization and the community it serves.
Why are you most qualified to serve on this Board/Commission/Committee?	I am qualified to serve because of my commitment to the community, my ability to work collaboratively, and my dedication to thoughtful, transparent decision-making. I take my responsibilities seriously and strive to contribute in a meaningful and informed way.

By clicking on this box, I declare under penalty of perjury that I am currently a registered voter within the City limits of the City of Gilroy. Furthermore, I understand that this application and any attachments are subject to disclosure under the Public Records Act and must complete mandatory Open Government Ordinance Training. I further understand that members of the Planning Commission, Parks and Recreation Commission, Building Boards of Appeals, and Physically Challenged Board of Appeals are also subject to filing the Fair Political Practice Commission's Statement of Economic Interest Form 700 relating to financial disclosures.

- I agree.

Signature 

Date 02/18/2026

*All Commission, Board and Committee applications are a public record.



Boards/Committees/Commissions Application Form

Board/Committee/Commissions
• Building Board of Appeals
• Arts and Culture Commission
• Physically Challenged Board of Appeals

First Name Subul

Last Name Siddiqui

Home Address [Redacted]

City Gilroy

State CA

Zip 95020

Are you a registered voter within the City of Gilroy? Yes

Primary Phone Type Mobile

Primary Phone Number [Redacted]

Alternate Phone Type Mobile

E-mail Address [Redacted]

Driver's License/ID Number [Redacted]

Date of Birth [Redacted]

List your qualifications for this appointment:
- Resident of Santa Clara County for my entire life, except for college (but was next door in Alameda County, visiting on weekends)
- Certified in change management (ProSci, ADKAR) and certificate in project management
- Background in biomedical engineering (BS) and healthcare management (MBA)
- Engineering lead with 6 years in regulated healthcare systems
- Passionate about inclusive representation.

Arts:
- Experience supporting interdisciplinary, community-facing initiatives through a south bay Young Professionals group. I co-founded it in summer 2022 and am stepping down after 4 years this August. We have weekly events which average 100 attendees; annual dinner galas with 300 attendees (which include programming, speeches, and silent auctions); annual "bazaar" markets with over 30 local small businesses, most of which are owned by our under 35 years old community members; and more. Specifically, I've been spearheading our Vendors and Partners org to amplify our local small businesses - most of our vendors are food, drink, clothing, and arts vendors! It's incredibly amazing to connect to so many businesses and people, and be a part of their journey. It's even more amazing to watch the community connect, and give back to each other.

--- Strong organizational and evaluation skills for programs and proposals through the above experience.

Building / Physically Challenged Board of Appeals:

- Engineering background from UC Berkeley; while the specific content covered in this role might be new, I'm comfortable interpreting technical content and excited to learn!

- Resident Assistant at UC Berkeley: this role had an extremely heavy focus on inclusivity for folks of different backgrounds and abilities. We were trained to be empathetic, and able to best serve the needs of everyone, in both planning of spaces/programs, and also during times of conflict or high stress.

--- Due to the inherent focus on housing, we were also trained on local housing and renting laws, involved with housing proposals in the city, and learned to account for so many factors when deciding construction and spaces. For example: physical accessibility, especially since Berkeley is set into the hillside; grandfathered structures and concerns, including earthquake safety (buildings next to the fault), ancient elevators, and steep stairs; traffic patterns; realistic needs of the community projected out a decade or more; gentrification; affordability; etc.

List any service to the community including any prior appointments:

Election Officer:

- Started working the polls in high school, and continued after, in various positions, including at the County Office counting ballots. Did this because it's incredibly important for all citizens of this country to know how the system works, and to support it. I've taken time off from work to work the polls!

Young professionals group:

- Currently at 3.5 years (4 years by August) of cofounding and leading a young professionals group that has fostered a space for individuals ages 22-35 to reconnect and grow. I specifically focus on supporting and amplifying local small businesses created by this age group!

Poverty Intern:

- In college, I minored in Global Poverty & Practice, which had a requirement to intern full-time on the ground at an organization focused on poverty alleviation. I chose to do my practice experience in the slums in Pakistan, focused on health care. This experience has strongly shaped the way I view civic service, because I was able to see how organizations work within the system and with governments to provide services for the public. Most importantly, I saw the strengths of each approach and where they supplemented each others' weaknesses through collaborations.

Unofficial: Sister of a former Youth Commissioner & Designer of the Martin Luther King Library TeenHQ

- My younger sister served on Campbell Youth Commission, and as her only and older sister, I had a front row seat when I wasn't helping behind the scenes!

- She also was on the team that designed and implemented the TeenHQ at MLK in SJ - again, providing support and learning how we can design spaces to bring people back to community. Got to see the struggle for youth voices to be heard, and how to navigate local governances in order to get approvals.

What are your goals while serving on this Board/Commission/Committee?

Arts & Culture:

When I moved to Gilroy, I was in awe of the community - our entire block came out to greet us and welcome us, whereas in San Jose our next door neighbors would just wave. People pause, smile, open doors, and are kind. Yet when driving around town, there aren't that many people out and about. Our downtown is so quiet, aside from the weekend. I hope to see our public spaces filled with community again, and would love to work on that.

Additionally, in high school, I took art classes in participated in school and district level competitions in 2D art. I earned a few awards, and was passionate about continuing, but sadly, the Silicon Valley grind took over in college and I dropped it. I'm working on picking it up again, and would love to help others reconnect with their creative sides. It's so incredibly important to cultivate our passions and creativity ESPECIALLY in the age of AI. As an engineer, I have a front row seat to the benefits but also costs to our society - first of which is definitely creativity.

Building / Physically Challenged Board of Appeals:

Since COVID, there's been a large migration of folks moving in from central San Jose - which is driving wonderful growth to our city, and revitalizing some local small businesses. However, we also need to make sure growth is sustainable and practical by balancing infrastructure needs. Additionally, especially as a former college RA, I want to work on sustainable and affordable housing. Lastly, making our public spaces accessible to all is incredibly important for a thriving community. I hope to make our spaces - specifically downtown and our schools - more physically accessible. A lot of our youth and young adults leave for San Jose or other areas for a variety of reasons, but making our spaces more accessible.

Why are you most qualified to serve on this Board/Commission/Committee?

I'm very passionate about civic engagement, community service, strengthening neighborly ties, and giving back in any way. I hope to utilize my skills here, and most importantly, grow and learn from my community.

By clicking on this box, I declare under penalty of perjury that I am currently a registered voter within the City limits of the City of Gilroy. Furthermore, I understand that this application and any attachments are subject to disclosure under the Public Records Act and must complete mandatory Open Government Ordinance Training. I further understand that members of the Planning Commission, Parks and Recreation Commission, Building Boards of Appeals, and Physically Challenged Board of Appeals are also subject to filing the Fair Political Practice Commission's Statement of Economic Interest Form 700 relating to financial disclosures.

- I agree.

Signature



Date

02/05/2026

*All Commission, Board and Committee applications are a public record.

**City of Gilroy
City Council
DRAFT
Minutes
Monday, February 23, 2026 | 6:00 PM**

1. OPENING

1. Call to Order

The meeting was called to order by Mayor Bozzo at 6:00 PM.

2. Roll Call

Attendance	Attendee Name
Present	Council Member Dion Bracco Council Member Tom Cline Council Member Zach Hilton Council Member Carol Marques Council Member Kelly Ramirez Mayor Greg Bozzo
Absent	Council Member Terence Fugazzi

3. City Clerk's Report on Posting the Agenda

City Clerk Kim Mancera reported on the Posting of the Agenda.

4. Pledge of Allegiance

Council Member Ramirez led the Pledge of Allegiance.

5. Invocation

Pastor Malcolm McPhail with New Hope Community Church led the Invocation.

6. Orders of the Day

None.

7. Employee Introductions

Interim Police Chief Scot Smithee introduced Community Coordinator Beranda Lopez.

2. CEREMONIAL ITEMS - Proclamations and Awards

1. Public Works Engineers Week Proclamation

Mayor Bozzo presented the Public Works Engineers Week Proclamation to Gilroy's City Engineer Nisha Patel.

3. PRESENTATIONS TO THE COUNCIL

1. PUBLIC COMMENT BY MEMBERS OF THE PUBLIC ON ITEMS NOT ON THE

AGENDA BUT WITHIN THE SUBJECT MATTER JURISDICTION OF THE CITY COUNCIL

Mayor Bozzo opened public comment at 6:11 P.M.

Jacob Nelson - commented on the AI Data Center and its impacts on the City of Gilroy.

Landon Sepulveda - commented on the Data Center.

Greg Felios - commented on the discernment of the City Council.

Ron Kirkish - commented on the Wayland Parking Lot.

Alicia - commented on the commemorative flag pole and is opposed to the flag being flown in a different location.

Ann Marie McCauley - commented on the commemorative flag pole and asked that it get agendized.

Carlos Pineda - commented on the commemorative flag pole and is in support of it.

Terry - commented on the commemorative flag pole and is in support of it.

With no further speakers, Mayor Bozzo closed public comment.

4. REPORTS OF COUNCIL MEMBERS

1. Council Member Bracco – Santa Clara County Library Joint Powers Authority, Santa Clara Water Commission, Santa Clara Valley Water Joint Water Resources Committee, SCRWA

Council Member Fugazzi – Santa Clara Water Commission (alternate), Silicon Valley Regional Interoperability Authority Board (alternate), SCRWA, Visit Gilroy California Welcome Center, VTA Mobility Partnership Committee

Council Member Marques – Gilroy Sister Cities, Santa Clara County Library Joint Powers Authority (alternate), Santa Clara Valley Habitat Agency Governing Board, Santa Clara Valley Habitat Agency Implementation Board, SCRWA (alternate)

Council Member Hilton – ABAG, CalTrain Policy Group (alternate), Santa Clara County Expressway Plan 2040 Advisory Board (alternate), Silicon Valley Clean Energy Authority JPA Board, South County Youth Task Force Policy Team, VTA Policy Advisory Committee

Council Member Ramirez – ABAG (alternate), Gilroy Gardens Board of Directors (alternate), Cities Association of Santa Clara County, Gilroy Youth Task Force (alternate), Santa Clara Valley Habitat Agency Governing Board,

Santa Clara Valley Habitat Agency Implementation Board, SCRWA, Santa Clara Housing and Community Development Advisory Committee

Council Member Cline – CalTrain Policy Group (alternate), Gilroy Sister Cities (alternate), Gilroy Youth Task Force, Santa Clara County Expressway Plan 2040 Advisory Board, Silicon Valley Clean Energy Authority JPA Board (alternate), Silicon Valley Regional Interoperability Authority Board, Visit Gilroy California Welcome Center (alternate), VTA Mobility Partnership Committee, VTA Policy Advisory Committee (alternate)

Mayor Bozzo – Gilroy Gardens Board of Directors, Santa Clara Valley Water Joint Water Resources Committee, South County Youth Task Force Policy Team, VTA Board of Directors (alternate), Santa Clara Housing and Community Development Advisory Committee (alternate), Cities Association of Santa Clara County (alternate)

Council Member Bracco - No report.

Council Member Marques - Announced she is glad to be back.

Council Member Hilton - Reported from the Valley Transportation Agency (VTA) Policy Committee on how their impact had been positively felt during the week of the Super Bowl. In addition, he spoke on the "Keep Santa Clara Valley Beautiful" pilot program. He reported on community grant programs from Silicon Valley Clean Energy (SVCE). He mentioned that he was selected to be on SVCE's Ad Hoc Legislative Committee.

Council Member Ramirez - Welcomed Council Member Marques back and reported on the City's Association of Santa Clara County meeting that she attended.

Council Member Cline - Welcomed Council Member Marques back. He reported from the Silicon Valley Regional Interoperability Authority Board and shared the executive director's report on Super Bowl Sunday.

Mayor Bozzo - No report.

5. CONSENT CALENDAR

Mayor Bozzo opened public comment at 6:36 P.M.

With no speakers, Mayor Bozzo closed public comment.

Motion

Approve the consent calendar.

RESULT: Passed

MOVER: Council Member Tom Cline

SECONDER: Council Member Dion Bracco

AYES: Council Member Dion Bracco, Council Member Tom Cline, Council Member Zach Hilton, Council Member Carol Marques, Council Member Kelly Ramirez, Mayor Greg Bozzo
NAYS: None
ABSENT: Council Member Terence Fugazzi

1. **Approve the minutes of the February 7, 2026 Coffee with the Mayor, the February 9, 2026 City Council Special Meeting, and the February 9, 2026 City Council Regular Meeting**
2. **Approve Final Map and Property Improvement Agreement No. 2026-01 for Glen Loma Ranch Town Center Flex Development, Tract 10658, APN's 808-58-002, 808-58-003**
3. **Claim of Cecilia Aparicio (The City Administrator recommends a "yes" vote under the Consent Calendar shall constitute denial of the claim)**

6. BIDS AND PROPOSALS

1. **Approve Two On-Call Services Contracts for Upfitting of City Vehicles to Lehr Upfitters and NorCal Emergency Vehicle Installations (26-RFP-ADS-525) Each for an Up-To Amount of \$370,000 for FY 26 and FY 27**

Interim Human Resources Director/Risk Manager LeeAnn McPhillips provided a report.

Mayor Bozzo opened public comment at 6:40 P.M.

With no speakers, Mayor Bozzo closed public comment.

Motion

Award on-call services contracts to Lehr Upfitters and NorCal Emergency Vehicle Installations each in the not to exceed amount of \$370,000 (26-RFP-ADS-525) and authorize the City Administrator to execute the contracts and associated documents.

RESULT: **Passed**

MOVER: Council Member Dion Bracco

SECONDER: Council Member Carol Marques

AYES: Council Member Dion Bracco, Council Member Tom Cline, Council Member Zach Hilton, Council Member Carol Marques, Council Member Kelly Ramirez, Mayor Greg Bozzo

NAYS: None

ABSENT: Council Member Terence Fugazzi

2. **Drone as First Responder (DFR) Pilot Program and BRINC/Motorola "Takeoff Program"**

Police Captain Luke Powell provided a report and presentation.

Mayor Bozzo opened public comment at 7:02 P.M.

Ron Kirkish - commented on the DFR and is in support.

Greg Felios - commented on the DFR and is in support.

With no further speakers, Mayor Bozzo closed public comment.

Motion

Approve the establishment of a Drone as First Responder (DFR) Pilot Program for the Gilroy Police Department and authorize the City Administrator to execute the BRINC/Motorola Solutions Takeoff Program agreement (Sourcewell Contract #030425-MOT and associated addendum/SOW documents) for a six-year program term, with Year 1 at no cost and Years 2–6 subscription costs subject to annual budget appropriation.

RESULT: Passed

MOVER: Council Member Dion Bracco

SECONDER: Council Member Kelly Ramirez

AYES: Council Member Dion Bracco, Council Member Tom Cline, Council Member Zach Hilton, Council Member Carol Marques, Council Member Kelly Ramirez, Mayor Greg Bozzo

NAYS: None

ABSENT: Council Member Terence Fugazzi

7. FUTURE COUNCIL INITIATED AGENDA ITEMS

1. Request to Reopen the Wayland Parking Lot at Las Animas Veterans' Park

Council Member Marques provided a report.

City Council has voted 6-0 to have this item added to a future agenda.

2. Request to Consider Amending the Flag Flying Policy and Construct a Commemorative Flag Pole at the Civic Center Site

Council Member Ramirez provided a report.

City Council has voted 6-0 to have this item added to a future agenda.

8. CITY ADMINISTRATOR'S REPORTS

City Administrator Matt Morley spoke about a revised leadership academy hosted by the City Managers Association. He also reported on attending the "Keep Silicon Valley Beautiful" event, as well as the "For the Love of Gilroy" banner unveiling event. Lastly, he reported on a meeting with Local Agency Formation Commission (LAFCO).

9. CITY ATTORNEY'S REPORTS

No report.

10. ADJOURNMENT

With no additional business before the Council, the meeting was adjourned at 7:21 P.M

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the City Council of the City of Gilroy on XXXXXXX, 20XX.

Kim Mancerfa
City Clerk

DRAFT

**City of Gilroy
City Council**

DRAFT

Minutes

Monday, March 2, 2026 | 6:00 PM

1. OPENING

1. Call to Order

The meeting was called to order by Mayor Bozzo at 6:00 PM.

2. Roll Call

Attendance	Attendee Name
Present	Council Member Dion Bracco Council Member Tom Cline Council Member Terence Fugazzi Council Member Zach Hilton Council Member Carol Marques Council Member Kelly Ramirez Mayor Greg Bozzo

3. City Clerk's Report on Posting the Agenda

City Clerk Kim Mancera reported on the Posting of the Agenda.

4. Pledge of Allegiance

Council Member Cline led the Pledge of Allegiance.

5. Invocation

None.

6. Orders of the Day

None.

7. Employee Introductions

None.

2. CEREMONIAL ITEMS - Proclamations and Awards

1. Youth Arts Month Proclamation

Mayor Bozzo presented the Youth Arts Month Proclamation to Sofia Fojas with the Santa Clara County Office of Education.

3. PRESENTATIONS TO THE COUNCIL

1. PUBLIC COMMENT BY MEMBERS OF THE PUBLIC ON ITEMS NOT ON THE AGENDA BUT WITHIN THE SUBJECT MATTER JURISDICTION OF THE CITY COUNCIL

Mayor Bozzo opened public comment at 6:08 P.M.

Jess Moreno - commented on pedestrian safety and traffic issues.

Cindy Nunez - commented on pedestrian safety and requests that a school zone sign be added near Las Animas School.

Ron Kirkish - commented on FLOCK safety cameras.

Greg Felios - commented on the Gilroy Chamber of Commerce networking lunch that he attended.

With no further speakers, Mayor Bozzo closed public comment.

4. REPORTS OF COUNCIL MEMBERS

- 1. Council Member Bracco – Santa Clara County Library Joint Powers Authority, Santa Clara Water Commission, Santa Clara Valley Water Joint Water Resources Committee, SCRWA**

Council Member Fugazzi – Santa Clara Water Commission (alternate), Silicon Valley Regional Interoperability Authority Board (alternate), SCRWA, Visit Gilroy California Welcome Center, VTA Mobility Partnership Committee

Council Member Marques – Gilroy Sister Cities, Santa Clara County Library Joint Powers Authority (alternate), Santa Clara Valley Habitat Agency Governing Board, Santa Clara Valley Habitat Agency Implementation Board, SCRWA (alternate)

Council Member Hilton – ABAG, CalTrain Policy Group (alternate), Santa Clara County Expressway Plan 2040 Advisory Board (alternate), Silicon Valley Clean Energy Authority JPA Board, South County Youth Task Force Policy Team, VTA Policy Advisory Committee

Council Member Ramirez – ABAG (alternate), Gilroy Gardens Board of Directors (alternate), Cities Association of Santa Clara County, Gilroy Youth Task Force (alternate), Santa Clara Valley Habitat Agency Governing Board, Santa Clara Valley Habitat Agency Implementation Board, SCRWA, Santa Clara Housing and Community Development Advisory Committee

Council Member Cline – CalTrain Policy Group (alternate), Gilroy Sister Cities (alternate), Gilroy Youth Task Force, Santa Clara County Expressway Plan 2040 Advisory Board, Silicon Valley Clean Energy Authority JPA Board (alternate), Silicon Valley Regional Interoperability Authority Board, Visit Gilroy California Welcome Center (alternate), VTA Mobility Partnership Committee, VTA Policy Advisory Committee (alternate)

Mayor Bozzo – Gilroy Gardens Board of Directors, Santa Clara Valley Water

Joint Water Resources Committee, South County Youth Task Force Policy Team, VTA Board of Directors (alternate), Santa Clara Housing and Community Development Advisory Committee (alternate), Cities Association of Santa Clara County (alternate)

Council Member Bracco - Reported that he attended the JPA Santa Clara County Library.

Council Member Fugazzi - Shared his appreciation for the United States Armed Forces who are serving overseas.

Council Member Marques - No report.

Council Member Hilton - Reported from the VTA Policy Advisory Committee and provided an update on the committee. He also reported on his recent trip to the State Capital. In addition, he also asked that the community be on the lookout for a save the date for a joint event presented by the Gilroy Unified School District, City of Gilroy, and the South County Youth Task Force.

Council Member Ramirez - Reported that she attended the State of the Valley organized by Silicon Valley Joint Ventures.

Council Member Cline - No report.

Mayor Bozzo - Reported from Gilroy Gardens Board of Directors on the recent approval to spend on maintenance priorities within the park. He also shared how he attended the South Valley Islamic Community Ramadan Iftar.

5. INTRODUCTION OF NEW BUSINESS

1. Approval of Amended and Restated Municipal Pooling Authority Joint Exercise of Powers Agreement

Interim Human Resources Director/Risk Manager LeeAnn McPhillips provided a report and presentation.

Mayor Bozzo opened public comment at 6:31 P.M.

With no speakers, Mayor Bozzo closed public comment.

Motion

Adopt a resolution approving the amended and restated Municipal Pooling Authority Joint Exercise of Powers Agreement for Providing Property, Public Liability, and other insurance coverages.

RESULT: Passed

MOVER: Council Member Dion Bracco

SECONDER: Council Member Kelly Ramirez

AYES: Council Member Dion Bracco, Council Member Tom Cline, Council Member Terence Fugazzi, Council Member Zach Hilton, Council

Member Carol Marques, Council Member Kelly Ramirez, Mayor Greg Bozzo

NAYS: None

ABSENT: None

2. Open Meeting and Teleconference Requirements and Approval of Policy on Distributions to Public Participation During Remote or Hybrid Meetings

City Clerk Kim Mancera and City Attorney Andy Faber provided a report and presentation.

Mayor Bozzo opened public comment at 6:52 P.M.

Ron Kirkish - asked a clarifying question from the report given by the City Clerk and City Attorney.

With no further speakers, Mayor Bozzo closed public comment.

Motion

Receive a report on updates regarding Senate Bill 707 (SB 707) amending the Ralph M. Brown Act and adopt a City Council Policy on Disruptions of Telephonic or Internet Service During Public Meetings in compliance with Senate Bill 707.

RESULT: **Passed**

MOVER: Council Member Tom Cline

SECONDER: Council Member Kelly Ramirez

AYES: Council Member Dion Bracco, Council Member Tom Cline, Council Member Terence Fugazzi, Council Member Zach Hilton, Council Member Carol Marques, Council Member Kelly Ramirez, Mayor Greg Bozzo

NAYS: None

ABSENT: None

6. CITY ADMINISTRATOR'S REPORTS

City Administrator Matt Morley announced that he met with LAFCO regarding a study on wastewater and potable water. He also highlighted the city's efforts to aid in traffic safety surrounding Las Animas Elementary School.

7. CITY ATTORNEY'S REPORTS

No report.

8. CLOSED SESSION

- 1. CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION; CITY OF GILROY, Petitioner, vs. THE SUPERIOR COURT OF SANTA CLARA COUNTY, Respondent; LAW FOUNDATION OF SILICON VALLEY, Real Party in Interest. LAW FOUNDATION OF SILICON VALLEY, Petitioner, . THE SUPERIOR COURT OF SANTA CLARA COUNTY, Respondent; CITY OF GILROY, Real Party in Interest; Cal. Supreme Ct. Case Numbers S282937 and S282950; Filed**

January 22, 2020

City Attorney Andy Faber announced the closed session item.

City Attorney Andy Faber opened public comment at 6:55 P.M.

With no speakers, City Attorney Andy Faber closed public comment.

Motion

Remain in closed session.

RESULT: Passed

MOVER: None

SECONDER: None

AYES: Council Member Dion Bracco, Council Member Tom Cline, Council Member Terence Fugazzi, Council Member Zach Hilton, Council Member Carol Marques, Council Member Kelly Ramirez, Mayor Greg Bozzo

NAYS: None

ABSENT: None

The meeting adjourned to closed session at 6:56 P.M.

9. ADJOURN TO OPEN SESSION

City Attorney Andy Faber announced that there was no reportable action from the closed session.

10. ADJOURNMENT

With no additional business before the Council, the meeting was adjourned at 7:09 P.M.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the City Council of the City of Gilroy on XXXXXXXX, 20XX.

Kim Mancera
City Clerk



City of Gilroy

STAFF REPORT

Agenda Item Title: Notice of Completion for the FY26 CDBG Sidewalk and Curb Ramp Project No. 26-PW-303 and Approval of a Final Contract Amount of \$152,974.00

Meeting Date: March 16, 2026
 From: Matt Morley, City Administrator
 Department: Public Works
 Submitted by: Nisha Patel, City Engineer
 Prepared by: Shaun Wright, Engineer

STRATEGIC PLAN GOALS: Ensure Neighborhood Equity from City Services
 Maintain and Improve City Infrastructure

RECOMMENDATION

1. Approve the Notice of Completion for the FY26 Community Development Block Grant (CDBG) Sidewalk and Curb Ramp Project No. 26-PW-303; and
2. Approve a final contract amount of \$152,974.00 for the FY26 CDBG Sidewalk and Curb Ramp Project No. 26-PW-303.

EXECUTIVE SUMMARY

Construction of the FY26 Sidewalk and Curb Ramp Project (Project) was completed by FBD Vanguard Construction, Inc., and Public Works staff has reviewed and approved the performed work. The Project consisted of constructing a sidewalk gap closure consisting of approximately 1,300 square feet of concrete to construct sidewalks and driveways, as well as minor storm drainage improvements for a total construction cost of \$152,974.00.

BACKGROUND

N/A

ANALYSIS

The Project scope entailed a sidewalk gap closure consisting of approximately 1,300 square feet of concrete sidewalk and driveways, as well as minor storm drainage improvements.

The project occurred from the Senior Gateway Apartments development to the pending construction at the adjacent ROEM Apartments development. This was a critical gap closure that will improve pedestrian connectivity in conjunction with the upcoming Monterey HAWK Signal project.

The overall schedule of Project construction was fifteen working days but was extended due to inclement weather. Construction began on January 29, 2026, and was completed on March 3, 2026.

Staff recommends the City Council approve the Notice of Completion and the final construction contract amount of \$152,974.00 for the FY26 CDBG Sidewalk and Curb Ramp Project No. 26-PW-303.

ALTERNATIVES

N/A

FISCAL IMPACT/FUNDING SOURCE

Construction of this Project was funded through CDBG Fund, Fund 245. There were no impacts to the City's General Fund.

The total Project construction cost was \$152,974.00. The CDBG grant amount awarded for sidewalk and curb ramp improvements in FY26 was \$176,190.14. The remaining balance of \$23,216.14 will go back into the City's CDBG Fund.

PUBLIC OUTREACH

N/A

NEXT STEPS

N/A

Attachments:

1. Attachment 1 - 26-PW-303 - NOC

RECORDING REQUESTED BY:

City of Gilroy

WHEN RECORDED, MAIL TO:

City Clerk's Office

City of Gilroy

7351 Rosanna Street

Gilroy, CA 95020

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**RECORD WITHOUT FEE UNDER SECTION 27383
GOVERNMENT CODE OF STATE OF CALIFORNIA**

Notice of Completion

FY26 CDBG Sidewalk and Curb Ramp Project

Project No. 26-PW-303

FBD Vanguard Construction, Inc.

SEPARATE PAGE PURSUANT TO GOVT. CODE 27361.6

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that, as of the 16th day of March, 2026, the City of Gilroy, California ("City") has accepted as completed the work required to be performed under the following agreement ("Agreement") by and between FBD Vanguard Construction, Inc. ("Contractor") and City:

FY26 CDBG Sidewalk and Curb Ramp Project
Project No. 26-PW-303
FBD Vanguard Construction, Inc.

Project No.: 26-PW-303

Contractor Name: FBD Vanguard Construction, Inc.

Contractor Address: 550 Greenville Road, Livermore, CA 94550

Surety on Contract: Travelers Casualty and Surety Company of America

Location of Project: Gilroy, California

Description of Work:

The work includes the furnishing of all labor, materials, equipment, and incidentals necessary to perform the design of new curb ramps and the demolition and/or construction of new curb ramps, driveway approaches, curb and gutter, and sidewalks. The work also includes storm drainage improvements, minor asphalt concrete replacement, pavement striping, curb markings, stormwater management, and other incidentals thereto, on the easterly side of Monterey Road, between Koror Lane and Ervin Court in the City of Gilroy.

- Interest of City:**
- Owner in Fee
 - Vendee under Agreement to Purchase
 - Lessee
 - Owner of Easements
 - Holder of License
 - Owner of Streets
 - Owner of Utilities, Water, Sewer, Storm Systems

Owner's Name/Address: City of Gilroy, 7351 Rosanna Street, Gilroy, CA 95020


Work Done: See above, Description of Work

This notice is given in accordance with the provisions of Section 3093 of the Civil Code of the State of California.

The undersigned, being duly sworn, deposes and says:

That I am an officer of the City of Gilroy, that I have read the foregoing Notice of Acceptance of Completion and know the contents thereof; and that the same is true of my own knowledge, except as to those matters that I believe to be true. I certify under penalty of perjury that the foregoing is true and correct.

Executed at the City of Gilroy, County of Santa Clara, State of California, on March 3, 2026

CITY OF GILROY
BY: 
Nisha Patel
TITLE: City Engineer

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Santa Clara }
On March 3, 2026 before me, Kim Mancera, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Nisha Patel
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature Kim Mancera
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____



City of Gilroy

STAFF REPORT

Agenda Item Title: Resolution Establishing Operating Hours for City-Owned Public Off-Street Parking Lots

Meeting Date: March 16, 2026
 From: Matt Morley, City Administrator
 Department: Public Works
 Submitted by: John Doughty, Public Works Director
 Prepared by: Matt Jones, Deputy Public Works Director

STRATEGIC PLAN GOALS: Not Applicable

RECOMMENDATION

Staff recommends that the City Council adopt a Resolution:

- 1) Establishing uniform operating hours for all City-owned public off-street parking lots as follows: Open: 5:00 a.m. to 12:00 a.m. (midnight); Closed: 12:00 a.m. to 5:00 a.m.
- 2) Approving official names and identification numbers for City-owned public off-street parking lots; and
- 3) Authorizing staff to fabricate and install regulatory signage reflecting approved operating hours and parking lot identification.

EXECUTIVE SUMMARY

City-owned public off-street parking lots are currently regulated through a combination of historic resolutions and operational practices, resulting in inconsistent or unclear operating hours across lots.

Staff recommends adoption of a Resolution pursuant to Gilroy City Code (GCC) Sections 15.72–15.75 establishing uniform operating hours for all City-owned public off-

street parking lots and formally approving parking lot names and identification numbers.

The proposed action will provide consistent operating hours citywide (Open--5:00 AM to midnight/Closed midnight to 5:00 AM), improve clarity for the public, and support consistent application of existing parking regulations. In addition, establishing official lot names and identification numbers will provide consistent naming convention, support consistent signage, and provide a clear framework for marketing as well as operational management and enforcement.

Staff is also seeking authorization to fabricate and install updated regulatory signage reflecting the approved operating hours and lot identification.

BACKGROUND

Public off-street parking lots are governed by GCC Division 2, Sections 15.72 through 15.75. Under the City Code:

- Public off-street parking lots are designated by City Council resolution;
- Methods of regulation and control are determined by the City Council;
- Hours of operation must be established by resolution; and
- Parking regulations become enforceable when appropriate signage is installed.

Over time, individual parking lots have been regulated through either adoption of resolutions and/or via historical operational practices. As a result, operating hours are not consistently established or clearly communicated across all City-owned parking lots.

In recent months, staff has received public inquiries and service requests related to overnight parking activity in City-owned parking lots. These inquiries highlighted the need for clear and consistent operating hours to improve public understanding, operational clarity, and support enforcement activity.

ANALYSIS

The proposed resolution establishes uniform operating hours for all City-owned public off-street parking lots and authorizes installation of updated signage to provide clear notice to the public. In addition, staff is proposing to formally approve parking lot names and identification numbers for City-owned public off-street parking lots. Historically, lots have been referenced using informal or location-based descriptions, which can create inconsistencies in signage, enforcement, and internal operations.

Establishing uniform operating hours for City-owned public off-street parking lots provides several operational benefits:

- Creates consistent expectations for the public

- Improves clarity for enforcement and City operations
- Reduces confusion caused by varying or unclear hours
- Supports consistent signage and communication citywide

The proposed operating hours of 5:00 a.m. to 12:00 a.m. balance the needs of nearby businesses with the need to discourage overnight activities, which in addition to parking, often results in illegal dumping and other illicit activities.

Gilroy City Code Section 15.84 already authorizes the Police Department to remove vehicles parked in violation of applicable parking regulations or vehicles left on public off-street parking lots for more than twenty-four (24) hours. Establishing uniform operating hours and updated signage provides clear notice to the public and supports consistent application of existing enforcement authority. This action does not create new enforcement authority but instead clarifies operating conditions and improves consistency in how existing regulations are communicated and applied.

Covenant Compliance

There is currently a recorded parking covenant which requires the City to provide up to ten (10) twenty-four-hour parking permits for a multi-family development. The proposed resolution authorizes staff to coordinate issuance and management of those permits while maintaining overall lot control.

Standardization of Parking Lot Names and Identification Numbers

Formal approval of parking lot names and identification numbers provides operational consistency and clarity for the public. Standardized lot identification:

- Supports consistent signage and wayfinding
- Improves enforcement accuracy
- Simplifies internal operations and communication
- Provides a clear framework for future parking management decisions

Proposed Off-Street City-Owned Parking Lot Names and Numbers (see Attachment 2)

1. P1 – Lewis Lot
2. P2 – Egleberry Lot
3. P3 – 5th Street Lot
4. P4 – Paseo Lot
5. P5 – Railroad Lot
6. P6 – Hornlein Lot
7. P7 – Downtown Gourmet Alley Lot
8. P8 - VTA Parking Lot (City-owned; Managed by VTA)
9. P9 – Civic Center Lots
10. P10 – Library Lot

11. P11 – Hanna Street Lot

This effort will also include the fabrication and installation of signage which is consistent in every respect throughout the lot system. This will be helpful to downtown patrons and Gilroy Police Department staff.

ALTERNATIVES

1. Maintain existing conditions. This will continue operating under varying historical practices and signage. Operating hours remain inconsistent or unclear which exacerbates public confusion and operational inconsistencies. This alternative is not recommended.
2. Establish different hours than recommended. If this option is chosen, staff would recommend establishing consistent operating hours across all parking lots. Establishing varying hours by lot will be confusing to patrons and Gilroy Police Department alike.

FISCAL IMPACT/FUNDING SOURCE

Implementation will require fabrication and installation of updated regulatory signage reflecting approved operating hours and lot identification. The total estimated cost for materials and labor is approximately \$5,000. Sufficient funds are available within the Public Works Streets Section Operations Budget to cover implementation costs. No additional appropriation is required.

PUBLIC OUTREACH

This item responds in part to public inquiries and service requests regarding overnight parking activity in City-owned parking lots.

Following Council approval, staff will provide public notification through the Chamber of Commerce and updated signage and communication regarding operating hours to the Downtown Gilroy Business Association.

NEXT STEPS

Upon City Council adoption of the Resolution, staff will:

1. Update internal records and mapping to reflect approved lot names and numbers.
2. Fabricate and install updated signage reflecting lot identification and operating hours.
3. Provide public notification and education regarding operating hours.

4. Initiate consistent enforcement following signage installation.

Attachments:

1. Resolution
2. Parking Lot Map 093024

RESOLUTION 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GILROY ESTABLISHING UNIFORM OPERATING HOURS FOR CITY-OWNED PUBLIC OFF-STREET PARKING LOTS PURSUANT TO GILROY MUNICIPAL CODE SECTIONS 15.72 THROUGH 15.75, APPROVING PARKING LOT NAMES AND IDENTIFICATION NUMBERS, AND AUTHORIZING INSTALLATION OF REGULATORY SIGNAGE

WHEREAS, Gilroy Municipal Code (“GMC”) Division 2, Sections 15.72 through 15.75, provides that public off-street parking lots shall be designated and regulated by resolution of the City Council; and

WHEREAS, GMC Section 15.74 provides that the hours of operation for public off-street parking lots shall be established by resolution of the City Council; and

WHEREAS, GMC Section 15.75 provides that parking regulations shall become enforceable when appropriate signs or markings are in place giving notice thereof; and

WHEREAS, the City Council finds that establishing uniform operating hours for City-owned public off-street parking lots will improve consistency in enforcement, provide clear public notice, and support effective management of public parking resources; and

WHEREAS, GMC Section 15.84 authorizes the Police Department to remove vehicles parked in violation of applicable parking regulations or vehicles left on public off-street parking lots for periods exceeding twenty-four (24) hours; and

WHEREAS, the City Council desires to establish uniform operating hours, approve parking lot names and identification numbers, and authorize installation of updated signage reflecting such hours.

NOW, THEREFORE, BE IT RESOLVED that this Resolution shall apply to all City-owned public off-street parking lots designated pursuant to GMC Section 15.72 and the provisions set forth supersedes those contained in any prior Resolutions regulating the designated City-owned parking lots; and

BE IT FURTHER RESOLVED that the City Council hereby approves and establishes the following official names and corresponding identification numbers for City-owned public off-street parking lots for purposes of regulation, signage, administration, and enforcement:

1. P1 – Lewis Lot
2. P2 – Egleberry Lot
3. P3 – 5th Street Lot
4. P4 – Paseo Lot
5. P5 – Railroad Lot
6. P6 – Hornlein Lot
7. P7 – Downtown Gourmet Alley Lot
8. P8 - VTA Parking Lot (City-owned; Managed by VTA)
9. P9 – Civic Center Lots
10. P10 – Library Lot
11. P11 – Hanna Street Lot

BE IT FURTHER RESOLVED that the City Manager, or designee, is authorized to make minor administrative adjustments to lot descriptions for clarity, provided such adjustments do not alter the approved lot names or identification numbers established herein.

BE IT FURTHER RESOLVED that operating hours for all City-owned public off-street parking lots shall be established as follows:

- Open: 5:00 a.m. to 12:00 a.m. (midnight)
- Closed: 12:00 a.m. to 5:00 a.m.

Parking in City-owned public off-street parking lots during closed hours is prohibited unless otherwise authorized by the City.

BE IT FURTHER RESOLVED that the Public Works Director, or designee, is authorized to fabricate, install, and maintain regulatory signage reflecting the operating hours and lot identification established by this Resolution, and that such regulations shall become enforceable upon installation of appropriate signage pursuant to GMC Section 15.75.

BE IT FURTHER RESOLVED that nothing in this Resolution shall limit or modify existing authority provided under GMC Section 15.84 or other applicable provisions of law relating to vehicle removal or parking enforcement.

BE IT FURTHER RESOLVED that to the extent prior resolutions are inconsistent with this Resolution regarding operating hours, such provisions are hereby superseded.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption; however, enforcement of operating hours shall commence following installation of required signage.

PASSED AND ADOPTED by the City Council of the City of Gilroy at a regular meeting duly held on the 16th day of March 2026 by the following roll call vote:

AYES: **COUNCIL MEMBERS:**
NOES: **COUNCIL MEMBERS:**
ABSTAIN: **COUNCIL MEMBERS:**
ABSENT: **COUNCIL MEMBERS:**

APPROVED:

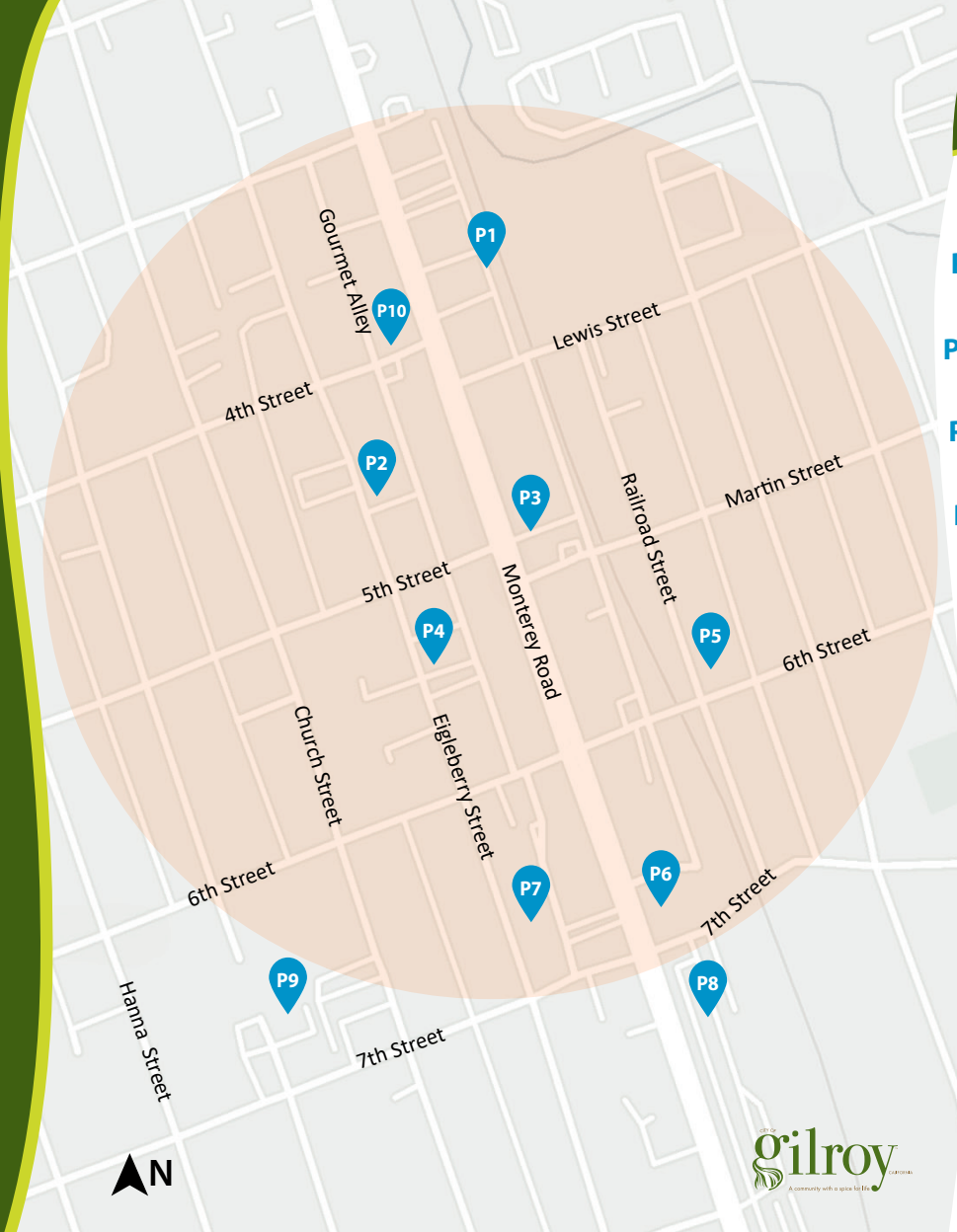
Greg Bozzo, Mayor

ATTEST:

Kim Mancera, City Clerk

Welcome to Gilroy, the Garlic Capital of the World.
Whether you're visiting for a day or a lifetime, we hope you enjoy your stay.

DOWNTOWN PARKING GUIDE



Downtown Gilroy Parking Lots

- P1** Lewis Lot
Located off Lewis St, behind the shops
- P2** Egleberry Lot
Located on Egleberry St between 4th & 5th St
- P3** 5th Street Lot
Located at 5th St & Monterey Rd
- P4** Paseo Lot
Located on Egleberry St between 5th & 6th St
- P5** Railroad Lot
Located at Railroad St & 6th St
- P6** Hornlein Lot
Located at Monterey Rd & Hornlein Ct
- P7** Downtown Gourmet Lot
Located at Egleberry St & 7th St
- P8** Gilroy Transit Center Lot
Located at Monterey Rd & 7th St
- P9** Civic Center Lots
Located at 7th St & Rosanna St
- P10** 4th Street Lot
Located at 4th St & Monterey Rd

 5-Minute Walking Radius

If you park within the shaded area, you are within a 5-minute walk of Downtown Gilroy.





City of Gilroy

STAFF REPORT

Agenda Item Title: Claim of Alejandrina Castro (The City Administrator recommends a "yes" vote under the Consent Calendar shall constitute denial of the claim)

Meeting Date: March 16, 2026
 From: Matt Morley, City Administrator
 Department: Human Resources/Risk Management
 Submitted by: LeeAnn McPhillips, Interim Human Resources Director/Risk Manager.
 Prepared by: LeeAnn McPhillips, Interim Human Resources Director/Risk Manager.

STRATEGIC PLAN GOALS: Not Applicable

RECOMMENDATION

Based on the recommendation from Municipal Pooling Authority (MPA) and/or legal counsel, this claim is recommended for rejection.

EXECUTIVE SUMMARY

Based on the recommendation from the Municipal Pooling Authority (MPA) and/or legal counsel, the following claim is submitted to the City Council for rejection at the March 16, 2026 meeting:

- Claim of Alejandrina Castro

BACKGROUND

n/a

ANALYSIS

n/a

ALTERNATIVES

n/a

FISCAL IMPACT/FUNDING SOURCE

n/a

PUBLIC OUTREACH

n/a

NEXT STEPS

n/a

Attachments:

1. Claim of Alejandrina Castro for Agenda Packet

**CLAIM PRESENTED TO
THE CITY OF GILROY**

Received
11/17/25 *Jm*



Please read the instructions on the back before completing.

Claim #: _____

1. Full Name of Claimant: <u>Alejandrina Castro</u>	Reserved for Filing Stamp
Claimant's Address: <u>200 E. 10th st apt. 452</u>	<input type="checkbox"/> In person <input type="checkbox"/> Mailed
Claimant's City, State, Zip: <u>Gilroy CA 95020</u>	
Claimant's Email Address: <u>alex8994.lopez@gmail.com</u>	Police Report # (if applicable)
Claimant's Telephone Number, including area code: <u>(408) 337-7645</u>	
2. If different from above, address to which notices regarding the claim should be sent (include the name, relationship to the claimant, and other contact information of anyone other than the claimant to whom notices regarding the claim should be sent):	
First and Last Name	Relationship to Claimant
Address	City, State, Zip:
Email:	Telephone number, including area code:
3. Date (Month/Day/Year) and time the injury, damage, or loss occurred: <u>10/21/2025 5:28 pm</u>	
4. Specific location where the injury, damage, or loss occurred: <u>San Ysidro Park Community Center Building</u>	
5. a. What happened (describe in as much detail as possible the circumstances that gave rise to the claim) and why is the City responsible? <u>I was carrying two bags of food in each hand, tripped on sidewalk concrete on a raised section of uneven pavement. I fell face forward.</u>	
b. Name(s) and job title(s) of responsible City employee(s), if known. <u>Robert Beltran Recreation Specialist</u>	
6. Describe in as much detail as possible the injury, damage, or loss incurred: <u>When I fell my glasses hit my left eye socket, my upper lip got hurt too I grasped the fall with my hands, my knees and both legs caught the fall, I still feel pain/discomfort on my knees, and right hand's pinky, ring and middle fingers.</u>	
7. Claim amount (if less than \$10,000): <u>\$ 3,343.3</u>	For amounts \$10,000 and over, please indicate whether the claim would be a limited civil case: <input type="checkbox"/> Yes (Limited Civil Case) <input type="checkbox"/> No (Unlimited Civil Case)
8. How did you arrive at the amount claimed? Please attach documentation. <u>County of Santa Clara Health System Account Statement \$3,140.32</u> <u>Costco Optimal Department \$202.98</u>	
9. Signature of Claimant or Representative	Date Signed <u>11/17/2025</u>



City of Gilroy

STAFF REPORT

Agenda Item Title: Claim of Isabel Parra (The City Administrator recommends a "yes" vote under the Consent Calendar shall constitute a denial of the claim)

Meeting Date: March 16, 2026
 From: Matt Morley, City Administrator
 Department: Human Resources/Risk Management
 Submitted by: LeeAnn McPhillips, Interim Human Resources Director/Risk Manager.
 Prepared by: LeeAnn McPhillips, Interim Human Resources Director/Risk Manager.

STRATEGIC PLAN GOALS: Not Applicable

RECOMMENDATION

Based on the recommendation from the Municipal Pooling Authority and/or legal counsel, this claim is recommended for rejection.

EXECUTIVE SUMMARY

Based on the recommendation from the Municipal Pooling Authority (MPA) and/or legal counsel, the following claim is submitted to the City Council for rejection at the March 16, 2026 meeting:

- Claim of Isabel Parra

BACKGROUND

n/a

ANALYSIS

n/a

ALTERNATIVES

n/a

FISCAL IMPACT/FUNDING SOURCE

n/a

PUBLIC OUTREACH

n/a

NEXT STEPS

n/a

Attachments:

1. Claim of Isabel Parra for Agenda Packet

**CLAIM PRESENTED TO
THE CITY OF GILROY**



Please read the instructions on the back before completing.

Claim #: _____

1. Full Name of Claimant: Isabel Faith Parra	Reserved for Filing Stamp RECEIVED FEB 23 2026 <input type="checkbox"/> In person <input type="checkbox"/> Mailed
Claimant's Address: 985 Montebello Dr Apt G103	Police Report # (if applicable) 25-3555
Claimant's City, State, Zip: Gilroy, CA, 95020	
Claimant's Email Address: Isabelzp408@gmail.com	Claimant's Telephone Number, including area code: (408) 612-6450
2. If different from above, address to which notices regarding the claim should be sent (include the name, relationship to the claimant, and other contact information of anyone other than the claimant to whom notices regarding the claim should be sent):	
First and Last Name Melissa Parra	Relationship to Claimant Mother
Address 230 East Dunne Ave Apt 1514	City, State, Zip: Morgan Hill, CA, 95037
Email: SWEETMEL_1450@yahoo.com	Telephone number, including area code: (669) 255-6653
3. Date (Month/Day/Year) and time the injury, damage, or loss occurred: August 17, 2025	
4. Specific location where the injury, damage, or loss occurred: 985 Montebello Dr Apt G103, Gilroy CA 95020	
5. a. What happened (describe in as much detail as possible the circumstances that gave rise to the claim) and why is the City responsible? My front door was broken down by police I did give a house key to avoid damages somehow my key was lost during the process, told by officers city will cover my door.	
b. Name(s) and job title(s) of responsible City employee(s), if known. Police Officer Latshaw	
6. Describe in as much detail as possible the injury, damage, or loss incurred: My front door has a dent, from the inside of apartment the paint is falling apart and my door is hard to close	
7. Claim amount (if less than \$10,000): \$ 600-700	For amounts \$10,000 and over, please indicate whether the claim would be a limited civil case: <input type="checkbox"/> Yes (Limited Civil Case) <input type="checkbox"/> No (Unlimited Civil Case)
8. How did you arrive at the amount claimed? Please attach documentation. from leasing manager Elisa (408) 847-0721 for info	
9. Signature of Claimant or Representative lu	Date Signed 2/17/2026



City of Gilroy

STAFF REPORT

Agenda Item Title: Approve Final Map and Property Improvement Agreement No. 2026-03 for Eagle Garden Development, Tract 10500, APN's 808-01-021, 808-01-022, and 808-01-023

Meeting Date: March 16, 2026
 From: Matt Morley, City Administrator
 Department: Public Works
 Submitted by: John Doughty, Public Works Director
 Prepared by: Jorge Duran, Senior Civil Engineer

STRATEGIC PLAN GOALS: Not Applicable

RECOMMENDATION

Approve Final Map and Property Improvement Agreement No. 2026-03 for Eagle Garden Development, Tract 10500, APN's 808-01-021, 808-01-022, and 808-01-023.

EXECUTIVE SUMMARY

N/A

BACKGROUND

On November 27, 2013, Eagle Garden LLC (Developer) submitted an application requesting a tentative map to subdivide 10.83 acres into the following parcels:

- 40 multi-family condominium parcels for up to 202 townhouse units.
- 14 parcels for private streets, PUE (Public Utility Easement), EVAE (Emergency Vehicle Access Easement), PIEE (Private Ingress and Egress Easement), PSDE (Private Storm Drain Easement), PSSE (Private Sanitary Sewer Easement), PWE (Private Water Easement), and PFSE (Private Fire Service Easement).
- 29 parcels for Common Open Space, PUE (Public Utility Easement), PIEE (Private Ingress and Egress Easement), PSDE (Private Storm Drain Easement),

PSSE (Private Sanitary Sewer Easement), PWE (Private Water Easement), and PFSE (Private Fire Service Easement).

The subject property is located at 1410 1st Street, 1490 1st Street, and 7890 Santa Teresa Boulevard (southeast corner of Santa Teresa Boulevard and First Street intersection), APN's 808-01-021, 808-01-022, 808-01-023.

On December 3, 2015, the City of Gilroy Planning Commission considered TM 13-11 and AS 13-35 in accordance with the Gilroy Zoning Code and other applicable standards and regulations and found that it conformed to the City's General Plan and recommend TM 13-11 and AS 13-35 for City Council approval.

On April 4, 2016, Eagle Garden LLC received Tentative Map (TM 13-11) and Architectural and Site (AS 13-35) approval creating a 202-unit condominium townhouse development. [Reference: Resolution 2016-20 and 2016-21]

Since April 2016, the project has reached significant milestones, and actions have been taken by the city as listed below.

On June 18, 2018, Eagle Garden LLC received a 12-month time extension for TM 13-11 and AS 13-35. [Reference: Resolution 2018-21]

On October 29, 2018, Eagle Garden LLC received approval from the Community Development Department Director for AS 18-20 allowing minor revisions of previously approved AS 13-35.

On June 3, 2019, Eagle Garden LLC received a second 12-month time extension for TM 13-11 and AS 18-20. [Reference: Resolution 2019-28]

On May 4, 2020, Eagle Garden LLC received a third and final 12-month time extension for TM 13-11 and AS 18-20. [Reference: Resolution 2020-27]

On June 4, 2020, Eagle Garden LLC received a project extension to May 31, 2021 [Reference: Ordinance 2020-33]

On September 28, 2020, Eagle Garden LLC was granted an 18-month project extension to November 30, 2022. [GC Sec. 65914.5]

On October 20, 2022, Eagle Garden LLC filed the map with the City granting 48-month project extension to April 4, 2026.

On April 4, 2026, the maximum 10-year life of the Tentative Map expires. [GC Sec. 66452.6(a)(1)].

ANALYSIS

The Developer is requesting City Council approval of the Final Map, Tract 10500, and to enter into a Property Improvement Agreement (PIA 2026-03) with the City for the project's Public Improvements. The project includes 40 multifamily condominium parcels for up to 202 townhouse units.

The Public Improvements include new streets, street pavement widening, pavement repairs, pavement grinding and paving, microsurface pavement treatment, trail, grading, signing, striping, curb ramps, curb, gutter, sidewalk, lighting, joint trench, underground rule 20, landscaping, storm drain, water, sanitary sewer, stormwater management facilities, new signalized intersection, existing signal modifications, and necessary utility extension and connection to serve the development. As part of the Property Improvement Agreement, the Developer is required to provide Faithful Performance and Payment Bonds of \$5,059,049 for 100% of the estimated construction cost of the improvements.

Tract 10500 Final Map and Property Improvement Agreement 2026-03 have been deemed consistent with the tentative map and conditions of approval and therefore are recommended for City Council approval and recordation with Santa Clara County.

ALTERNATIVES

As the Final Map along with related documents have been reviewed and deemed consistent with the Tentative Subdivision Map, Conditions of Approval, the State Subdivision Map Act and all other provisions of State and local law, the City Council has no option but to approve the recommended actions.

FISCAL IMPACT/FUNDING SOURCE

There is no net impact to the General Fund. Plan check and inspection fees have been collected to cover the costs associated with this action. The developer has submitted bonding and insurance for the above referenced Property Improvement Agreement and Final Map. All of the above required improvements are part of the developer's responsibility.

PUBLIC OUTREACH

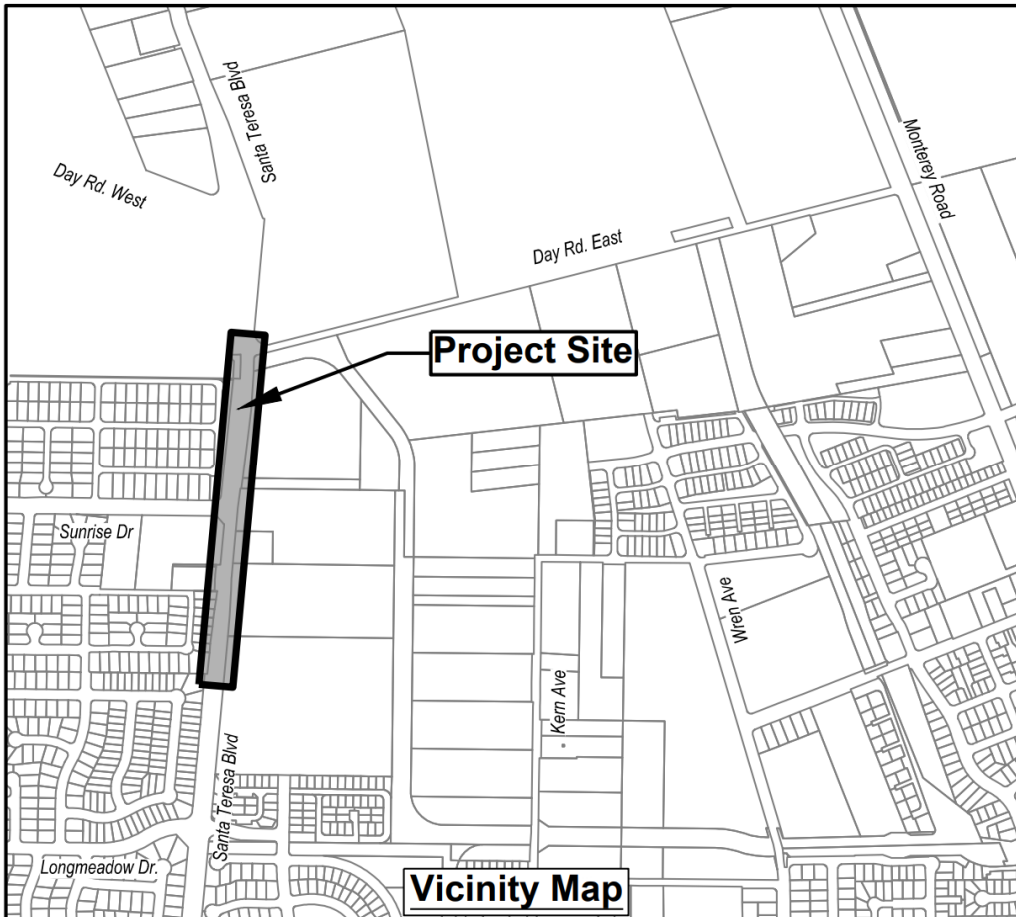
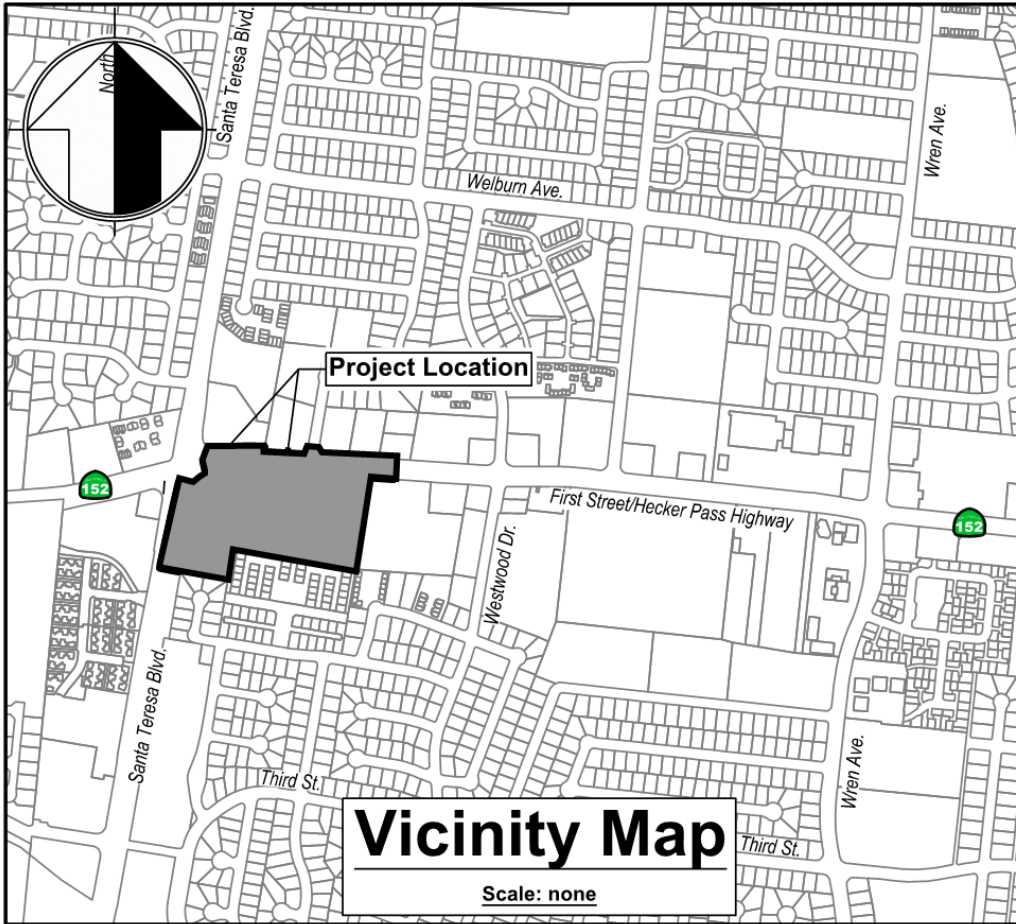
N/A

NEXT STEPS

N/A

Attachments:

1. Exhibit A - Vicinity Map
2. Exhibit B - PIA
3. Exhibit C - Final Map



RECORDING REQUESTED BY:

City of Gilroy

WHEN RECORDED, MAIL TO:

City Clerk
City of Gilroy
7351 Rosanna Street
Gilroy, CA 95020

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

Property Improvement Agreement No. 2026-03
EAGLE GARDEN – TRACT 10500
APN: 808-01-021, 022, 023

Eagle LLC, a California Limited Liability Company

PROPERTY IMPROVEMENT AGREEMENT
RESIDENTIAL

AGREEMENT FOR IMPROVEMENT OF STREETS AND
OTHER PUBLIC WORKS FACILITIES
Property Improvement Agreement No. 2026-03

This Property Improvement Agreement (“Agreement”) is made and entered into this ____ day of March, 2026, by and between the City of Gilroy, a municipal corporation, herein called the “City,” and Eagle LLC, a California Limited Liability Company herein called the “Developer”.

WHEREAS, a final map of subdivision, record of survey or building permit (Site Clearance) application has been submitted to the City for approval and acceptance, covering certain real estate and property improvements on the Subdivision known as and called: EAGLE GARDEN, APN: 808-01-21, 22, 23, a legal description of which is attached hereto and incorporated herein as Exhibit “A” (the “Property”), and as described in the project improvement plans entitled Improvement Plans for Eagle Garden - Tract No 10500 as Exhibit B, Improvement Plans for Off-Site - Eagle Garden - Tract No 10500, shown as Exhibit C, and Improvement Plans for Eagle Garden Off-Site Sunrise/Santa Teresa, shown as Exhibit D

WHEREAS, the Owner is the fee owner of the Property and requires certain utilities and public works facilities in order to service the Property under the minimum standards established by the City and,

WHEREAS, the City, by and through its City Council, has enacted certain Codes, Ordinances and Resolutions and certain Rules and Regulations have been promulgated concerning the subject matter of this Agreement and,

WHEREAS, the City has certain responsibilities for maintenance and operation of such utilities and public service facilities after acceptance by City, and for providing the necessary connecting system, general plant and appurtenances, and the City is agreeing to discharge those responsibilities, provided that Developer has faithfully and fully complied with all of the terms, covenants, conditions to be performed by Developer pursuant to this Agreement.

NOW THEREFORE, in consideration of the foregoing premises and in order to carry on the intent and purpose of said Codes, Ordinances, Resolutions and Regulations and established policies of the City and the laws of the State of California and the United States of America it is agreed by and between the parties as follows:

SECTION 1

That all Codes, Ordinances, Resolutions, Rules and Regulations and established policies of the City and the laws of the State of California and the United States of America concerning the subject matter of this Agreement are hereby referred to and incorporated herein to the same effect as if they were set out at length herein. Said Codes, Ordinances, Resolutions, Rule and Regulations include, but are not limited to, the following: The Code of the City of Gilroy, the current Zoning Ordinance, and the currently adopted Uniform Building Code.

SECTION 2

The Developer agrees:

- a. To perform each and every provision required by the City to be performed by the Developer in each and every one of said Codes, Ordinances, Resolution, Rules and other Regulations and established policies of the City and the laws of the State of California and the United States of America, including without limitation, the California Labor Code and California Public Contract Code. Developer further agrees and acknowledges that it is its obligation to determine whether, and to what extent, the work performed under this Agreement is subject to any Codes, Ordinances, Resolutions, Rules and other Regulations and established policies of the City and the laws of the State of California, the United States of America, the California Labor Code and Public Contract Code relating to public contracting and prevailing wage laws.
- b. To grant to the City without charge, free and clear of encumbrances, any and all easements and rights of way in and to the Property necessary for the City in order that its water, electricity, and/or sewer lines in or to said Property may be extended.
- c. To indemnify, defend with counsel of City's choice and hold the City free and harmless from all suits, fees, claims, demands, causes of action, costs, losses, damages, liabilities and expenses (including without limitation attorneys' fees) incurred by City in connection with (i) any damage done to any utility, public facility or other material or installation of the City on said Property which the Developer or any contractor or subcontractor of the Developer, or any employee of the foregoing, shall do in grading or working upon said Property; or (ii) arising or resulting directly or indirectly from any act or omission of Developer or Developer's contractors, or subcontractors, or any employee of the foregoing in connection with the work performed by them in connection with this Agreement, including without limitation all claims relating to injury or death of any person or damage to any property.
- d. To construct and improve all public works facilities and other improvements described in this Agreement and the improvement plans submitted to the City of Gilroy entitled IMPROVEMENT PLANS FOR EAGLE GARDEN - TRACT NO 10500 shown as Exhibit B, IMPROVEMENT PLANS FOR OFF-SITE - EAGLE GARDEN - TRACT NO 10500, shown as Exhibit C, and IMPROVEMENT PLANS FOR EAGLE GARDEN OFF-SITE SUNRISE/SANTA TERESA, shown as Exhibit D in furtherance of this Agreement on file with the City of Gilroy. All construction and improvements shall be completed in accordance with all standards established in the Codes, Ordinances, Resolutions, Rules and Regulations and established policies of the City and the laws of the State of California and the United States of America and this agreement, and in accordance with the grades, plans, and specifications approved by the City Engineer. Developer shall furnish two good and sufficient bonds, a Payment Bond on a form provided by the City and a Faithful Performance Bond, both of which shall be secured from a surety company admitted to do business in California. Each bond shall set forth a time period for performance by the contractor of its obligations and the terms and conditions on which the City may obtain the proceeds of the bond.

The Faithful Performance Bond shall be in an amount not less than one hundred percent (100%) of the total estimated amount payable for the improvements described in this Agreement, and shall secure payment to City and the Developer of any loss due to the default of the contractor or its inability or refusal to perform its contract. The performance bond shall by its terms remain in full force and effect for a period of not less than one year after completion of the improvements by Developer and acceptance of the improvements by City, to guarantee the repair and replacement of defective material

and faulty workmanship. Upon completion of the improvements by Developer and acceptance of the improvements by City, Developer may substitute for the performance bond securing maintenance described above, a separate maintenance bond issued by an admitted surety in the amount of ten percent (10%) of the total contract price of the improvements (provided that the amount of said bond shall not be less than One Thousand Dollars (\$1,000) to cover the one-year maintenance period.

The Payment Bond shall be in an amount not less than one hundred percent (100%) of the total estimated amount payable for the improvements described in this Agreement. The Payment Bond shall secure the payment of those persons or entities to whom the Developer may become legally indebted for labor, materials, tools, equipment, or services of any kind used or employed by the contractor or subcontractor in performing the work, or taxes or amounts to be withheld thereon. The Payment Bond shall provide that the surety will pay the following amounts should the Contractor or a Subcontractor fail to pay the same, plus reasonable attorneys' fees to be fixed by the court if suit is brought upon the bond: (1) amounts due to any of the persons named in California Civil Code Section 9100; (2) amounts due under the Unemployment Insurance Code with respect to work or labor performed for the improvements described in this Agreement; and (3) any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the Contractor and Subcontractors pursuant to Section 13020 of the Unemployment Insurance Code with respect to the work and labor. The Payment Bond shall, by its terms, inure to the benefit of any of the persons named in Civil Code Section 3181 so as to give a right of action to those persons or their assigns in any suit brought upon the bond.

Simultaneously with the submission of its building permit application (Site Clearance), the Developer shall submit the following for both the surety that furnishes the Payment Bond and the surety that furnishes the Faithful Performance Bond: (1) a current printout from California Department of Insurance's website (www.insurance.ca.gov) showing that the surety is permitted to do business in the State; or (2) a certificate from the Clerk of the County of Santa Clara that the surety's certificate of authority has not been surrendered, revoked, canceled, annulled, or suspended or in the event that it has, that renewed authority has been granted.

- e. Except as otherwise expressly provided in this Agreement, all plan check and inspection fees which are payable by Developer pursuant to the attached comprehensive fee schedule are due and payable to the City prior to Council approval of the final map of the subdivision. Upon approval of the record of survey or the building permit covering the real estate to be improved and before any work is done therein, the Developer shall pay to the City all other sums payable by Developer pursuant to the attached comprehensive fee schedule.
- f. At all times during the term of this Agreement and until the improvements constructed by Developer are accepted by City, Developer shall, at no cost to City obtain and maintain (a) a policy of general liability and property damage insurance in the minimum amount of One Million Dollars (\$1,000,000), combined single limit for both bodily injury and property damage; (b) workers' compensation insurance as required by law; and (c) broad form "Builder's Risk" property damage insurance with limits of not less than 100% of the estimated value of the improvements to be constructed by Developer pursuant to this Agreement.

All such policies shall provide that thirty (30) days written notice must be given in advance to City prior to termination, cancellation, or modification. The insurance specified in (a) above shall name City as an additional insured and the insurance specified in (c) shall name City as a loss payee, and shall provide that City, although an additional insured or loss payee, may recover for any loss suffered by reason of the acts or omissions of Developer or Developer's contractors or subcontractors or their

respective employees. Developer hereby waives, and Developer shall cause each of its contractors and subcontractors to waive, all rights to recover against City for any loss or damage arising from a cause covered by the insurance required to be carried pursuant to this Agreement or actually carried by Developer in connection with the work described in this Agreement, and will cause each insurer to waive all rights of subrogation against City in connection therewith. All policies shall be written on an occurrence basis and not on a claim made basis and shall be issued by insurance companies acceptable to City. Prior to commencing any work pursuant this Agreement, Developer shall deliver to City the insurance company's certificate evidencing the required coverage, or if required by City a copy of the policies obtained.

SECTION 3

That all the provisions of this Agreement and all work to be done pursuant to the terms of this Agreement are to be completed to City's satisfaction within the time described in Section 6.24, 6.25, 6.27 but no later than two years from and after the date and year of this Agreement first above written. Developer shall maintain such public works facilities and other improvements described in this Agreement at Developer's sole cost and expense at all times prior to acceptance by City in a manner which will preclude any hazard to life or health or damage to property.

SECTION 4

That the faithful and prompt performance by the Developer of each and every term and condition contained herein is made an express condition precedent to the duty of the City to perform any act in connection with this transaction, and the failure, neglect or refusal of the Developer to so perform, or to pay any monies due hereunder when due shall release the City from any and all obligations hereunder and the City, at its election, may enforce the performance of any provision herein, or any right accruing to the City or may pursue any remedy whatsoever it may have under applicable laws or the Codes, Ordinances, Resolutions, Rules and Regulations of the City, in the event of any such default by Developer.

SECTION 5

That this Agreement, including without limitation the general stipulations outlined in Section 6 below, is an instrument affecting the title or possession of the real property and runs with the land. Except as expressly provided in the second sentence of Item 36 of the general stipulations set forth in Section 6 below (relating to the payment of reimbursement to the original Developer named in this Agreement), all the terms, covenants and conditions herein imposed shall be binding upon and inure to the benefit of City, Developer, the successors in interest of Developer, their respective successors and permitted assigns and all subsequent fees owners of the Property. The obligations of the Developer under this Agreement shall be the joint and several obligations of each and all of the parties comprising Developer if Developer consists of more than one individual and/or entity. Upon the sale or division of the Property, the terms of this Agreement shall apply separately to each parcel and the fee owners of each parcel shall succeed to the obligations imposed on Developer by this Agreement.

SECTION 6

1. That the following general stipulations shall be completed subject to the approval of the Public Works Director/City Engineer.
2. The Project shall comply with all Tentative Map conditions and applicable mitigation measures as contained in City Council Resolution 2020-27 (TM 13-11 approval).

3. All work within the public right-of-way shall be subject to the approval of the City Engineer.
4. The Developer shall perform all work in compliance with the City of Gilroy Specifications Standards Design Criteria and is subject to all laws of this community by reference. Street improvements and the design of all storm drainage, sewer lines, and all street sections shall be in accordance with City Standards Plans and shall follow the most current City Master plan for streets and each utility.
5. The developer shall defend, indemnify, and hold harmless the City, its City Council, Planning Commission, agents, officers, and employees from any claim, action, or proceeding against the City or its City Council, Planning Commission, agents, officer, and employees to attack, set aside, void, or annul an approval of the City, City Council, Planning Commission, or other board, advisory agency, or legislative claim, action, or proceeding against it, and will cooperate fully in the defense. This condition is imposed pursuant to California Government Code Section 66474.9.
6. No building permit shall be issued in connection with this project if the Owner or Developer of such development (i) is not in compliance with the City's Residential Development Ordinance (City Zoning Ordinance Sections 50.60 et seq.) referred to as the RDO, any conditions of approval issued in connection with such development or other City requirements applicable to such development; or (ii) is in default under any agreement entered into with the City in connection with such development pursuant to the RDO. The project must also comply with any of condition of exemption granted from the RDO, including but not limited to time limits in obtaining City approvals and completion of construction of the dwelling units.
7. The City shall be notified at least four (4) weeks prior to the start of any construction work.
8. At least three weeks prior to commencement of work, the developer shall post the site and mail to owners of property within (500') five hundred feet of the exterior boundary of the project site, to the homeowner associations of nearby residential projects and to the Engineering Division, a notice that construction work will commence on or around the stated date. The notice shall include a list of contact persons with name, title, phone number and area of responsibility. The list shall be current at all times and shall consist of persons with authority to initiate corrective action in their area of responsibility, including 24-hr contact person.
9. The developer shall create prior to construction, for City Engineer approval, a construction staging plan that addresses the ingress and egress location for all construction vehicles, employee parking and material storage area separate from occupied residential units. All construction vehicles, employee parking, and material storage shall be contained within the project boundary and there shall be no impact to public right of way or easements.
10. If applicable, locate and properly dispose of any wells, septic tanks, and underground fuel storage facilities.
NOTE: The capping of any well will require inspection by the Santa Clara Valley Water District.
11. Schedule the construction of improvements along existing public roads so that the work affecting vehicular traffic is completed with a minimum interruption to traffic.
12. All work shall be coordinated so that the existing residents on all adjacent streets have access to their properties.

13. Before construction utilizing combustible materials may proceed, an all-weather access must be provided to within 150 feet of the building site; and at least one in service fire hydrant must be available within 150 feet of each portion of the site wherein this construction is to take place. Location of the fire hydrants will be determined by the Fire Chief.
14. Before construction, Developer shall submit for City approval a critical path construction schedule from start of construction to final occupancy, which shall include a detailed phasing plan (including traffic control for each proposed phase). Schedule shall be prepared using Microsoft Project, or approved equal, approved prior to start of construction. Any deviation from the approved construction schedule and phasing plan shall be coordinated with the City Engineer. Deviating from the approved construction schedule and phasing plan without prior coordination with the City Engineer may prolong issuance of further building permits. In addition, a 5 week look-ahead schedule shall be provided weekly for general site inspection coordination and construction management.
 - (a) Upon request by the City Engineer, the developer shall provide information for public outreach purposes, which may include maps and schedules for each phase of construction.
15. Joint Trench Plans approved by PGE shall be submitted to the Engineering Division for approval. PG&E approved plans shall incorporate any and all City comments related to Joint Trench scope of work and follow/be consistent with the approved Civil Site Improvements. The Developer will not be allowed to commence joint trench work "at-risk" without City approval and PG&E approval. The Developer assumes responsibility for any required redesign, and all costs associated with the redesign and additional city review resulting from final PG&E-approved joint trench plans. Design revisions and ultimate joint trench construction shall be completed to the satisfaction of the City Engineer.
16. No utility boxes are allowed to be constructed in the sidewalk. Any and all electrical/JT facilities shall be minimum 3' clear from sidewalks.
17. Recycled water shall be used for construction water, where available, as determined by the Public Works Director. Prior to grading, Developer shall obtain recycled water use permit by contacting the South County Regional Wastewater Authority (SCRWA), Bret Swain at Bret.Swain@cityofgilroy.org, 408-846-0268.
18. The developer shall obtain the required Habitat Conservation Plan (HCP) Permit and pay the applicable fees prior to the issuance of grading permit work.
19. Site preparation and fill construction shall be conducted under the observation of, and tested by, a licensed soils or geotechnical engineer. A report shall be filed with the City of Gilroy stating that all site preparation and fill construction meets the requirements of the geotechnical investigation. This shall be subject to review and approval by the Building Division. [CBC]
20. All grading operations and soil compaction activities shall be per the approved soils report and shall meet with the approval of the City Engineer.
21. New and existing utility lines along the project frontage, appurtenances, and associated equipment, including but not limited to electrical transmission, street lighting, and cable television shall be required to be placed underground. [Municipal Code Section 21, Article V]. No new electrical poles shall be allowed, and underground of existing utilities shall be made to the nearest upstream and downstream existing poles from the property line.

22. Construction activity shall be restricted to the period between 7:00 a.m. to 7:00 p.m. Mondays through Fridays. Saturday work is not allowed under any circumstances. Only under specific conditions will work on Saturdays be approved if requested in writing and approved by the City Engineer, and if inspection services are available. Saturday work, if approved, will also require additional inspection overtime fees. No work shall be done on Sundays and City Holidays. The City Engineer will apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes.
23. Any damage resulting from project construction operations to existing city infrastructure on or adjacent to the subject property shall be repaired to the satisfaction of the City Engineer, at the full expense of the developer/contractor. This shall include slurry seal, overlay, street reconstruction, and repair to curb, gutter and sidewalk, driveway approach if reasonably deemed warranted by the City Engineer.
24. Offsite Frontage First Street improvements as shown in the Improvement Plans for Off-Site-Eagle Garden-Tract No 10500 shall be constructed as the first phase of work and shall be completed prior to the first building occupancy. This includes all street widening, asphalt paving, asphalt micro-surfacing, signing, striping, lighting, joint trench, underground rule 20, curb, gutter, sidewalk, landscape, storm drain, water, sanitary sewer, stormwater management facilities, new signalized intersection. Any work on First Street shall require approved Caltrans permits.
25. Offsite Frontage Santa Teresa improvements as shown in the Improvement Plans for Off-Site-Eagle Garden-Tract No 10500 shall be completed concurrently with Offsite Frontage First Street improvements as a first phase of work and shall be completed prior to the first building occupancy. This includes all pavement widening, asphalt pavement, asphalt micro-surfacing, signing, striping, lighting, joint trench, underground rule 20, curb, gutter, sidewalk, landscape, trail, storm drain, water, sanitary sewer, stormwater management facilities. Any work on Santa Teresa shall require approved County encroachment permit.
26. It is the responsibility of the project's homeowner's association or other legal entity to maintain the landscaping fronting First Street and Santa Teresa Blvd. Prior to the issuance of the first building permit or as otherwise determined by the City Engineer, the Developer of the site shall enter into a Landscape Maintenance Agreement with the City for landscaping within the City right-of-way. The Developer shall record this agreement, against the property or properties involved, with the County of Santa Clara and it shall be binding on all subsequent owners of land.
27. Offsite Sunrise and Santa Teresa Blvd improvements as shown in the Improvement Plans for Eagle Garden Off-Site Sunrise/Santa Teresa: Design shall be completed and approved prior to the issuance of the 1st building permit, construction shall start prior to the issuance of the 50th building permit and construction shall be completed prior to the issuance of the 150th building permit. Improvements shall include pavement widening and repairs, asphalt micro-surfacing, signing, striping, lighting, joint trench, underground rule 20, curb, gutter, storm drain, water, signal modifications. Any work on Santa Teresa shall require approved County encroachment permit.
28. Site work of any kind (grading, trenching, excavation), except for vertical construction, will not be allowed between October 15 and April 15 (rainy season). Developer may request to the City Engineer in writing to work during the rainy season. Developer shall submit a separate Winter Work Plan submittal for City review and approval which must include the following: 1) set of plans showing all active and non-active areas, 2) grading plan at the time of rainy season from October to April (not to be confused with eventual grading plan), 3) site overland release during winter months grading plan

identifying discharge points to the public storm drain system, 4) site storage areas or facilities to contain 95th percentile storm events during the rainy season months, 5) calculations confirming storage areas/facilities, 6) erosion control plans for all temporary storage facilities, 7) a 7 month schedule for all planned activities during the rainy winter months, 8) a table identifying all planned work activities, labor needs, and equipment. All non-active areas shall be hydroseeded. and a written plan describing how these areas will be protected in any rain event.

29. This project is subject to post-construction stormwater quality requirements per Section 27D of the Gilroy Municipal Code.

30. Storm water BMP Operation and Maintenance Agreement

(a) Prior to the issuance of any building permit requiring stormwater management BMPs or as otherwise determined by the City Engineer, the owner(s) of the site shall enter into a formal written Stormwater BMP Operation and Maintenance Agreement with the City. The City shall record this agreement, against the property or properties involved, with the County of Santa Clara and it shall be binding on all subsequent owners of land served by the storm water management treatment BMPs. The City-standard Stormwater BMP Operation and Maintenance Agreement will be provided by Public Works Engineering.

(b) This Agreement shall require that the BMPs not be modified and BMP maintenance activities not alter the designed function of the facility from its original design unless approved by the City prior to the commencement of the proposed modification or maintenance activity.

(c) This Agreement shall also provide that in the event that maintenance or repair is neglected, or the stormwater management facility becomes a danger to public health or safety, the city shall have the authority to perform maintenance and/or repair work and to recover the costs from the owner.

(d) All on-site stormwater management facilities shall be operated and maintained in good condition and promptly repaired/replaced by the property owner(s), an owners' or homeowners' association or other legal entity approved by the City.

(e) Any repairs or restoration/replacement and maintenance shall be in accordance with City-approved plans.

(f) The property owner(s) shall develop a maintenance schedule for the life of any stormwater management facility and shall describe the maintenance to be completed, the time period for completion, and who shall perform the maintenance. This maintenance schedule shall be included with the approved Stormwater Runoff Management Plan.

31. Stormwater BMP Inspections will be required for this project and shall adhere to the following:

(a) The property owner(s) shall be responsible for having all stormwater management facilities inspected for condition and function by a knowledgeable third party.

(b) Unless otherwise required by the City Engineer or designee, stormwater facility inspections shall be done at least twice per year, once in Fall, in preparation for the wet season, and once in Winter. Written records shall be kept of all inspections and shall include, at minimum, the following information:

1. Site address;
 2. Date and time of inspection;
 3. Name of the person conducting the inspection;
 4. List of stormwater facilities inspected;
 5. Condition of each stormwater facility inspected;
 6. Description of any needed maintenance or repairs; and
 7. As applicable, the need for site re-inspection.
32. Upon completion of each inspection, an inspection report shall be submitted to Public Works Engineering no later than October 1st for the Fall report, and no later than March 15th of the following year for the Winter report.
33. A minimum of one exterior monument shall be set. Additional monuments can be required by the City Engineer or City Surveyor as deemed necessary. Location of monuments shall be tied out prior to work.
34. In accordance with the California Professional Land Surveyors' Act (Business and Professions Code) Chapter 15 Sections 8771 and 8725, California Penal Code 605, and California Government Code 27581, the developer, their employees, subcontractors, and/or any person performing construction activities that will or may disturb an existing roadway/ street monument, corner stake, or any other permanent surveyed monument shall show all current monuments on the plans and shall ensure that a Corner Record and/or Record of Survey are filed with the County Surveyor Office prior to disturbing said monuments. All disturbed or destroyed monuments shall be reset and filed in compliance with Section 8771 at the developer's sole expense.
35. Bonding as required by section 2.d of this agreement will be accepted for the proposed improvements for an amount of \$5,059,049.
36. If there are any reimbursements payable to the Developer, they must be specifically identified in this Agreement. Any such reimbursements shall be payable to the original Developer named in this Agreement above and shall not inure to the benefit of any subsequent owners of all or any portion of the Property. All reimbursements payable to Developer shall be subject to the City's reimbursement policies and ordinances in effect from time to time, including without limitation any expiration dates identified in such policies and ordinances. Such reimbursement shall be solely contingent upon the availability of the City's Traffic Impact Fee Funds and in no case shall the reimbursement be paid beyond ten (10) years after the execution of the Agreement. In addition to any other conditions, requirements and limitations set forth in the City's reimbursement policies and ordinances from time to time, (i) in no event shall any reimbursements be payable to Developer if City determines in its sole and absolute discretion from time to time that there are not sufficient reserves then on hand in the specific reimbursement fund from which Developer's reimbursement is payable, over and above any amounts anticipated to be required to be expended from such reimbursement fund, which reserves, at a minimum, are equal to at least half of the remaining average yearly anticipated expenditures of such reimbursement fund as determined by City from time to time; (ii) City may, in its sole and absolute discretion, make partial reimbursement payments to Developer in yearly increments, as determined by City; and (iii) City may defer payments in any given year if projects deemed by City to be of high importance are determined by City, in its sole and absolute discretion, to be warranted or necessary, and the funds in such reimbursement fund are designated by the City for use on such projects of high importance.

The Developer shall be reimbursed for the following traffic improvements, which will be made as a credit to the Traffic Impact Fees.

- a) Intersection # 43: Sunrise Drive/Santa Teresa Blvd signalized intersection related improvements. The reimbursable amount, paid as a credit to the Traffic Impact Fee, for this intersection work is \$145,125 per the current TIF budget.
- b) Road Segment # 12: Santa Teresa Blvd from Longmeadow Dr to Day Rd. The reimbursable amount, paid as a credit to the Traffic Impact Fee, for this street segment is \$347,053 per the current TIF budget.

SECTION 7

That the Development Cost Schedule enumerates all fees and their extensions.

1. TOTAL AMOUNT DUE CITY	\$ 8,899,604.55 (Total All Fees)
	\$756,849.77 (Total Due by City Council Approval)

CITY OF GILROY

By: _____

Matt Morley
City Administrator

Date: _____

ATTEST:

Kim Mancera, City Clerk

DEVELOPER:

Eagle LLC, a California Limited Liability Company

By: 

Name: Lin Dee Liu

Title: Manager

Date: 3/3/2016

NOTE: If Developer is a corporation, the complete legal name and corporate seal of the corporation and the corporate titles of the persons signing for the corporation shall appear above.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

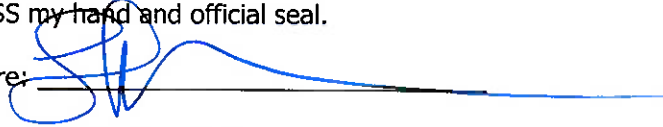
State of California

County of Santa Clara

On March 3, 2026 before me, Lorena Henderson Notary Public, personally appeared Lin Dee Liu, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

Name: Lorena Henderson
(typed or printed)

(Seal)



EXHIBIT A

Real property in the City of Gilroy, County of Santa Clara, State of California, described as follows:

PARCEL ONE:

BEGINNING AT A POINT IN THE CENTER LINE OF KERN AVENUE, 40 FEET WIDE, DISTANT THEREON S 0 DEG. 07' 30" W 267.50 FEET FROM A BURIED IRON PIPE AT THE POINT OF INTERSECTION OF SAID CENTER LINE OF KERN AVENUE WITH THE CENTER LINE OF TATUM AVENUE, 40 FEET WIDE, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY JESS J. FORD AND ELLEN C. FORD, HIS WIFE, TO LUTHER D. FORD, BY DEED DATED MARCH 15, 1948 AND RECORDED MARCH 16, 1949 IN BOOK 1758 OF OFFICIAL RECORDS AT PAGE 523, SANTA CLARA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING ALONG SAID CENTER LINE OF KERN AVENUE, S 0 DEG. 07' 30" W 316.50 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN 10 ACRE TRACT OF LAND CONVEYED BY M.E. THOMAS TO JESS J. FORD AND ELLEN C. FORD, HIS WIFE, BY DEED DATED OCTOBER 18, 1946 AND RECORDED OCTOBER 21, 1946 IN BOOK 1411 OF OFFICIAL RECORDS AT PAGE 35, SANTA CLARA COUNTY RECORDS; THENCE LEAVING KERN AVENUE AND RUNNING ALONG THE SOUTHERLY LINE OF SAID 10.00 ACRE TRACT OF LAND, E 381.16 FEET TO A 3/4 INCH IRON PIPE AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY JESS J. FORD AND ELLEN C. FORD, HIS WIFE, TO GENE A. ARTMAN AND LOUISE ARTMAN, HIS WIFE, BY DEED DATED MAY 31, 1947 AND RECORDED JULY 10, 1947 IN BOOK 1439 OF OFFICIAL RECORDS AT PAGE 329, SANTA CLARA COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO GENE A. ARTMAN, ET UX, N. 1 DEG. 31' W. 316.61 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO LUTHER D. FORD, HEREINABOVE REFERRED TO; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND CONVEYED TO LUTHER D. FORD, W. 372.07 FEET TO THE POINT OF BEGINNING, AND BEING PORTIONS OF LOT 39 AND 42, AS LAID DOWN, DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF JAS. A. CLAYTON & CO'S. SUBDIVISION OF LAS ANIMAS RANCH LOT NO. 31 AND A PART OF LOS ANIMAS RANCH LOT NO. 30, BEING A PART OF THE LAS ANIMAS RANCHO, SANTA CLARA COUNTY, CALIFORNIA", AND WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JUNE 8, 1926 IN BOOK "V" OF MAPS, AT PAGES 1 AND 2.

APN: 790-17-002

PARCEL TWO:

BEGINNING AT A POINT IN THE CENTER LINE OF KERN AVENUE, DISTANT THEREON S. 0° 07' 30" W. 150.00 FEET FROM THE POINT OF INTERSECTION OF SAID CENTER LINE OF KERN AVENUE WITH THE CENTER LINE OF TATUM AVENUE, AS SAID AVENUE ARE SHOWN UPON THE MAP HEREINAFTER REFERRED TO, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND CONVEYED BY JESS J. FORD, ET UX, TO B.R. LILES BY DEED DATED MARCH 15, 1948 AND RECORDED MARCH 16, 1948 IN BOOK 1758 OF OFFICIAL RECORDS, PAGE 523, SANTA CLARA COUNTY RECORDS; THENCE PARALLEL WITH SAID CENTER LINE OF TATUM AVENUE AND ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND SO CONVEYED TO LILES AND ALONG THE SOUTHERLY LINE OF THE PARCEL OF LAND CONVEYED BY JESS J. FORD, ET UX, TO NEWTON D. FORD, ET UX, BY DEED DATED MARCH 15, 1948 AND RECORDED MARCH 7, 1949 IN BOOK 1754 OF OFFICIAL RECORDS, PAGE 586, SANTA CLARA COUNTY RECORDS, AND THE EASTERLY PROLONGATION OF THE LAST MENTIONED SOUTHERLY LINE, EAST 368.72 FEET TO THE WESTERLY LINE OF THE PARCEL OF LAND CONVEYED BY JESS J. FORD, ET UX, TO GENE A. ARTMAN, ET UX, BY DEED DATED MAY 31, 1947 AND RECORDED JULY 10, 1947 IN BOOK 1439 OF OFFICIAL RECORDS, PAGE 319, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID LAST MENTIONED LINE, S. 1° 31' E. 117.54 FEET; THENCE PARALLEL WITH SAID CENTER LINE OF TATUM AVENUE, WEST 372.09 FEET TO SAID CENTER LINE OF KERN AVENUE; THENCE ALONG SAID CENTER LINE OF KERN AVENUE, N. 0° 07' 30" E. 117.50 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF LOTS 39 AND 42 AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF LOTS 39 AND 42 AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF


JAS A. CLAYTON & CO'S SUBDIVISION OF LAS ANIMAS RANCH LOT NO. 31, AND A PART OF LAS ANIMAS RANCH LOT NO. 30, BEING A PART OF THE LAS ANIMAS RANCHO, SANTA CLARA COUNTY, CALIFORNIA", WHICH SAID MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JUNE 8, 1926 IN BOOK "V" OF MAPS, AT PAGES 1 AND 2.

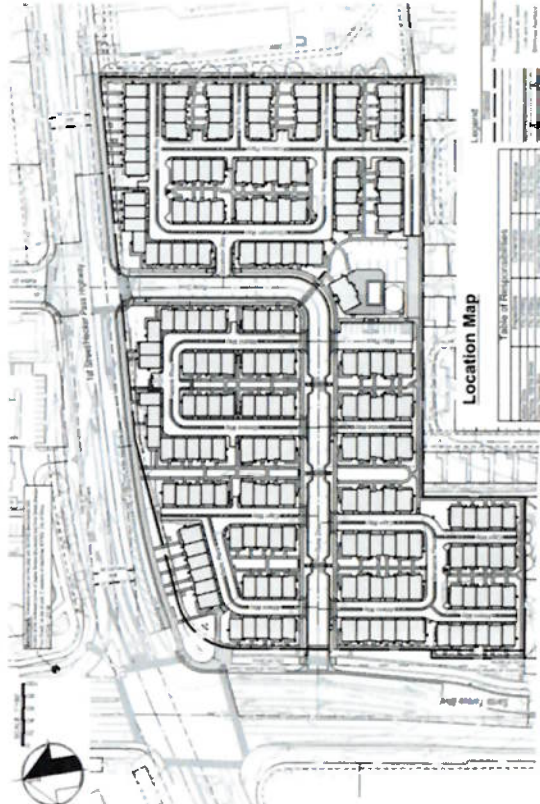
APN: 790-17-003

EXHIBIT B

Improvement Plans for Eagle Garden - Tract No 10500 City of Gilroy, California

Cover Sheet
Eagle Garden - Tract No 10500
217055
C-1
92





Location Map

Legend

Proposed Building Footprint	Proposed Parking Space
Proposed Driveway	Proposed Street
Proposed Sidewalk	Proposed Utility
Proposed Storm Drain	Proposed Easement
Proposed Right-of-Way	Proposed Boundary
Proposed Flood Zone	Proposed Tree Zone
Proposed Boundary Note	Proposed Utility Note
Proposed Flood Zone Note	Proposed Tree Zone Note
Proposed Boundary Note	Proposed Utility Note
Proposed Flood Zone Note	Proposed Tree Zone Note

Utility Notes

1. All utility lines shown are based on existing records and field surveys.
2. Utility lines shown in red are proposed for relocation.
3. Utility lines shown in blue are proposed for new installation.
4. Utility lines shown in green are proposed for maintenance.

General Approval Note

This plan is submitted for approval of the City of Gilroy. The City Engineer's approval is required for the project to proceed.

Technical Engineer Approval Note

I, the undersigned, being a duly Licensed Professional Engineer in the State of California, do hereby certify that I am the author of the above described plan and that the same is a true and correct copy of the original as shown to me.

Background Service Area Note

This plan is based on the background service area provided by the City of Gilroy. The City Engineer's approval is required for the project to proceed.

Basin of Bearings

The bearings shown on this plan are based on the bearings of the adjacent lots. The bearings of the adjacent lots are shown in red.

Boundary Note

The boundary lines shown on this plan are based on the boundary lines of the adjacent lots. The boundary lines of the adjacent lots are shown in red.

Project Information

Project Name: Eagle Garden - Tract No 10500
 Project Address: 10500 Eagle Garden
 Project City: Gilroy, California
 Project State: CA
 Project County: Santa Clara
 Project Zip: 95020
 Project Date: 9/18/12
 Project Engineer: [Signature]

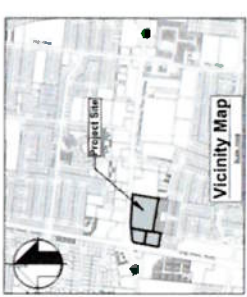
Applicant/Owner

Applicant/Owner: [Name]
 Address: [Address]
 City: [City]
 State: [State]
 Zip: [Zip]

Engineer

Engineer: [Name]
 License No.: [License No.]
 State: [State]

Vicinity Map



Background Service Area Note

This plan is based on the background service area provided by the City of Gilroy. The City Engineer's approval is required for the project to proceed.

Basin of Bearings

The bearings shown on this plan are based on the bearings of the adjacent lots. The bearings of the adjacent lots are shown in red.

Project Information

Project Name: Eagle Garden - Tract No 10500
 Project Address: 10500 Eagle Garden
 Project City: Gilroy, California
 Project State: CA
 Project County: Santa Clara
 Project Zip: 95020
 Project Date: 9/18/12
 Project Engineer: [Signature]

Applicant/Owner

Applicant/Owner: [Name]
 Address: [Address]
 City: [City]
 State: [State]
 Zip: [Zip]

Engineer

Engineer: [Name]
 License No.: [License No.]
 State: [State]

EXHIBIT D

Improvement Plans for Eagle Garden Off-Site Sunrise/Santa Teresa City of Gilroy, California

Applicant/Owner

City of Gilroy
1000 N. Main Street
Gilroy, CA 95020

Engineer

MH engineering Co.
1000 N. Main Street
Gilroy, CA 95020

Project Information

Project Name: Eagle Garden Off-Site Sunrise/Santa Teresa
Project No.: 2018-001
Project Date: 9/18/2018

Scale of Drawing

As Shown

Abbreviations

1" = 10'	1" = 20'	1" = 40'
1" = 80'	1" = 160'	1" = 320'
1" = 640'	1" = 1280'	1" = 2560'

Legend

Proposed	Existing
Proposed	Existing
Proposed	Existing

Sheet List

Sheet No.	Description
1	Cover Sheet
2	Plan View
3	Profile View
4	Utility Plan
5	Utility Profile
6	Grading Plan
7	Grading Profile
8	Drainage Plan
9	Drainage Profile
10	Final Plan

ENGINEER'S STATEMENT

I, the undersigned, being a duly Licensed Professional Engineer in the State of California, do hereby certify that I am the author of the above described plans and specifications, and that I am a duly Licensed Professional Engineer in the State of California, License No. 44512.

DATE: 9/18/2018

General Approval Note

These plans were prepared by the undersigned for the purpose of obtaining a permit from the City of Gilroy, California, for the construction of the above described project. The City of Gilroy, California, is not responsible for the accuracy or completeness of these plans and specifications.

APPLICANT: Eagle Garden, LLC
COUNTY FILE NO. _____

Owner's Statement

We hereby state that we are the owners of, or have some right, title, or interest in and to the real property included within the subdivision shown upon the herein map; that we are the only persons whose consents are necessary to pass a clear title to said real property; that we hereby consent to the preparation and filing of said map and subdivision as shown within the distinctive boundary line.

We also hereby dedicate to public use, easements for underground public utility facilities, designated on this map as "PSE" (Public Service Easement) including, but not limited to, water mains, water meters, gas mains, public utilities including electric, communication and cable television facilities, sidewalks, and other similar uses, together with appurtenances thereof and with rights of ingress and egress. Said public utility easement shall be kept open and free from buildings and structures of any kind except lawful fences, surface pavement, lawful unsupported roof overhangs, irrigation systems, utility company structures and appurtenances thereof.

We also hereby dedicate to public use, easements for the installation and maintenance of public utility facilities and appurtenances thereto lying in, under, upon and across those strips of land delineated and designated as "PUE" (Public Utility Easement). Said public utility easement shall be kept open and free from buildings and structures of any kind except lawful fences, surface pavement, lawful unsupported roof overhangs, irrigation systems, utility company structures and appurtenances thereof. The city is not responsible for Private or Public Utilities that are within or across said easement.

We also hereby dedicate to public use, an easement for Ingress and Egress of Emergency Vehicles across those areas designated on this map as "EVAE" (Emergency Vehicle Access Easement).

We also hereby dedicate to public use that strip of land designated as 10' pedestrian public access easement along the easterly distinctive boundary line for pedestrian public access. The maintenance and repair of said easement is the responsibility of the Homeowners Association which governs this subdivision as determined by the appropriate covenants, conditions, and restrictions.

The areas of land designated and delineated as "PIEE" (Private Ingress and Egress Easement) are reserved for the owners of Lots 1 through 40 shown on the herein map and their licensees, visitors, and tenants, reciprocal rights for ingress and egress. Said easement areas are to be kept open and free of surface structures of any kind. The maintenance, repair and/or replacement of said easement shall be the sole responsibility of the Homeowners as determined by the appropriate covenants, conditions, and restrictions.

The areas of land designated and delineated as "PUE" (Public Utility Easement), "PSDE" (Private Storm Drain Easement), "PSSE" (Private Sanitary Sewer Easement), "PWE" (Private Water Easement), and "PFSE" (Private Fire Service Easement) are reserved for use by the owners of Lots 1 through 40 for the installation and maintenance of the private storm drainage facilities, surface drainage of storm water, private sanitary sewer facilities, private water facilities, and private fire services. These private easements areas are to be kept open and free from buildings and structures of any kind except for utility company structures and appurtenances, mechanical systems and appurtenances, and lawful overhangs. The maintenance and repair of private storm drainage facilities, private sanitary sewer facilities, private water facilities, and private fire service facilities are the responsibility of the Homeowners as determined by the appropriate covenants, conditions, and restrictions.

The undersigned hereby state that Parcels A through P (Parcels "I" and "O" omitted) are not offered for dedication, but are reserved for future conveyance to the Homeowners Association of this subdivision. Parcels A through P (Parcels "I" and "O" omitted) include private streets known as "Athens Way, Baltic Place, Barcelona Place, Capri Way, Geneva Way, Helsinki Place, Madrid Way, Milan Place, Naples Way, Oslo Way, Paris Way, Rome Drive, Stockholm Way, Toledo Way and Valencia Place" are not dedicated for use by the general public, but are reserved for the use of the homeowners of this subdivision for, but not limited to, access, parking, utilities, drainage, ingress, and egress in accordance with the subdivision restrictions for this map. The maintenance, repair, and/or replacement of said private streets shall be the sole responsibility of the homeowners as determined by the appropriate covenants, conditions, and restrictions.

The undersigned hereby reserve Parcels AA through ZZ (Parcels "II" and "OO" omitted) and Parcels AAA through EEE as "Common Open Space" for landscaping, stormwater management, parking, and recreational purposes. Said parcels shall be conveyed to and maintained by the Homeowners Association pursuant to the recorded covenants, conditions, and restrictions for this map. No further subdivision or residential development of these Parcels shall be allowed.

All herein described open space, private street parcels, and easements shall be kept free of structures of any kind, except lawful roof overhangs, that impair the use of, or are inconsistent with the purposes of the parcel or easement.

Subdividers shall defend, indemnify, and hold harmless the City, its City Council, Planning Commission, agents, officers and employees from and claim, action or proceeding against the City or its City Council, Planning Commission, agents, officers or employees, to attack, set aside, void or annul an approval of the City, City Council, Planning Commission, or other board, advisory agency or legislative body concerning this subdivision. City will promptly notify the subdivider of any claim, action or proceeding against it and it will cooperate fully in the defense. This condition is imposed pursuant to California Government Code Section 66474.9.

As Owner:
Eagle, LLC, a California limited liability company

By: 

County Recorder's Statement
Filed this _____ day of _____, 20____ at _____ M,
in Book _____ of Maps, at Pages _____ at the request of MH engineering Co.
File No. _____ Fee \$ _____
Louis Chiaromonte, County Recorder of Santa Clara County
By: _____ Deputy

Tract No. 10500 Eagle Garden


In the incorporated territory of the City of Gilroy, Santa Clara County, State of California. Being all of Parcels 1 & 2 as shown on that map thereof filed in Book 817 of Maps at Page 51, all of Parcel 4 as shown on that map thereof filed in Book 777 of Maps at Page 34, Santa Clara County Records March 2026

Notes:

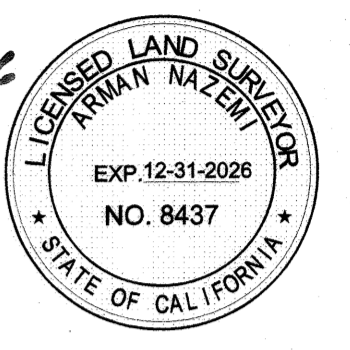
1. The distinctive boundary line indicates the boundaries of the land subdivided by this final map.
2. The area within the distinctive boundary is 10.88 acres
3. All distances and dimensions shown are in feet and decimals thereof.
4. Due to rounding, the sum of the increments may not equal overall dimensions.

Surveyor's Statement

I hereby state that this map and the field survey, upon which the map is based, were made by me or under my direction in conformance with the requirements of the subdivision map act and local ordinance, at the request of Eagle Garden, LLC, during March 2026, that the survey is true and complete as shown, that all the monuments are of the character and occupy the positions indicated, or will be set in such positions on or before January, 2024 and that such monuments are, or will be, sufficient to enable the survey to be retraced. I hereby state that this final map substantially conforms to the conditionally approved tentative final map, if any.


Arman Nazemi, PLS 8437

3/19/2026
Date



City Engineer's Statement

I hereby state that I have examined this final map, the subdivision as shown is substantially the same as it appeared on the tentative map, if required, and any approved alterations thereof, all provisions of the subdivision map act, as amended, and of any local ordinances applicable at the time of approval of the tentative map, if required, have been complied with.

Nisha Patel - City Engineer
City of Gilroy, California
PE 72491

Date

City Surveyor's Statement

I hereby state that I have examined this final map, and that I am satisfied that said map is technically correct.

Christopher Vandrey, PLS 8783
Acting City Surveyor
MNS Engineers

Date

City Clerk's Statement

I hereby state that this Final Map designated as 'Tract 10500 - Eagle Gardens', consisting of 7 sheets was approved by the City Council of the City of Gilroy at a meeting of said Council held on the _____ day of _____ 20____; and that said Council did accept on behalf of the public, for public use in conformity with the terms of the offer of dedication, as shown on upon this map:

- a. Public Utility Easement (PUE)
- b. Public Service Easement (PSE)
- c. Emergency Vehicle Access Easement (EVAE)
- d. Pedestrian Public Access Easement

Pursuant to Government Section 66434 (g) of the Subdivision Map Act, the following easements are hereby abandoned and are not shown hereon:

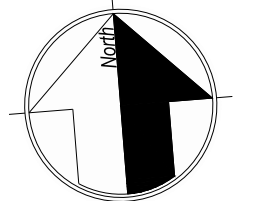
- a. 10' PUE (Public Utility Easement) dedicated on that Parcel Map 817 M 51
- b. 30' PUE (Public Utility Easement) dedicated on that Parcel Map 817 M 51
- c. 30' EVAE (Emergency Vehicle Access Easement) dedicated on that Parcel Map 777 M 34
- d. 10' PSE (Public Service Easement) dedicated on that Parcel Map 777 M 34
- e. 40' Temporary Access Easement 9563 OR 660
- f. Portion of 25' street right of way as dedicated on that Parcel Map 817 M 51 as delineated as "street right of way easement dedication from 817 M 51 to be vacated by this map".

Kim Mancera
City Clerk of the City of Gilroy

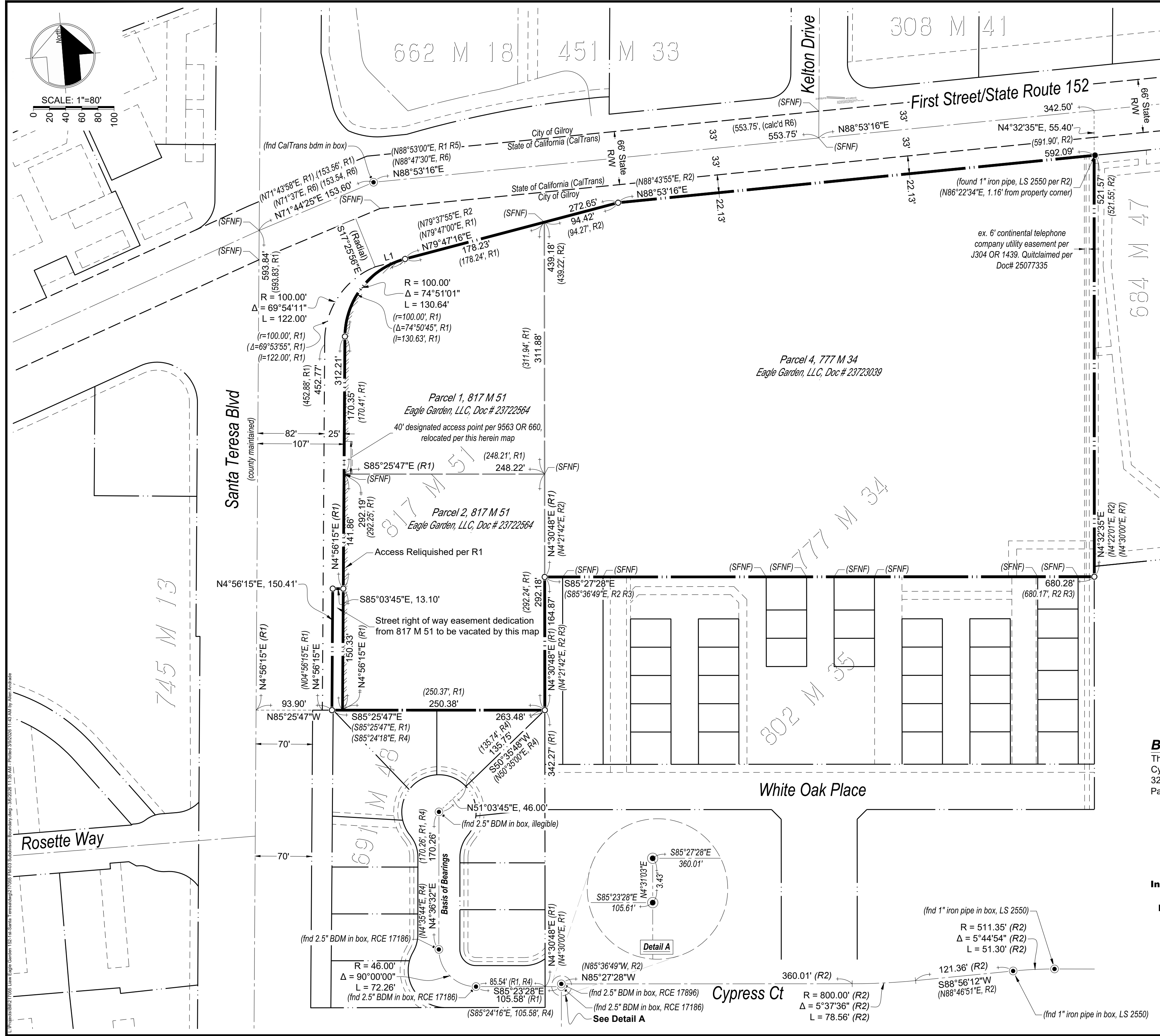
Date



MH Job No.: 217055 Sheet 1 of 7



SCALE: 1"=80'



- Easement/Agreements of Record**
- BK 2264 OR 459 - Easement for overhead pole line granted to Coast Counties Gas and Electric Company.
 - Doc# 19430635 - Deferred Improvement Agreement granted to the City of Gilroy.
 - Doc# 18156058 - Easement and Maintenance Agreement

- Extinguished Easement(s)**
- Per California Civil Code 811:
- The private access easement as shown on that Parcel Map recorded at Book 817 of Maps, at Page 51, and noted in Doc# 19911082, is hereby extinguished and not shown hereon.
 - The 20' right of way easement per that Parcel Map recorded in Book 817 of Maps, at Page 51, and noted in Book 5985 of Official Records, at Page 203, is hereby extinguished and not shown hereon.

- Legend**
- Distinctive boundary
 - - - Existing adjacent property line
 - - - Previous Lot Line
 - - - Centerline
 - Relinquishment of Abutter's Rights
 - Found monument in monument box as noted
 - Found monument as noted
 - Set 3/4" iron pipe, LS 8437
 - ⊗ Set tack & tag in cut cross in concrete
 - ⊙ BDM
 - ⊙ IP
 - ⊙ IEE
 - ⊙ PWE
 - ⊙ PSSE
 - ⊙ PSDE
 - ⊙ PUE
 - ⊙ PSE
 - (r) Radial Bearing
 - ## M ## Reference Map
 - doc# County Recorder's document number
 - (... R#) Record Data
 - SFNF Searched for, not found
 - OR Official Records
 - EVAE Emergency Vehicle Access Easement

Line Table

#	Direction	Length
L1	S79°47'16"W	38.33'

Line Table Record Data

#	Bearing	Distance
L1	N79°47'00"E	38.34'

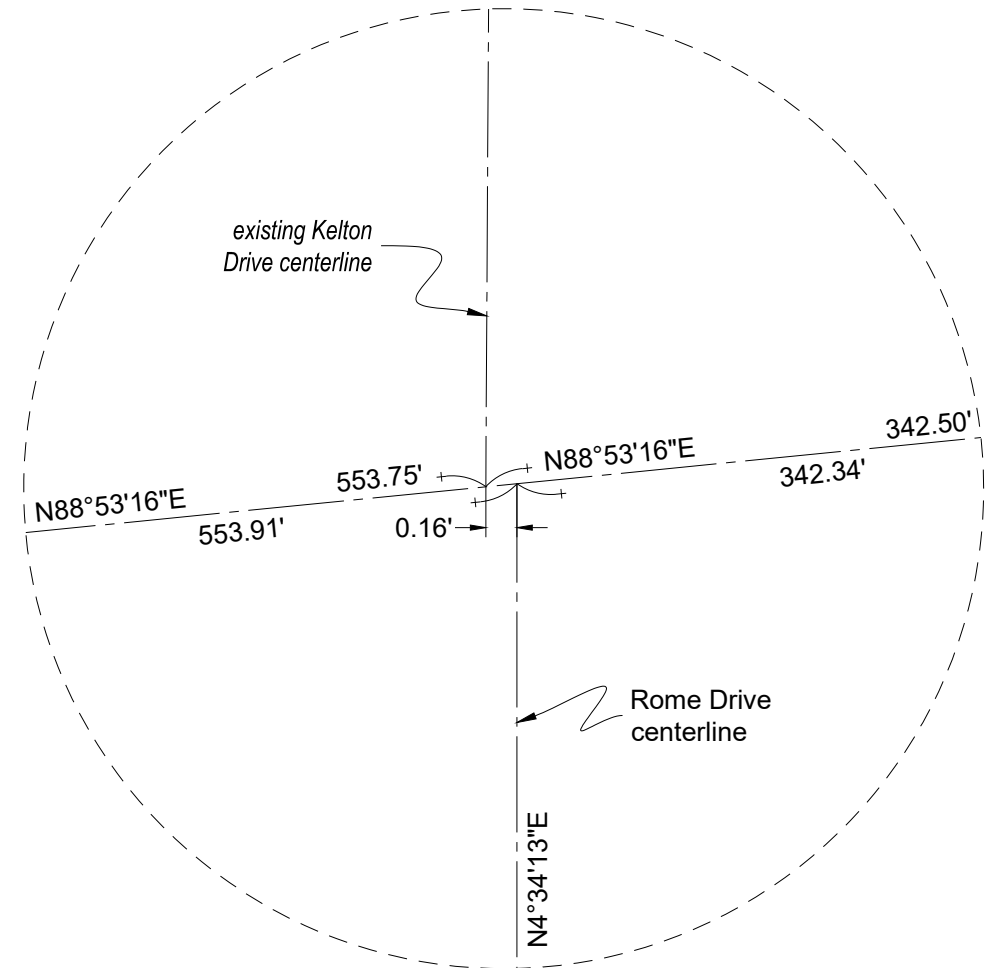
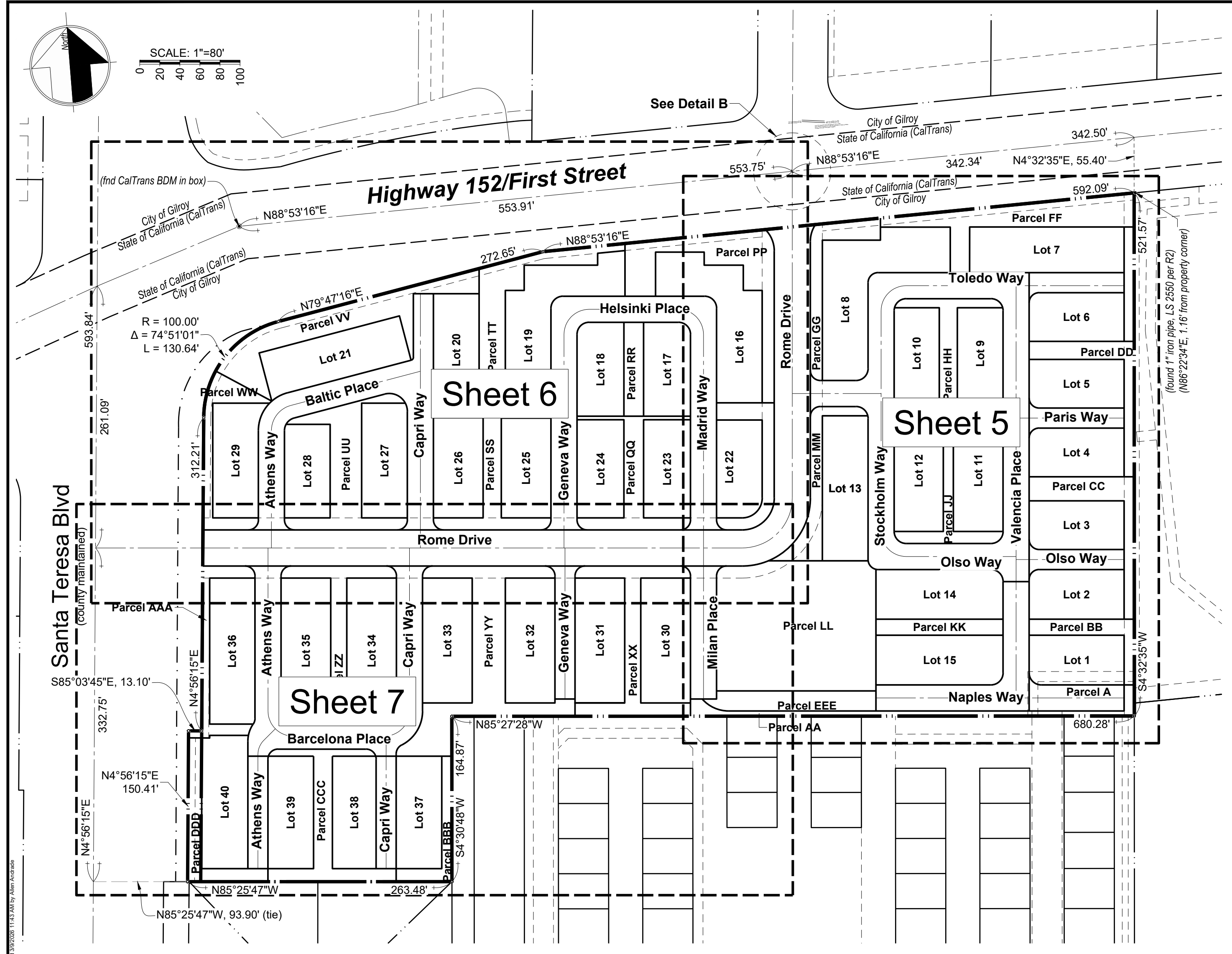
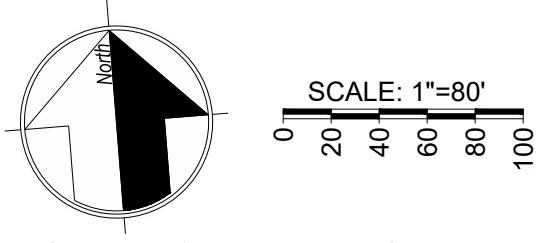
- References**
- R1 817 M 51
 - R2 777 M 34
 - R3 802 M 35
 - R4 691 M 48
 - R5 264 M 25
 - R6 451 M 33
 - R7 684 M 47

Basis of Bearings:
 The bearings shown on this map are based on the centerline of Cypress Court as found monumented and recorded as North 4° 36' 32" East on that map thereof recorded in Book 817 of Maps at Page 51, Santa Clara County Records.

**Tract No. 10500
 Eagle Garden**
 In the incorporated territory of the City of Gilroy, Santa Clara County, State of California. Being all of Parcels 1 & 2 as shown on that map thereof filed in Book 817 of Maps at Page 51, all of Parcel 4 as shown on that map thereof filed in Book 777 of Maps at Page 34, Santa Clara County Records
 March 2026

MH engineering Co.
 16075 Vineyard Boulevard
 Morgan Hill, CA 95037
 (408) 779-7381

MH Job No.: 217055 Sheet 3 of 7



Detail B
Scale: 1" = 1'

Legend
See Sheet 3 for Legend

**Tract No. 10500
Eagle Garden**

In the incorporated territory of the City of Gilroy, Santa Clara County, State of California. Being all of Parcels 1 & 2 as shown on that map thereof filed in Book 817 of Maps at Page 51, all of Parcel 4 as shown on that map thereof filed in Book 777 of Maps at Page 34, Santa Clara County Records March 2026

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill CA 95037
(408) 779-7381

MH Job No.: 217055 Sheet 4 of 7

Project: 217055 - Eagle Garden, 16075 Vineyard Blvd, Morgan Hill, CA 95037. Date: 3/20/26. 11:43 AM. Drawn by: Alan Anderson.

Curve Table				Line Table		
#	R	Δ	Len	#	Bearing	Len
C1	12.00'	90°00'00"	18.85'	L1	S4°34'13"W	26.00'
C2	12.00'	14°28'39"	3.03'	L2	N4°34'13"E	26.00'
C3	12.00'	75°31'21"	15.82'	L3	S85°25'47"E	10.21'
C4	12.00'	75°31'21"	15.82'	L4	S85°25'47"E	26.00'
C5	12.00'	14°28'39"	3.03'	L5	S85°25'47"E	35.50'
C6	25.00'	90°00'00"	39.27'	L6	N85°25'47"W	35.50'
C7	12.00'	76°32'51"	16.03'	L7	S85°25'47"E	15.50'
C8	12.00'	13°27'09"	2.82'	L8	N85°25'47"W	25.50'
C9	12.00'	90°00'00"	18.85'	L9	N85°25'47"W	18.83'
C10	10.00'	12°04'02"	2.11'	L10	N4°34'13"E	25.17'
C11	10.00'	70°23'06"	12.28'	L11	N4°34'13"E	13.00'
C12	10.00'	7°32'51"	1.32'	L12	N85°25'47"W	26.00'
C13	10.00'	90°00'00"	15.71'	L13	N4°34'13"E	17.13'
C14	30.00'	33°50'09"	17.72'	L14	S88°53'16"W	27.43'
C15	30.00'	45°08'44"	23.64'	L15	S4°34'13"W	11.86'
C16	68.00'	67°33'44"	80.18'	L16	S4°34'13"W	25.17'
C17	68.00'	22°26'16"	26.63'	L17	N85°25'47"W	18.83'
C18	68.00'	90°00'00"	106.81'	L18	N85°25'47"W	19.60'
C19	50.00'	90°00'00"	78.54'	L19	N85°03'47"W	21.12'
C20	32.00'	90°00'00"	50.27'	L20	N4°34'13"E	2.60'
C21	35.00'	48°43'46"	29.77'	L21	N4°34'13"E	14.98'
C22	39.00'	44°32'08"	30.31'	L22	N85°25'47"W	20.46'
C23	39.00'	4°23'35"	2.99'	L23	S4°34'13"W	13.00'
C24	39.00'	26°17'20"	17.89'	L24	N85°25'47"W	20.46'
C25	39.00'	75°13'03"	51.20'	L25	S4°34'13"W	2.19'
C26	26.00'	75°13'03"	34.13'	L26	S4°34'13"W	13.00'
C27	13.00'	28°50'01"	6.54'	L27	S85°25'47"E	20.00'
C28	13.00'	46°23'02"	10.52'			
C29	13.00'	75°13'03"	17.07'			
C30	100.00'	47°00'01"	82.03'			

Radial Table	
#	Bearing
(r)1	S80°05'34"W
(r)2	S70°57'08"E
(r)3	S81°07'04"W
(r)4	N16°38'15"E
(r)5	N87°01'22"E
(r)6	S51°35'38"E
(r)7	S49°25'29"W
(r)8	N17°52'03"W
(r)9	N53°17'59"E
(r)10	S40°53'39"E
(r)11	S36°30'04"E
(r)12	S56°35'46"E
(r)13	S66°46'41"W
(r)14	S50°50'22"E
(r)15	S74°19'42"E
(r)16	S67°06'46"W
(r)17	S77°06'46"W
(r)18	N22°18'54"W

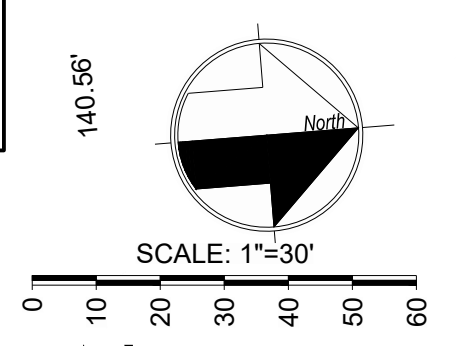
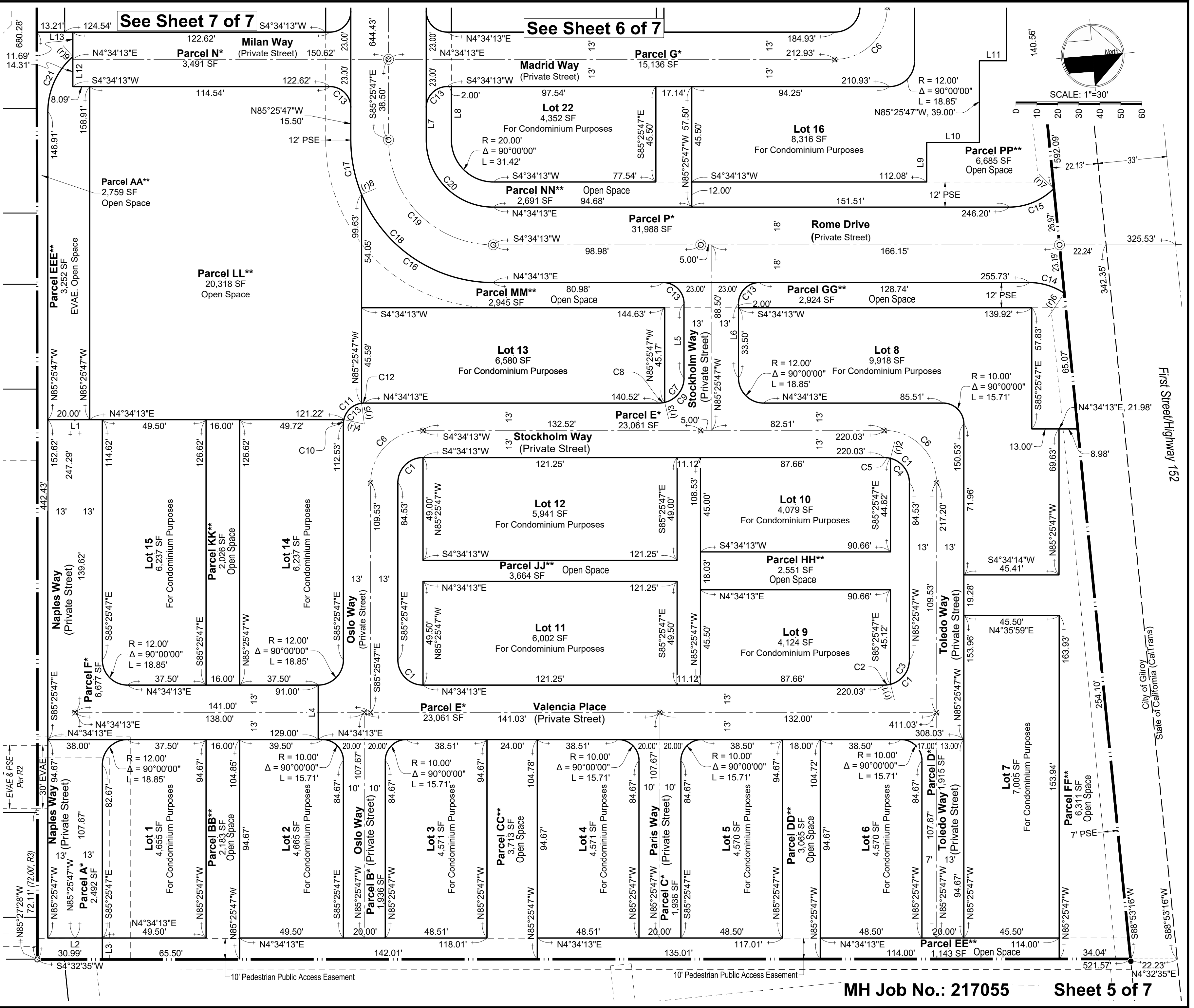
* Parcels A through P (Parcels "I" and "O" omitted) are Private Streets, PUE (Public Utility Easement), EVAE (Emergency Vehicle Access Easement), PIEE (Private Ingress and Egress Easement), PSDE (Private Storm Drain Easement), PSSE (Private Sanitary Sewer Easement), PWE (Private Water Easement), PFSE (Private Fire Service Easement).

** Parcels AA through ZZ (Parcels "II" and "OO" omitted) and AAA through EEE are Common Open Space, PUE (Public Utility Easement), PIEE (Private Ingress and Egress Easement), PSDE (Private Storm Drain Easement), PSSE (Private Sanitary Sewer Easement), PWE (Private Water Easement), PFSE (Private Fire Service Easement).

Legend
See Sheet 3 for Legend

Tract No. 10500
Eagle Garden
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March 2026

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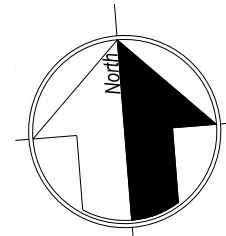


MH Job No.: 217055 Sheet 5 of 7

Curve Table				Line Table		Radial Table		
#	R	Δ	Len	#	Bearing	Len	#	Bearing
C1	12.00'	90°00'00"	18.85'	L1	S4°34'13"W	26.00'	(r)1	S80°05'34"W
C2	12.00'	14°28'39"	3.03'	L2	N4°34'13"E	26.00'	(r)2	S70°57'08"E
C3	12.00'	75°31'21"	15.82'	L3	S85°25'47"E	10.21'	(r)3	S81°07'04"W
C4	12.00'	75°31'21"	15.82'	L4	S85°25'47"E	26.00'	(r)4	N16°38'15"E
C5	12.00'	14°28'39"	3.03'	L5	S85°25'47"E	35.50'	(r)5	N87°01'22"E
C6	25.00'	90°00'00"	39.27'	L6	N85°25'47"W	35.50'	(r)6	S51°35'38"E
C7	12.00'	76°32'51"	16.03'	L7	S85°25'47"E	15.50'	(r)7	S49°25'29"W
C8	12.00'	13°27'09"	2.82'	L8	N85°25'47"W	25.50'	(r)8	N17°52'03"W
C9	12.00'	90°00'00"	18.85'	L9	N85°25'47"W	18.83'	(r)9	N53°17'59"E
C10	12.00'	12°04'02"	2.11'	L10	N4°34'13"E	25.17'	(r)10	S40°53'39"E
C11	10.00'	70°23'06"	12.28'	L11	N4°34'13"E	13.00'	(r)11	S36°30'04"E
C12	10.00'	7°32'51"	1.32'	L12	N85°25'47"W	26.00'	(r)12	S56°35'46"E
C13	10.00'	90°00'00"	15.71'	L13	N4°34'13"E	17.13'	(r)13	S66°46'41"W
C14	30.00'	33°50'09"	17.72'	L14	S88°53'16"W	27.43'	(r)14	S50°50'22"E
C15	30.00'	45°08'44"	23.64'	L15	S4°34'13"W	11.86'	(r)15	S74°19'42"E
C16	68.00'	67°33'44"	80.18'	L16	S4°34'13"W	25.17'	(r)16	S67°58'20"E
C17	68.00'	22°26'16"	26.63'	L17	N85°25'47"W	18.83'	(r)17	S77°06'46"W
C18	68.00'	90°00'00"	106.81'	L18	N85°25'47"W	19.60'	(r)18	N22°18'54"W
C19	50.00'	90°00'00"	78.54'	L19	N85°03'47"W	21.12'		
C20	32.00'	90°00'00"	50.27'	L20	N4°34'13"E	2.60'		
C21	35.00'	48°43'46"	29.77'	L21	N4°34'13"E	14.98'		
C22	39.00'	44°32'08"	30.31'	L22	N85°25'47"W	20.46'		
C23	39.00'	4°23'35"	2.99'	L23	S4°34'13"W	13.00'		
C24	39.00'	26°17'20"	17.89'	L24	N85°25'47"W	20.46'		
C25	39.00'	75°13'03"	51.20'	L25	S4°34'13"W	2.19'		
C26	26.00'	75°13'03"	34.13'	L26	S4°34'13"W	13.00'		
C27	13.00'	28°50'01"	6.54'	L27	S85°25'47"E	20.00'		
C28	13.00'	46°23'02"	10.52'					
C29	13.00'	75°13'03"	17.07'					
C30	100.00'	47°00'01"	82.03'					
C31	100.00'	27°50'59"	48.61'					
C32	18.00'	27°47'32"	8.73'					
C33	18.00'	76°59'26"	24.19'					
C34	18.00'	104°46'57"	32.92'					
C35	3.00'	75°13'03"	3.94'					
C36	10.00'	34°35'25"	6.04'					
C37	10.00'	23°29'20"	12.30'					
C38	30.00'	11°06'05"	5.81'					
C39	30.00'	34°35'25"	18.11'					
C40	20.00'	45°00'00"	15.71'					
C41	10.00'	17°27'27"	3.05'					
C42	10.00'	72°32'33"	12.66'					
C43	25.00'	45°00'00"	19.63'					
C44	25.00'	3°54'45"	1.71'					
C45	25.00'	86°05'15"	37.56'					
C46	10.00'	63°06'53"	11.02'					
C47	26.00'	75°13'03"	34.13'					

Tract No. 10500 Eagle Garden

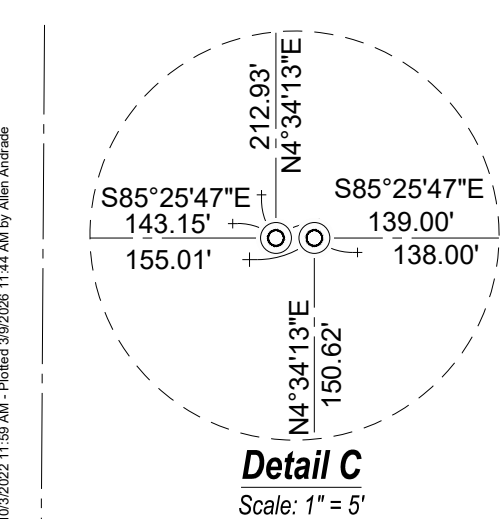
In the incorporated territory of the City of Gilroy, Santa Clara County, State of California. Being all of Parcels 1 & 2 as shown on that map thereof filed in Book 817 of Maps at Page 51, all of Parcel 4 as shown on that map thereof filed in Book 777 of Maps at Page 34, Santa Clara County Records March 2026



Legend
See Sheet 3 for Legend

City of Gilroy
State of California (CalTrans)
Highway 152/First Street

* Parcels A through P (Parcels "I" and "O" omitted) are Private Streets, PSE (Public Service Easement), EVAE (Emergency Vehicle Access Easement), PIEE (Private Ingress and Egress Easement), PSDE (Private Storm Drain Easement), PSSE (Private Sanitary Sewer Easement), PWE (Private Water Easement), PFSE (Private Fire Service Easement).
** Parcels AA through ZZ (Parcels "II" and "OO" omitted) and AAA through EEE are Common Open Space, PSE (Public Service Easement), PIEE (Private Ingress and Egress Easement), PSDE (Private Storm Drain Easement), PSSE (Private Sanitary Sewer Easement), PWE (Private Water Easement), PFSE (Private Fire Service Easement)



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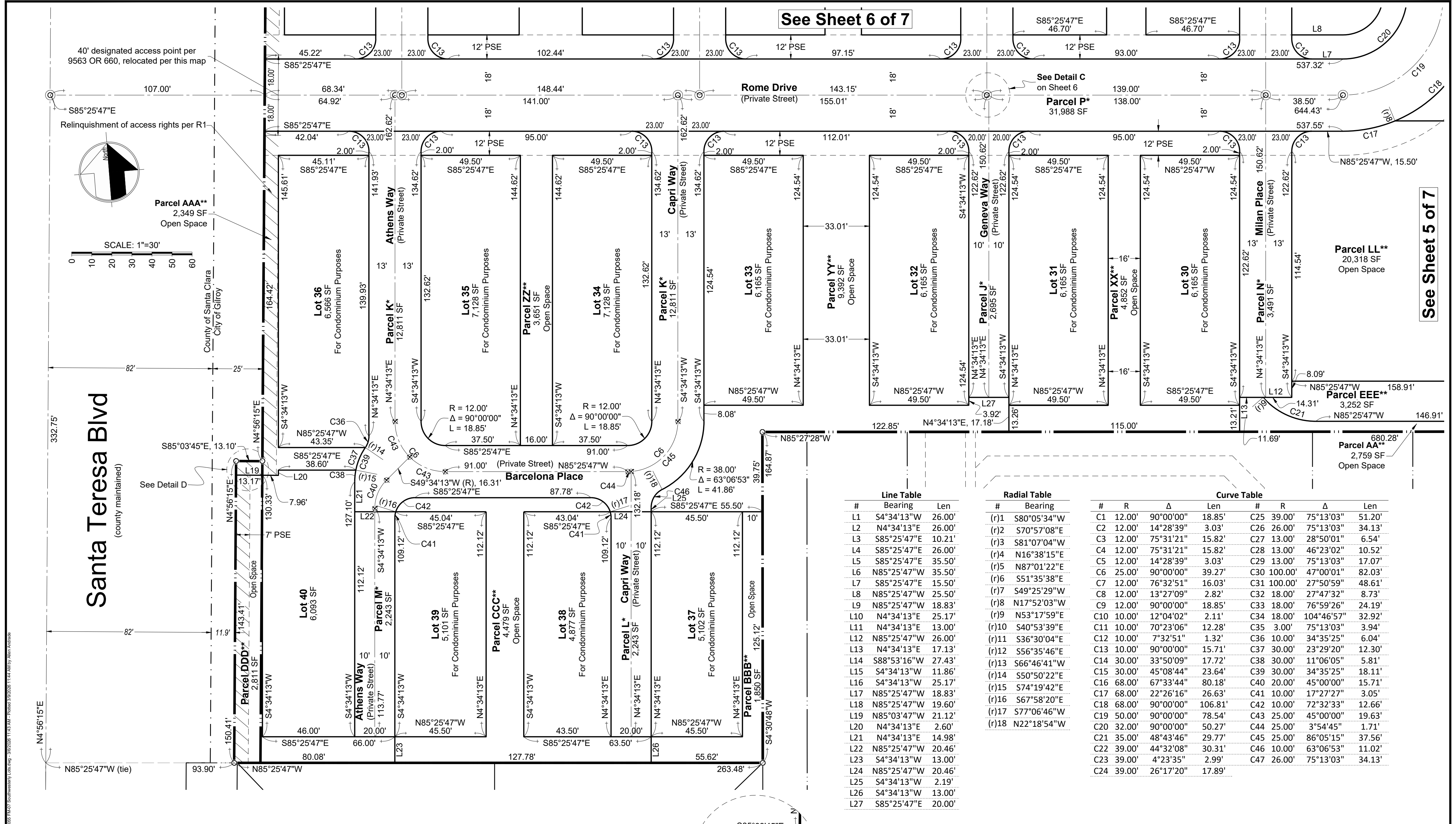
See Sheet 7 of 7

MH Job No.: 217055 Sheet 6 of 7

See Sheet 5 of 7

See Sheet 6 of 7

See Sheet 5 of 7

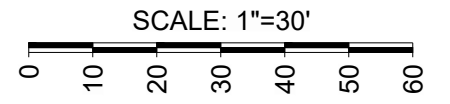


40' designated access point per 9563 OR 660, relocated per this map

Relinquishment of access rights per R1



Parcel AAA**
2,349 SF
Open Space



County of Santa Clara
City of Gilroy

Santa Teresa Blvd
(county maintained)

See Detail D

Line Table

#	Bearing	Len
L1	S4°34'13"W	26.00'
L2	N4°34'13"E	26.00'
L3	S85°25'47"E	10.21'
L4	S85°25'47"E	26.00'
L5	S85°25'47"E	35.50'
L6	N85°25'47"W	35.50'
L7	S85°25'47"E	15.50'
L8	N85°25'47"W	25.50'
L9	N85°25'47"W	18.83'
L10	N4°34'13"E	25.17'
L11	N4°34'13"E	13.00'
L12	N85°25'47"W	26.00'
L13	N4°34'13"E	17.13'
L14	S88°53'16"W	27.43'
L15	S4°34'13"W	11.86'
L16	S4°34'13"W	25.17'
L17	N85°25'47"W	18.83'
L18	N85°25'47"W	19.60'
L19	N85°03'47"W	21.12'
L20	N4°34'13"E	2.60'
L21	N4°34'13"E	14.98'
L22	N85°25'47"W	20.46'
L23	S4°34'13"W	13.00'
L24	N85°25'47"W	20.46'
L25	S4°34'13"W	2.19'
L26	S4°34'13"W	13.00'
L27	S85°25'47"E	20.00'

Radial Table

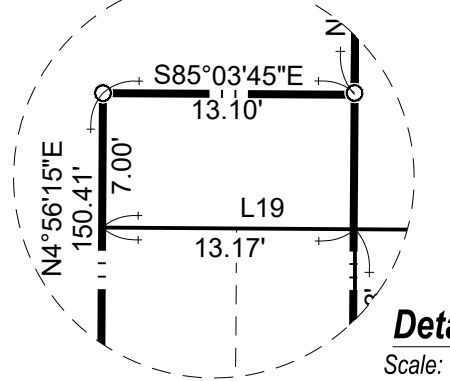
#	Bearing
(r)1	S80°05'34"W
(r)2	S70°57'08"E
(r)3	S81°07'04"W
(r)4	N16°38'15"E
(r)5	N87°01'22"E
(r)6	S51°35'38"E
(r)7	S49°25'29"W
(r)8	N17°52'03"W
(r)9	N53°17'59"E
(r)10	S40°53'39"E
(r)11	S36°30'04"E
(r)12	S56°35'46"E
(r)13	S66°46'41"W
(r)14	S50°50'22"E
(r)15	S74°19'42"E
(r)16	S67°58'20"E
(r)17	S77°06'46"W
(r)18	N22°18'54"W

Curve Table

#	R	Δ	Len	#	R	Δ	Len
C1	12.00'	90°00'00"	18.85'	C25	39.00'	75°13'03"	51.20'
C2	12.00'	14°28'39"	3.03'	C26	26.00'	75°13'03"	34.13'
C3	12.00'	75°31'21"	15.82'	C27	13.00'	28°50'01"	6.54'
C4	12.00'	75°31'21"	15.82'	C28	13.00'	46°23'02"	10.52'
C5	12.00'	14°28'39"	3.03'	C29	13.00'	75°13'03"	17.07'
C6	25.00'	90°00'00"	39.27'	C30	100.00'	47°00'01"	82.03'
C7	12.00'	76°32'51"	16.03'	C31	100.00'	27°50'59"	48.61'
C8	12.00'	13°27'09"	2.82'	C32	18.00'	27°47'32"	8.73'
C9	12.00'	90°00'00"	18.85'	C33	18.00'	76°59'26"	24.19'
C10	10.00'	12°04'02"	2.11'	C34	18.00'	104°46'57"	32.92'
C11	10.00'	70°23'06"	12.28'	C35	3.00'	75°13'03"	3.94'
C12	10.00'	7°32'51"	1.32'	C36	10.00'	34°35'25"	6.04'
C13	10.00'	90°00'00"	15.71'	C37	30.00'	23°29'20"	12.30'
C14	30.00'	33°50'09"	17.72'	C38	30.00'	11°06'05"	5.81'
C15	30.00'	45°08'44"	23.64'	C39	30.00'	34°35'25"	18.11'
C16	68.00'	67°33'44"	80.18'	C40	20.00'	45°00'00"	15.71'
C17	68.00'	22°26'16"	26.63'	C41	10.00'	17°27'27"	3.05'
C18	68.00'	90°00'00"	106.81'	C42	10.00'	72°32'33"	12.66'
C19	50.00'	90°00'00"	78.54'	C43	25.00'	45°00'00"	19.63'
C20	32.00'	90°00'00"	50.27'	C44	25.00'	3°54'45"	1.71'
C21	35.00'	48°43'46"	29.77'	C45	25.00'	86°05'15"	37.56'
C22	39.00'	44°32'08"	30.31'	C46	10.00'	63°06'53"	11.02'
C23	39.00'	4°23'35"	2.99'	C47	26.00'	75°13'03"	34.13'
C24	39.00'	26°17'20"	17.89'				

Tract No. 10500 Eagle Garden

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Detail D
Scale: 1" = 10'

Legend
See Sheet 3 for Legend

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MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill CA 95037
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City of Gilroy

STAFF REPORT

Agenda Item Title: Council Approval of Council Member Ramirez's Travel Reimbursement for the League of California Cities Housing, Community and Economic Development Policy Committee meeting

Meeting Date: March 16, 2026
 From: Matt Morley, City Administrator
 Department: Administration
 Submitted by: Kim Mancera, City Clerk
 Prepared by: Kim Mancera, City Clerk

STRATEGIC PLAN GOALS:

RECOMMENDATION

Council ratify Council Member Ramirez's travel reimbursement.

EXECUTIVE SUMMARY

BACKGROUND

Pursuant to the City's Travel and Expense Policy, travel for Council Members must be approved by the City Council. As a member of the League of California Cities Housing, Community and Economic Development Policy Committee meeting, Council Member Ramirez has been invited to attend the next policy committee meeting held in person on March 27th in Costa Mesa, Ca.

ANALYSIS

The travel reimbursement is for approximately \$437. This reimbursement would be paid from existing appropriations. This cost includes airfare to Costa Mesa (\$416.79), and

per diem for meals and incidentals at the U.S. General Services Administration rates for Costa Mesa for travel day (\$22).

ALTERNATIVES

Council may choose not to approve the expenditure. The purpose of the meeting is to represent the City's interests in these two efforts and to support a positive working relationship between the City, state, and other regional collaborators, consistent with the purposes of travel authorization under the adopted policy.

FISCAL IMPACT/FUNDING SOURCE

\$437 reimbursement from the General Fund's existing appropriations.

PUBLIC OUTREACH

N/A

NEXT STEPS

If approved, staff will process the reimbursement.

Attachments:

None



City of Gilroy

STAFF REPORT

Agenda Item Title: Award a Contract to Storm Water Inspection & Maintenance Services Inc. / An Apex Company for the State Trash Amendments Stormwater Compliance Project No. 800460 in the amount of \$143,370

Meeting Date: March 16, 2026

From: Matt Morley, City Administrator

Department: Public Works

Submitted by: John Doughty, Public Works Director

Prepared by: Mark Johnson, Environmental Programs Manager

STRATEGIC PLAN GOALS: Maintain and Improve City Infrastructure

RECOMMENDATION

Staff recommends the City Council:

1. Adopt a resolution amending the Fiscal Year 2026 Capital Budget by appropriating \$157,707 from Fund 422 to Capital Project No. 800460; and
2. Award a contract in the amount of \$143,370 to Storm Water Inspection & Maintenance Services Inc. / An Apex Company for FY26 Small Trash Capture Devices Project No. 800460; approve a contingency of \$14,337; and Authorize the City Administrator to execute the contract and associated documents.

EXECUTIVE SUMMARY

Under the Statewide Trash Provisions, municipalities must implement controls to prevent trash discharges from the municipal stormwater system. The State Water Board's Informal Draft Phase II MS4 permit process includes interim compliance milestones currently anticipated as 30% priority land use area coverage by December 2, 2026, 65% by December 2, 2028, and 100% by December 2, 2030. This project is intended to support progress toward the first milestone using certified small trash capture devices.

The City Council authorized staff to release an Invitation to Bid at its December 8, 2025, meeting.

BACKGROUND

On January 26, 2025, Council reviewed a proposed project to install certified small trash capture devices as an early compliance action under the Phase II MS4 trash requirements. At that meeting, Council requested additional evaluation of options and a clearer path to compliance and tabled the item pending responses and clarification.

On December 8, 2025, staff returned to City Council with additional information addressing questions raised during the January 26, 2025, meeting. Council authorized staff to solicit bids for installation of 73 certified small trash capture devices during this meeting.

The Invitation to Bid was released on January 14, 2026, one addendum was issued on January 26, 2026, and five sealed bids were received at the February 4, 2026, bid opening.

ANALYSIS

This project was publicly advertised, and five sealed bids were received on February 4, 2026. A bid summary is provided below.

RANK	COMPANY NAME	BID TOTAL
1	Storm Water Inspection & Maintenance Services Inc. / An Apex Company	\$143,370
2	Pipe and Plant Solutions Inc.	\$244,448
3	Marin Development Interest LLC.	\$259,400
4	Monterey Peninsula Engineering	\$314,990
5	Molokai Electric LLC	\$625,000

The lowest responsive and responsible bidder was Storm Water Inspection & Maintenance Services Inc. / An Apex Company with a bid of \$143,370. Staff recommends a 10% contingency of \$14,337 for potential unforeseen conditions, for a total construction authorization of \$157,707. Staff reviewed the bid package for responsiveness and standard contractor compliance requirements.

This staff report is limited to award of the construction contract for installation of the 73 certified small trash capture devices. Staff is continuing to evaluate longer-term compliance options, including hydrodynamic separators and a Track 2 equivalent approach, and will return to Council with a separate report and recommended

compliance strategy and schedule through 2030.

ALTERNATIVES

The alternative to the staff recommendation is to reject all bids and not award the construction contract. This option is not recommended because staff does not believe there is adequate time to implement alternative strategies to meet the first compliance deadline of December 2, 2026, for 30% coverage of priority land use areas.

FISCAL IMPACT/FUNDING SOURCE

The construction contract amount is \$143,370. With a 10% contingency of \$14,337, the total construction authorization is \$157,707. Funding is available in the Stormwater Management Fund (422). The recommended budget appropriation provides the necessary budget authority to encumber and expend funds for this project. Ongoing operations and maintenance costs will be addressed through Public Works biennial operating budget.

PUBLIC OUTREACH

Staff will continue presenting trash management practices at community events and outreach campaigns.

NEXT STEPS

Upon Council's approval of this contract, the contract will be executed, and staff will work with the contractor to complete the project. Installations will be complete prior to the December 2026 deadline.

Attachments:

1. Resolution Budget Amendment--State Trash Amendments Stormwater Compliance Project

RESOLUTION 2026-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GILROY AMENDING THE FY26 CAPITAL
IMPROVEMENT BUDGET TO INCLUDE THE STATE
TRASH AMENDMENTS STORMWATER
COMPLIANCE PROJECT AND APPROPRIATE FUNDING
FOR THE PROJECT**

WHEREAS, City Staff prepared and submitted to the City Council the FY 2024-2028 Capital Improvement Program (CIP); and

WHEREAS, the CIP includes Project No. 800460 which provides for installation of small trash capture devices to meet initial State mandates; and

WHEREAS, the City Council authorized staff to release a Invitation to Bid for up to 73 small trash capture devices; and

WHEREAS, the City Administrator prepared and submitted to the City Council a capital budget for the City of Gilroy for FY2025-26 and FY2026-27, and the City Council carefully examined, considered, and adopted the same on June 2, 2025, and the State Trash Amendments Stormwater Compliance Project was not included the budget; and

WHEREAS, City Staff has prepared and submitted to the City Council a proposed amendment to the FY26 capital budget in the staff report dated March 16, 2026.

NOW, THEREFORE, BE IT RESOLVED the City Council amends the FY 2026 Capital Budget by appropriating \$157,707 from fund 422 to fund the project entitled State Trash Amendments Stormwater Compliance Project (800460).

PASSED AND ADOPTED this 16th day of March 2026, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

APPROVED:

Greg Bozzo, Mayor

ATTEST:

Kim Mancera, City Clerk



City of Gilroy

STAFF REPORT

Agenda Item Title: Consideration of a Community Event Support Program Policy
Meeting Date: March 16, 2026
From: Matt Morley, City Administrator
Department: Economic Development
Submitted by: Raissa de la Rosa, Economic Development Director
Prepared by: Victoria Valencia, Economic Development Manager, Raissa de la Rosa, Economic Development Director

STRATEGIC PLAN GOALS: Ensure Neighborhood Equity from City Services
 Promote Economic Development Activities

RECOMMENDATION

1. Adopt a resolution establishing a Community Event Support Program Policy formalizing a non-profit subsidy program for community special events; and
2. Authorize staff to implement the FY 2026-27 cycle using the updated timeline, review considerations, and reporting requirements.

EXECUTIVE SUMMARY

The proposed Community Event Support Program Policy outlines the process by which City service costs for nonprofit-organized, free and inclusive community-benefiting events are offset. In consideration of the continued growth of events in size and number, this policy clarifies goals, eligibility, funding considerations, and reporting. The framework strengthens inclusive access to funds and fiscal stewardship, aligns with the City's budget process, and improves transparency.

For FY2026, Council has allocated \$150,000. Based on historical demand and current cost estimates, staff estimates actual City service support needs at approximately \$165,000, a \$15,000 shortfall which will be absorbed by the Economic Development Department budget. Moving forward, the proposed Policy uses proration as a means to

manage any gap between the Program budget and application request amounts.

BACKGROUND

The Community Event Support Program (Program) was piloted in 2024 to centralize and track the costs of City service support for community events. On March 3, 2025, Council approved a \$150,000 General Fund allocation for Fiscal Years 2026 and 2027 to cover day-of event costs for non-profit organizations hosting events in and around downtown Gilroy, with a requirement to return to Council to formalize the Program.

Staff has compiled actual and anticipated City subsidies for special events that have historically received waivers, the bulk of which are for Police and Public Works services, but may also include other personnel assignments, equipment and vehicle costs, and any pass-through expenses such as radio rentals. The total estimated cost for FY 2026, covering known expenses from events that took place between July and December 2025 and anticipated costs from an additional four events between January and June 2026, is approximately \$165,000, exceeding the budgeted allocation by an estimated \$15,000.

The FY 2027 Program budget allocation remains consistent at \$150,000. Staff will continue to work with organizers to reduce Program subsidy eligible costs by minimizing street closures and adhering to recommendations that minimize other labor and equipment-related impacts.

ANALYSIS

Research

Staff has researched a number of event support programs, including those in surrounding jurisdictions, assessing policies against the City's interests in enabling a diversity of community-benefitting events, aligning funding with the 2040 General Plan Economic Prosperity Element goals and the City budget cycle, ensuring inclusivity and public accessibility, avoiding prohibited uses, and ensuring standard compliance requirements are met. Staff has also worked with event organizers to understand their needs and to identify streamlining and cost management opportunities.

Overview of the Proposed Program Policy

The result of this work is the proposed Program policy (see "Community Event Support Program Policy" attached to the Resolution), which explicitly defines the goals, eligibility, allowable uses of funds, funding priorities, and review considerations. The policy clarifies that allowable uses of funds are limited to City service costs, such as Police and Fire public safety staffing, Public Works support, and Fire/Hazmat inspection fees, with awards applied directly to those charges rather than issued as cash payments. Review considerations include alignment with the Economic Prosperity Element of the 2040 General Plan, expected community benefit and inclusivity, operational readiness,

and the feasibility of public safety and City service needs.

By outlining the factors that influence award decisions and consolidating the Program into a standardized annual process, the revised Program shifts from a first-come, first-served approach with the possibility of exceeding the Program budget to one in which all applications are evaluated and funds are assigned using a consistent and transparent process. Additionally, to better align with the stated goal of ensuring neighborhood equity in City services, the word “downtown” has been removed from the policy, though all funded events to date have and may continue to occur solely in the downtown area.

Award Scaling and Fiscal Responsibility Measures

To responsibly manage the funds, the revised Program recommends a pathway for award proration when needed. If eligible requests exceed the available funds, award amounts will be scaled based on the established criteria, as reviewed by members of the Special Event Review Group, a staff working group with representatives from each City department. Award allocations will ultimately be presented to Council for final approval. Any costs above the amount awarded to an event organizer must be paid by the organizer as billed by the City post-event. This would most likely be public safety or Public Works related, with an estimate of costs provided to the organizer in advance of the event. Staff will encourage scheduling and processes that minimize overtime, and leverage other opportunities to lower costs.

FY2026 Funding Gap Identification and Cost Analysis

Specific to FY2026, assuming no changes to the number and subsidy needs of the current special event roster, an anticipated \$15,000 gap between the Council-approved budget allocation and event support demand has been identified. A cost analysis performed by the City's Economic Development and Finance teams gathered day-of-personnel costs and informed assumptions for upcoming events within the fiscal year. These include costs for personnel, equipment/vehicles, and any pass-through/rental expenses incurred by the City specific to the event.

Events to Date and Cost Summary

Twelve events were hosted from July 1, 2025, to December 31, 2026. The total cost incurred was approximately \$144,000, 96% of the \$150,000 budget. These events included:

6 Downtown Live Music Series events	\$26,096.17	17%
Gilroy Downtown Business Association Beer Crawl	\$8852.85	6%
CARAS Tamal Festival	\$36,273.67	19%
Gilroy Veterans Day Parade	\$5275.11	4%
La Ofrenda Festival	\$28,679.73	19%
IFDES — Our Lady of Fatima	\$9,861.10	7%

Procession		
Gilroy Downtown Business Association Holiday Parade	\$28,246	24%

Police and Public Works each represented 48% of total costs, with Fire accounting for 2% and Fire Prevention for 1%.

Remaining FY2026 Events and Budget Impact

An additional four events are anticipated to occur in the remainder of this fiscal year, with estimated subsidy-eligible costs totaling \$21,000. With \$6,000 remaining in the budget, the upcoming events will exceed the allotted Program budget by approximately \$15,000. Staff has identified sufficient salary savings within the Economic Development Department budget to cover this overage. The upcoming events for the remainder of FY2026 are:

- Gilroy Downtown Association Wine Stroll
- 2 Downtown Live Music Series events
- IFDES Procession

ALTERNATIVES

Program policies to consider include:

- Set a maximum percentage award cap of total need (e.g. no more than 80% of anticipated costs). This is an across-the-board cap that affects all events regardless of size or type.
- Create event tiers by size or type and adopt per-event not-to-exceed funding caps for applications within each tier. May be useful if the interest is to encourage a certain size or type of event. May be hard to apply if the attendee size is unknown or variable.
- Create a per-organizer cap per fiscal year (e.g. no individual organization can receive more than x% of the total pool of funds). Could penalize organizations like the Gilroy Downtown Business Association.
- Increase the Community Event Support Program budget allocation each budget cycle based on demand.

FISCAL IMPACT/FUNDING SOURCE

City Council approved \$150,000 for special event subsidies in FY2026, and an additional \$150,000 in FY2027. The current estimated costs for FY2026 exceed the approved \$150,000 budget by \$15,000. Salary savings within the Economic Development Department have been identified in an adequate amount for the

Department to absorb this overage, resulting in no negative impact to the General Fund. Moving forward, the new Program Policy addresses and eliminates the issue of overuse of funds.

PUBLIC OUTREACH

City staff has engaged with the non-profit event organizers and stakeholders over the last year to work through needs and logistics, and identify streamlining and cost-reducing opportunities.

After adoption of a policy, staff will follow up with known event organizers and stakeholders to confirm changes to the policy and to assist with compliance during this transitional year. The City's event web page will be updated to clearly outline and highlight changes to the Program.

NEXT STEPS

At a future date, staff will update Gilroy City Code Section 13A in reference to this Policy, and to update language related to administration and oversight.

Attachments:

1. 26-0316 RESOLUTION - Community Event Support Program Policy
2. 26-0316 - RESO Att 1- Community Event Support Program Policy

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GILROY ESTABLISHING A COMMUNITY EVENT SUPPORT PROGRAM POLICY AND AUTHORIZING IMPLEMENTATION DURING THE FISCAL YEAR 2027 FUNDING CYCLE

WHEREAS, the City of Gilroy recognizes the value of community-based special events that promote cultural enrichment, civic engagement, and economic vitality; and

WHEREAS, the City Council desires to formalize a transparent and equitable process for providing limited City service cost offsets to eligible nonprofit-organized events that are free to attend and inclusive; and

WHEREAS, the Community Event Support Program (“Program”) aligns with Gilroy City Code Chapter 13A and advances Council Goals and Priorities by supporting events that deliver measurable community benefit, ensure public safety, and foster equitable access; and

WHEREAS, the Program establishes clear eligibility criteria, allowable uses of funds, review considerations, and reporting requirements to ensure fiscal stewardship and accountability; and

WHEREAS, the City Council has reviewed and considered the revised Community Event Support Program Policy, which includes updated timelines, application windows, and compliance requirements for the FY 2027 transitional cycle and beyond.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Gilroy does hereby:

1. Establish the Community Event Support Program Policy as outlined in Attachment 1, formalizing a nonprofit subsidy program for community special events that are free to attend, inclusive, and provide measurable community benefit; and
2. Authorize City staff to implement the FY 2027 funding cycle in accordance with the updated timeline, review considerations, and reporting requirements, including:
 - Application availability from March 23 through April 27, 2026, for events occurring July 1, 2026 – June 30, 2027;
 - Council review and approval of award recommendations at the May 18, 2026, Council Meeting;
 - Compliance with pre-event requirements and post-event reporting as specified in the Program Policy; and
3. Authorize staff to administer the Program annually thereafter using the established application window (January 15 – March 15), review process, and reporting standards, subject to annual budget allocations and Council priorities.

ATTACHMENT 1: Community Event Support Program Policy

PASSED AND ADOPTED this XX day of MONTH 2026 by the following roll call vote:

AYES: **COUNCIL MEMBERS:**
NOES: **COUNCIL MEMBERS:**
ABSTAIN: **COUNCIL MEMBERS:**
ABSENT: **COUNCIL MEMBERS:**

APPROVED:

Greg Bozzo, Mayor

ATTEST:

Kim Mancera, City Clerk

CERTIFICATE OF THE CLERK

I, **KIM MANCERA**, City Clerk of the City of Gilroy, do hereby certify that the attached **Resolution No. 2026-XX** is an original resolution, or true and correct copy of a City Resolution, duly adopted by the Council of the City of Gilroy at a Regular Meeting of said Council held on **Monday, Date**, with a quorum present.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the City of Gilroy this **Tuesday, XXXXX**

Kim Mancera
City Clerk of the City of Gilroy



CITY OF GILROY

COMMUNITY EVENT SUPPORT PROGRAM POLICY

Purpose

The Community Event Support Program (“Program”) provides City service cost offsets to eligible nonprofit-organized events that deliver measurable community benefit, are free to attend, and inclusive. The Program evaluates requests annually, aligned to the City’s budget cycle and in accordance with Gilroy City Code Chapter 13A, to allocate limited funds transparently and equitably.

Definitions

- Free to Attend: No mandatory admission fee; open to the public.
- Inclusive: Welcoming to all, ADA accessible, and reasonably accommodating language needs for the event’s target audience.
- City Services: Services provided by City departments pursuant to adopted fee schedules or operational plans.

Program Goals

- Community Benefit and Inclusion
Promote cultural enrichment, civic engagement, and broad access to free programming for Gilroy residents and visitors.
- Public Safety and Compliance
Ensure events meet safety, permitting, ADA, and insurance standards.
- Equitable Access
Support a diverse portfolio of events, including those serving underrepresented communities and first-time organizers.
- Fiscal Stewardship
Allocate limited City funds with clear criteria, controls, and reporting to maximize impact and accountability.
- Alignment with the General Plan Economic Prosperity Element
Advance the Goals and Priorities established within the General Plan for economic prosperity.

Eligibility

- Event Location
Must occur within Gilroy city limits.

- Timing
Funded activities must be carried out between July 1 through June 30, and in some way address the Economic Prosperity Element of the City's 2040 General Plan.
- Applicant Type
Gilroy based non-profit organization with a 501(c) status. A "Gilroy based non-profit" is any tax-exempt organization with offices in Gilroy or proof of substantial work or activities conducted in Gilroy. Must be in good standing.
- Public Access
No admission fee (free-to-attend). Vendor sales, sponsorships, or optional donations are permitted if the event remains free to enter and participate. Furthermore, consistent with the Community Event Banner Policy, a Community Event is a public, community-oriented, non-political, non-sectarian event, celebration, or meeting that will be held on public property.
- Inclusivity
Open to the public, ADA accessible, with reasonable language access for the intended audience (e.g., bilingual outreach where relevant).
- Compliance
Must meet all federal, state, and local requirements (permits, insurance, licenses, certificates) and deadlines.
- Prohibited Activities
City support may not be used for religious or political campaigning. Secular community-benefitting events hosted by faith-based nonprofits may be eligible if the content is strictly non-religious and non-political. Event content or themes must align with the City's General Plan Economic Prosperity Element.

Allowable Use of Funds

City allocations are applied directly to City service costs for the event. No direct financial payments are issued to applicants.

NOTE: Any City service costs above the award amount are the responsibility of the applicant.

Examples of Allowable City Costs:

- Police and Fire public safety services
- Public Works support
- Fire/Hazmat inspection fees

Fund Distribution Consideration

- Annual Program Allocation
Set by Council during the Budget Development or Mid-Cycle Budget Review process.
- Per-Event Cap
Council may for any given funding cycle recommend a per-event not-to-exceed amount.
- Per-Organizer Cap
Council may for any given funding cycle recommend a not-to-exceed amount per fiscal year.
- Portfolio Balance
Allocation distribution (award amounts) may consider the mix of new and recurring events, and representation across cultural interests.

Review Considerations

- Alignment with Economic Prosperity Element (2040 General Plan)
- Community Benefit and Inclusion
free access, ADA, language access, diverse reach
- Event Readiness and Capacity
operational plan, staffing/volunteers, vendor management
- Public Safety and Operational Feasibility
realistic City service estimates, non-City funding secured
- Track Record and Reporting Compliance
prior performance, timely reporting

Application Windows and Deadlines

FY 2027 (Transitional Year)

- Availability
Applications for events occurring between July 1, 2026 - June 30, 2027, are available online at www.CityofGilroy.org/EventSupport from March 23 through April 27, 2026. For hard copies, call 408-846-0207.
- Deadline
Applications must be submitted by April 27, 2026, by 5pm.
Requests for event funding received outside of this application process and/or after this deadline will not be accepted.

- Submission
Email completed applications to EconDev@CityofGilroy.org.
- Council Action
City Council will review award recommendations and approve final allocations at the May 18, 2026, Council Meeting.

FY 2028 and Beyond

- Availability
January 15th - March 15th annually at www.CityofGilroy.org/EventSupport for events occurring during the subsequent fiscal year (July 1 - June 30). For hard copies, call 408-846-0207.

Deadline
March 15 by 5pm
Requests for event funding received outside of this application process and/or after this deadline will not be accepted.
- Submission
Email to EconDev@CityofGilroy.org.
- Council Action
City Council will review award recommendations and approve final allocations at an April or May Council Meeting.

NOTE: applications, awards, and reports are subject to public records laws.

Award Notification and Pre-Event Requirements

- Notice of Award
Issued after Council adoption
- Pre-Event Compliance
Insurance certificates, permits, site plans, traffic control plans, and ADA/language access plans (if needed) must be submitted 60 days before event.

Award Allocation Method

- If eligible requests exceed the annual Program allocation, staff will prorate awards-based review against the above Scoring Considerations.
- If actual City service costs exceed the award amount, the organizer is responsible for paying the difference.

Reporting Requirements

Within thirty (30) days following the conclusion of the event, the organization must submit a report to the City outlining pertinent information related to the event.

For ongoing activities or a series of events, the report must be submitted by July 30 for the prior fiscal year, or 30 days after the final event in the series, whichever comes first.

NOTE: applications, awards, and reports are subject to public records laws.

The report should include:

- Attendance (estimated) and demographics if available
- Observed accessibility performance (ADA compliance)
- Public safety outcomes (e.g. incidents, medical calls, other concerns)
- Vendor counts, local participation percentages
- Economic indicators (e.g. merchant feedback, foot traffic sampling, if collected)
- City services actually used, and costs as reconciled by City
- Optional: photos, media mentions, and community testimonials



City of Gilroy

STAFF REPORT

Agenda Item Title: Fiscal Year (FY) 2026 Q2 Quarterly Budget and General Fund Forecast Update and Adoption of Resolutions Amending the Budget and Updating the Position Control List

Meeting Date: March 16, 2026
 From: Matt Morley, City Administrator
 Department: Finance
 Submitted by: Harjot Sangha, Finance Director
 Prepared by: Katty Alvarez, Finance Analyst

STRATEGIC PLAN GOALS: Develop a Financially Resilient Organization

RECOMMENDATION

1. Receive Budget Report for the Second Quarter of Fiscal Year 2025-26 (FY26);
2. Adopt a resolution approving the updated Position Control List for Fiscal Years 2025-2026 and 2026-2027; and
3. Adopt a budget amendment resolution.

EXECUTIVE SUMMARY

This report provides the City Council with a budget update on FY26 as of the end of the Second Quarter on December 31, 2025, an updated Position Control List for FY26 and FY27, and increases appropriations in FY26 in various funds outlined in the Analysis section.

BACKGROUND

The FY26 budget was adopted on June 2, 2025, as part of the City's biennial budget development process for FY26 and FY27. Activity for FY26 began on July 1, 2025. The City has completed two quarters of operations for FY26, and this report provides a financial summary of such activity as compared to the budget for the period of July 1, 2025, through December 31, 2025. Included with the budget adoption was a resolution

establishing the Position Control List (PCL) which outlines the various positions and count of full-time equivalent positions authorized for the current budget cycle. The current PCL was last updated in June 2025 and staff are bringing updates to the PCL.

ANALYSIS

General Fund

Revenues

General Fund revenues received through the second quarter of FY26 totaled \$25.4 million. This is approximately 34% of the amended budget of \$74.3 million. Revenues received up to this point are typically under the 50% fiscal-year mark, especially tax revenues, due to the lag between when the economic transaction occurs and when the City receives those revenues. The table below provides a breakdown of General Fund Revenues by category and a comparison of the actual revenues to the amended budget.

General Fund Revenues by Category	(In Millions)			
	FY26		FY26 Q2	% of Budget
	Amended Budget	Actuals		
Sales Tax	\$ 20.4	\$ 6.7		33%
Property Tax	22.9	5.5		24%
Utility User Tax	8.2	3.0		37%
Franchise Tax	2.6	0.5		18%
Transient Occupancy Tax	1.9	0.5		20%
Business License	0.8	0.2		29%
Other Revenues	17.5	9.0		52%
Total	\$ 74.3	\$ 25.4		34%

Sales Tax — Sales Tax is the largest source of tax revenue for the General Fund. The City receives its sales tax revenue approximately two months after funds are collected by the California Department of Tax and Fee Administration. The FY26 budget for sales tax revenue is \$20.4 million, of which \$6.7 million (33%) has been received as of December 31, 2025, which reflects four months' actual sales through October 2025. Based on the latest quarterly sales tax report, the City's sales tax revenue for FY26 is expected to come in slightly below budget.

Property Tax — Property tax revenues are received at various intervals from Santa Clara County and are not distributed evenly, as tax payments are typically due in November and April of each fiscal year and remitted in installments. The FY26 budget for property tax revenue is \$22.9 million, of which \$5.5 million (24%) has been received as of December 31, 2025. Much of the annual property tax revenue is received in the

second half of the fiscal year, including the annual ERAF payment. At this time, property tax revenue is expected to come in as budgeted.

Utility Users Tax (UUT) — Utility taxes are assessed against the value of energy and telecommunications, such as gas, electricity, steam, cable, and phone charges. The current tax rates are 4.5% for telecommunications and 5% for gas and electricity. The City's UUT revenues are received one month after the revenues are earned. The FY26 budget for utility user tax is \$8.2 million, of which \$3.0 million (37%) has been received as of December 31, 2025. The majority of the receipts for UUT to date represent revenue through November 2025. At this time, UUT revenues are expected to come in as budgeted.

Franchise Tax — The City receives franchise tax revenue from three franchise types, including gas and electric, cable TV, and garbage/refuse. The FY26 budget for franchise tax is \$2.6 million, of which \$0.5 million (18%) has been received as of December 31, 2025, which primarily reflects refuse franchise payments. The larger portion of franchise tax comes from PG&E, which remits payments once a year and is typically received in the fourth quarter of the fiscal year. The cable franchise is remitted on a quarterly basis; thus, the second quarter will be reflected in the FY26 Q3 budget report.

Transient Occupancy Tax (TOT) — The City's TOT revenue comes from a 9% tax on hotel room rentals under 30 days, as well as from some of the RV parks in the City. The hotels pay within one month after the quarter ends. The FY26 budget for TOT is \$1.9 million, of which \$0.5 million (20%) has been received as of December 31, 2025, which reflects one quarter, or three months, of receipts. Payments for the second quarter are expected to be received in January and will be reflected in the next quarterly budget report.

Business License — The FY26 budget for Business License fees is \$0.8 million, of which \$0.2 million (29%) has been received as of December 31, 2025. The business license revenue is tied to the timing of the annual license renewal and any new business licenses issued, and therefore, it can fluctuate throughout the year. For example, gross receipt business renewals are processed on a calendar year basis, and others are renewed on a fiscal year basis.

Other General Fund revenues — This category comprises departmental service charges, general administration charges, fines and forfeitures, and other intergovernmental revenues. The FY26 budget for this aggregate revenue category is \$17.5 million, of which \$9.0 million (52%) has been received as of December 31, 2025. At this time, these revenues are expected to come in as budgeted.

Expenditures

General Fund expenditures through the second quarter of FY26 totaled \$39.5 million.

This is approximately 50% of the amended budget of \$78.4 million. The table below provides a breakdown by department and function comparing the actual expenditures through the second quarter to the amended budget. Generally, the majority of the departments are within or below their expenditure target through the second quarter of the fiscal year. PD and Fire are tracking slightly higher than the target, primarily in overtime costs. For Fire, overtime is related to the Strike team and is reimbursable. A related budget amendment is included for FY26 as discussed further in this section. Other General Government is at 60% primarily due to the one-time transfers to the Section 115 Trusts for Pension and OPEB, which were approved by Council in October 2025 as part of the FY25 year-end report.

General Fund Expenditures by Department/Function	(In Millions)		FY26 Q2 Actuals	% of Budget
	FY26 Amended Budget			
Administration	\$ 4.7	\$	2.3	50%
Recreation Transfer	1.5		0.8	50%
Other Transfers	1.0		0.5	50%
Human Resources	1.9		0.9	46%
Community Development	6.7		3.2	48%
Finance	1.3		0.6	48%
Fire	15.9		8.4	53%
Other General Government	2.8		1.7	60%
Police	32.9		17.2	52%
Public Works	9.8		3.9	40%
Total	\$ 78.4	\$	39.5	50%

Non-General Fund

Revenues

The City has approximately 60 non-general funds. The information (revenues and expenditures) for these funds is presented in the table below in aggregate, by fund type, along with a brief description of what is included in these categories.

Non-General Fund revenues received as of December 31, 2025, total \$39.5 million. This is approximately 38% of the amended budget of \$104.1 million. Revenues received up to this point are usually under the 50% fiscal-year mark due to the timing of receipts, especially for special revenue and capital/development funds.

Non-General Fund Revenues by Fund Type	(In Millions)				
	FY26 Amended Budget		FY26 Q2 Actuals % of Budget		
Special Revenue	\$	12.0	\$	3.3	28%
Recreation		2.4		1.2	50%
Capital/Development		30.1		4.5	15%
Debt Service		5.1		1.6	32%
Internal Service		17.2		9.6	56%
Sewer		19.5		9.7	50%
Water		17.9		9.5	53%
Total	\$	104.1	\$	39.5	38%

Special Revenues – The primary source of this fund type is intergovernmental funds in the manner of tax sharing or grants from Federal, State, County, and other regional governments. For the City of Gilroy, these Special Revenues provide funding for transportation (Gas Taxes, Vehicle Registration, and Measure B), public safety (Proposition 172 sales tax, Gang Prevention, and regional task forces), and community development (CDBG and housing) among others. The FY26 budget for Special Revenues is \$12.0 million, of which \$3.3 million (28%) has been received as of December 31, 2025. Many of these revenues are based on quarterly claims submitted by staff; therefore, it is normal for this type of revenue to be received in the next quarter after it was earned.

Recreation – The Recreation Fund receives an annual allocation of \$1.5 million from the General Fund, in addition to the revenues it generates from charges for services and grants related to recreation programs. The services provided by Recreation are seasonal, with the majority of activity typically occurring during spring and summer. The FY26 budget for Recreation revenue is \$2.4 million, of which \$1.2 million (50%) has been received as of December 31, 2025, the majority of which is from the General Fund's transfer.

Capital/Development Impact Funds – Revenues in the Capital and Development Impact Funds are primarily generated by new development approvals and the required contributions to offset infrastructure impacts. Revenue depends on the size and impact of the development and the timing of the project; therefore, revenue is not evenly distributed throughout the fiscal year. The FY26 budget for Capital/Development Funds revenue is \$30.1 million, of which \$4.5 million (15%) has been received as of December 31, 2025. Of the \$30.1 million in revenue budgeted, \$15.0 million is for the Bond Proceed budgeted for the Gilroy Ice Center in FY26. The majority of the remaining \$7.9 million budget is allocated for development-related fees, \$3.9 million for grants and intergovernmental for grant funded projects such as San Ysidro Healthy Living Enhancements. There is one particular fund, the Public Facilities Impact Fee Fund, within this Fund Type, that staff are monitoring closely. The Public Facilities Impact Fee Fund derives its revenues from development-related impact fees. Given the deferment

of certain private development projects, there is concern that the fund may not generate sufficient revenue in the current fiscal year to cover the planned expenditures, thus requiring some interim stopgap measures to be considered and implemented. While the private development projects have been delayed at the discretion of the project owners, there is no indication that the projects will not materialize. Thus, there will likely be a timing impact. Staff is monitoring and may return to Council with some recommendations as part of future budget update reports.

Debt Service – Debt Service funds receive its revenue from annual property tax levies and/or via interfund transfers from other funds and are typically aligned with the timing of the debt service payment. The FY26 amounts for the second quarter primarily reflect the interfund transfers. The property tax levies for the Library Bond debt service are received similarly to the General Fund property tax distribution, with the majority of it in the second half of the fiscal year. The FY26 budget for Debt Service Funds revenue is \$5.1 million, of which \$1.6 million (32%) has been received as of December 31, 2025.

Internal Service – Internal Service Funds (Information Technology (IT), Fleet, Facilities, Worker's Compensation, and Liability Funds) primarily receive their revenue from charges to other departments and funds in the City. These charges are assessed based on the budget, and it is expected that the full budgeted amount will be received. The FY26 budget for Internal Service Funds revenue is \$17.2 million, of which \$9.6 million (56%) has been received as of December 31, 2025. Revenues within the Fleet Fund are expected to exceed the budget due to surplus vehicle sales authorized earlier in the fiscal year. As of the second quarter, approximately \$74,000 has been generated from surplus vehicle sales. In addition, a one-time contribution of \$1M was received from the Amazon Data Center project to purchase a fire apparatus, which the Council approved in January 2026.

Sewer – The FY26 budget for Sewer revenue is \$19.5 million, of which \$9.7 million (50%) has been received as of December 31, 2025. The Sewer Enterprise Fund generates its revenue from utility user charges. At this time, it is expected that the revenue will come in at budget.

Water – The FY26 budget for Water revenue is \$17.9 million, of which \$9.5 million (53%) has been received as of December 31, 2025. Like the Sewer Fund, the Water Fund generates its revenues from utility user charges. The YTD revenues include a one-time settlement payment related to the PFAS of \$0.3 million, which was not budgeted. At this time, it is expected that the revenue will come in at budget.

Expenditures

Non-General Funds expenditures as of December 31, 2025, total \$44.5 million, or 30% of the amended budget of \$149.5 million. The table below presents the Non-General Fund expenditures by Fund Type.

Non-General Fund Expenditures by Fund Type	(In Millions)				
	FY26 Amended Budget		FY26 Q2 Actuals % of Budget		
Special Revenue	\$	20.9	\$	7.9	38%
Recreation		3.0		1.1	36%
Capital/Development		47.5		5.4	11%
Debt Service		4.9		2.9	60%
Internal Service		22.2		8.9	40%
Sewer		22.8		9.4	41%
Water		28.2		9.0	32%
Total	\$	149.5	\$	44.5	30%

Special Revenues – The primary expenditures in this fund type are for maintenance and capital improvements of roads/sidewalks, followed by grant-related expenditures for the Police and Community Development Department for housing and CDBG. As of December 31, 2025, expenditures are at \$7.9 million (38%) of the budgeted amount of \$20.9 million. Road and infrastructure capital projects typically begin after the winter/rainy season. Therefore, staff expect expenditures to occur in the third and fourth quarters of the fiscal year.

Recreation – As of December 31, 2025, expenditures are at \$1.1 million (36%) of the budgeted amount of \$3.0 million. The services provided by Recreation are seasonal, typically most active during the spring and summer months. Staff expects funds to be encumbered and expenditures to occur in the third and fourth quarters of the fiscal year.

Capital/Development – As of December 31, 2025, expenditures are at \$5.4 million (11%) of the budgeted amount of \$47.5 million. The below target spending is primarily in the capital outlay. It is important to note that \$18 million of the \$47.5 million budget is attributed to the Gilroy Ice Center project. Many of the budgeted projects are still in early phases, such as bidding or design phases, and the subsequent construction phase, the larger expenditure category, is expected to occur later in the fiscal year.

Debt Service – As of December 31, 2025, expenditures are at \$2.9 million (60%) of the budgeted amount of \$4.9 million. The debt service payments typically include semiannual interest payments and one annual principal payment. These expenses are expected to come in at budgeted levels.

Internal Services — As of December 31, 2025, expenditures are at \$8.9 million (40%) of the budgeted amount of \$22.2 million. The City's internal services funds are IT, Fleet, Facilities, Equipment Outlay, Worker's Compensation and Liability Funds. These expenses are expected to come in at budgeted levels. The below target spending is primarily in the capital outlay category for Fleet, Facilities, IT, and Equipment Outlay funds.

Sewer – As of December 31, 2025, expenditures are at \$9.4 million (41%) of the budgeted amount of \$22.8 million. Of the \$22.8 million budget, \$5.5 million is allocated to capital outlay, and the remainder is for operations. Of the \$9.4 million in expenditure to date, \$1.5 million is related to capital outlay, including the acquisition of the Jessup property for the Utilities Department (split 50/50 between water and wastewater), and the remainder, \$7.9 million, is attributed to operations.

Water – As of December 31, 2025, expenditures are at \$9.0 million (32%) of the budgeted amount of \$28.2 million. Of the \$28.2 million, \$10.6 million is allocated to capital outlay, and the remainder is for operations. Of the \$9.0 million expenditure to date, \$2.0 million is related to capital outlay, including the acquisition of the Jessup property for the Utilities Department (split 50/50 between water and wastewater), and the remainder, \$7.0 million, is attributed to operations.

Updates to Position Control List

Staff is recommending a few updates to the City's Position Control List, which was approved as part of the current biennial budget adoption in June 2025.

- Administration
 - Reclassification of the vacant Assistant to the City Administrator to an Assistant City Administrator (ACA) — It is recommended to reclassify the existing position to a higher-level to include significant responsibilities related to policy development, interdepartmental coordination, special project management, and executive-level support to the City Administrator. Over time, the position has expanded beyond traditional administrative coordination to include responsibilities for policy development, interdepartmental coordination, special project management, and executive-level support for the City Administrator and City Council. Establishing this classification will also enhance succession planning, strengthen organizational resilience, and ensure that the City Administrator's Office has the appropriate management structure to effectively support City Council priorities and the delivery of municipal services. The position is currently vacant and, pending Council approval, will be recruited as Assistant City Administrator. The position's salary will be aligned with the current full-time unrepresented exempt Department Head group and carries a fiscal impact of approximately \$64,000, related to salary. Given the lead time to recruitment and filling the position, the fiscal impact and related adjustment is recommended for FY27 only.
 - Addition of a Management Assistant — It is also recommended to add a Management Assistant position within the City Administrator's Office to support administrative coordination and operational tasks. Additional administrative capacity is needed to manage scheduling and coordination, meeting preparation, communications, research, and data collection related to financial, operational, programmatic and legislative matters, and other day-to-day administrative functions. It will further allow the CA and

the new ACA to focus on higher-level policy development, strategic initiatives, and organizational leadership. The position will be a part of the full-time unrepresented confidential non-exempt employees group and carries a fiscal impact of approximately \$25,500 in FY26 (three months), and \$105,000 in FY27, including salary and benefits.

- Administrative Services
 - Reclassification of a Management Assistant to Human Resources & Risk Management Technician I - A recent retirement of a Management Assistant staff member in the Administrative Services provided an opportunity to evaluate the duties performed by the role and make adjustments to better align with operational needs within the Human Resources team, which also oversees Risk Management. As a result, the role has been modified to assist with additional Human Resources and Risk Management duties and was recruited as such. The title on position control needs to be updated to align with the job description and the revised duties. There is no fiscal impact related to this adjustment.

Budget Adjustments

Staff is recommending the following budget adjustments that impact FY26 and FY27:

1. Santa Clara County Planning Collaborative on a commercial nexus study and feasibility analysis — A commercial nexus study will demonstrate the impact of new commercial development on affordable housing needs and identify possible commercial linkage fees that could be used to develop affordable housing. In December 2024, staff joined the Collaborative on a residential nexus study, residential feasibility study, and inclusionary analysis, in addition to the commercial nexus study and feasibility analysis. Conducting these studies as part of the regional collaborative provides financial efficiency and can help promote the equitable distribution of housing opportunities, strategic utilization of resources, and the alleviation of affordable housing challenges throughout the region. The funding for the work was planned for FY25. However, due to delays in formulating the agreements, the funds were not encumbered. An FY26 budget of \$59,502 is now required, and it is recommended to be funded by the Los Arroyos Housing Fund (255), which has an adequate fund balance to cover the costs.
2. Overtime Budget for the Fire Department — The Fire Department does not budget for overtime costs and reimbursements related to the Strike Team Deployment since the need for Strike Teams varies from year to year. From July 2025 to October 2025, the Fire Department responded to 9 Strike Team deployments, which increased overtime costs and reimbursement revenue in Fire's FY26 budget. 100% of the overtime cost related to Strike Team deployment is reimbursed by the State. In addition, the state also provides an

administrative overhead reimbursement. This request is to increase revenue appropriations by \$540,245, and increase expenditure appropriations by \$500,000 within the Fire Departments Operations budget for FY26, within the General Fund (100).

3. Reserve Fire Engine — The City is in need of a more reliable reserve engine. The City of Mountain View is preparing to surplus six fire engines and has committed to initially offering them to Santa Clara County Agencies. These units are anticipated to be in better shape than the City's current reserve fleet. There will be a process for review of the engines and maintenance records which Fleet will take the lead (with support from Gilroy Fire Department). The City's team will need to move quickly once the opportunity is made available. Thus, it is recommended to appropriate \$100,000, to allow the City to take advantage of the opportunity, subject to the apparatus meeting the needs of the Fire Department and all paperwork, including maintenance records, being confirmed and in order. This request is to increase appropriations by \$100,0000 within the Fleet Fund (600).
4. Public Safety Vehicle Upfitting — In FY25, the City purchased three Dodge Durango pursuit vehicles, which were delivered in FY26. PD fleet subsequently undergoes an upfitting process to purchase and add communication/technology equipment, safety and security equipment, weapon storage and security, vehicle reinforcement, emergency lights and sirens, and visual identity (decals/wraps) before the vehicles can be deployed into operations. The upfitting budget for these FY25 vehicles was not encumbered in FY25, thus it is necessary to re-appropriate the budget in FY26 to complete the upfitting of these vehicles. In addition, the cost of upfitting has increased and will impact the planned upfitting of public safety vehicles budgeted in FY26. This request is to increase FY26 appropriations by \$90,000 within the Fleet Fund (600) to fully fund the upfitting.
5. Position Control List Updates — The two position updates within the Administration Department carry a fiscal impact. This request is to increase FY26 appropriations by \$25,500 for three months of hiring a Management Assistant, and FY27 appropriations by \$169,000 for both positions for the full year, in the General Fund (100). Since these are ongoing adjustments, future years' impacts will be included in future budget developments.

General Fund Forecast Update

The City Council last received the General Fund Forecast update in November 2025, with the FY26 Q1 budget update. The Chart below presents an updated General Fund forecast, which incorporates year-to-date budget amendments approved by the Council for the General Fund through December 31, 2025, and in addition, staff have also incorporated the recommended budget adjustments included as part of this staff report, notably the two position adjustments within the Administration Department, and the overtime related adjustments for the Fire Department's deployment to Strike Team which are reimbursed.

General Fund Forecast (In Millions)	Amended FY26	Amended FY27	Forecast FY28	Forecast FY29	Forecast FY30	Forecast FY31
Beginning Fund Balance	\$ 31.3	\$ 26.9	\$ 24.7	\$ 24.8	\$ 24.8	\$ 25.5
Add: Revenues	74.5	76.7	78.8	81.3	83.9	86.5
Less: Expenditures	(74.6)	(77.3)	(78.7)	(81.3)	(83.2)	(85.6)
Operating Margin	(0.1)	(0.6)	0.1	-	0.7	0.9
One-time Use of Fund Balance	(4.3)	(1.6)	-	-	-	-
Ending Fund Balance (after one-time use)	\$ 26.9	\$ 24.7	\$ 24.8	\$ 24.8	\$ 25.5	\$ 26.4
Fund Balance as a % (min 30% per CC policy)	34%	31%	32%	31%	31%	31%

Overall, there is no significant change to the forecast since the last update. The operating margin in FY26 and FY27 is now projected to be negative by about \$0.1 million and \$0.6 million, respectively, mainly attributed to the lower sales tax projection. The last forecast update yielded a positive operating margin for the forecast years of about \$0.3 million beginning in FY28 to \$1.1 million by FY31, mostly attributed to the lower UAL payments as a result of the FY25 CalPERS returns and the revised drawdown schedule from the Pension trust. That operating margin for forecast years has been adjusted to reflect the two position adjustments with the Administration Department, slightly reducing the positive margins to \$0.1 million in FY28 to about \$0.9 million in FY31. Overall, General Fund is expected to maintain the minimum required fund balance throughout the forecast.

There are a few items staff are monitoring that will impact the General Fund forecast but are not yet reflected in it. These include:

- Cost of services obtained through the County — The City currently contracts with the County for key services to include emergency medical dispatching (EMD), hazardous waste, weed abatement, crime lab, and other technology-related systems. Over the last few years, the County has updated its internal cost allocation methodology, which has led to significant cost increases for services it provides to various municipalities in the region, including Gilroy. For example, EMD costs will be phased in, increasing from \$100,000 in FY26 to \$328,000 by FY28. Staff is evaluating potential alternative service delivery models for some of the higher-cost services, but will be financially impacted in the interim. Any related impacts for FY27 or future costs will be included with future budget updates.
- Insurance Premium - The City recently received preliminary estimates for FY27 insurance premiums of \$490,000, which is 21% higher than the current year's premium of \$406,000. These increases would also affect the forecast years and the General Fund. Similar trends are also expected to follow for the Workers' Compensation insurance program.

Staff will continue to monitor and include any related impacts as part of future budget updates with recommendations.

ALTERNATIVES

There are no recommended alternatives to receiving the preliminary FY26Q2 budget report. The City Council could approve only select updates to the position control list. This is not recommended as these updates have been carefully reviewed and recommended based on the needs of the Departments to execute their daily operations, work plan items, and the Council priorities. The City Council could elect to not approve any single, multiple, or all the budget adjustment requests. However, staff does not recommend this option.

FISCAL IMPACT/FUNDING SOURCE

There is no direct fiscal impact from receiving the quarterly budget update. The fiscal impact to the General and other Non-General Fund types is discussed above in the analysis section.

Budget amendments are recommended for two funds, which are summarized in the table below by the recommended adjustment, amount, fund, and fiscal year. A related budget amendment resolution is included and recommended for adoption.

Department	Description	Fiscal Year	Fund	Revenue Adjustment	Expenditure Adjustment
Administration	Reclassification of Assistant to the City Administrator to Assistant City Administrator - FY27	2027	100 - General Fund	\$ -	\$ 64,000
Administration	Adding of Management Assistant - FY27	2027	100 - General Fund	-	105,000
Administration	Adding of Management Assistant - FY26 (four months)	2026	100 - General Fund	-	25,500
Fire	Strike Team Deployment Overtime/Reimbursement	2026	100 - General Fund	540,425	500,000
Public Works/Fleet	Reserve Fire Engine	2026	600 - Fleet Fund	-	100,000
Public Works	Public Safety Vehicle Upfitting	2026	600 - Fleet Fund	-	90,000
	Total			\$ 540,425	\$ 884,500

Attachments:

1. Draft Resolution - FY26 Q2 Budget Amendments
2. Draft Resolution - Position Control FY26 and FY27 amended

RESOLUTION NO. 2026-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GILROY
AMENDING THE FISCAL YEAR 2025-26 AND 2026-27 BUDGET FOR
THE CITY OF GILROY**

WHEREAS, the City Administrator prepared and submitted to the City Council a budget for the City of Gilroy for Fiscal Years 2026 and 2027, and the City Council carefully examined, considered and adopted the same on June 2, 2025; and

WHEREAS, City Staff has prepared and submitted to the City Council a proposed amendment to said budget for Fiscal Year 2026 and Fiscal Year 2027 for the City of Gilroy in the staff report dated March 2, 2026, for Fiscal Year 2026 Quarterly Budget Update, and adopting resolutions updating the position control list and amending the budget; and

WHEREAS, the City Council has carefully examined and considered the same and is satisfied with said budget amendments.

NOW, THEREFORE, BE IT RESOLVED that appropriations to the expenditure and revenue accounts for Fiscal Year 2026 and Fiscal Year 2027 are hereby increased or decreased as indicated in Exhibit A, attached to this resolution in the respective funds.

PASSED AND ADOPTED this 16th day of March 2026 by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED:

Greg Bozzo, Mayor

ATTEST:

Kim Mancera, City Clerk

Exhibit A

Department	Description	Fiscal Year	Fund	Revenue Adjustment	Expenditure Adjustment
Administration	Reclassification of Assistant to the City Administrator to Assistant City Administrator	2027	100 - General Fund	\$ -	\$ 64,000
Administration	Addition of Management Assistant	2027	100 - General Fund	-	105,000
Fire	Strike Team Deployment Overtime/Reimbursement	2026	100 - General Fund	540,425	500,000
Public Works/Fleet	Reserve Fire Engine	2026	600 - Fleet Fund	-	100,000
Public Works	Public Safety Vehicle Upfitting	2026	600 - Fleet Fund	-	90,000
Total				\$ 540,425	\$ 859,000

RESOLUTION NO. 2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GILROY ADOPTING THE AUTHORIZED POSITION CONTROL LIST FOR THE CITY OF GILROY FOR FISCAL YEARS 2025-2026 AND 2026-2027

WHEREAS, the business operations of the City of Gilroy are conducted by hired professional staff; and

WHEREAS, the City of Gilroy is committed to delivering services to our residents; and

WHEREAS, the delivery of services is effectuated by providing adequate and appropriate staffing levels to carry out the business of the City.

NOW, THEREFORE, BE IT RESOLVED that the number and classifications of both regular and limited-term full-time positions in which persons may be employed by the City of Gilroy during Fiscal Years 2025-2026 and 2026-2027 are hereby amended and shall be as set forth in the attached position control list, incorporated herein by reference.

BE IT FURTHER RESOLVED that a change in the position control list shall only be accomplished by resolution of the City Council of the City of Gilroy.

PASSED AND ADOPTED at a Regular Meeting of the City Council this 16th day of March 2026 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

APPROVED:

Greg Bozzo, Mayor

ATTEST:

Bryce Atkins, Acting City Clerk

POSITION CONTROL LIST

The table below shows the number of full-time positions by Department included in the FY26 and FY27 Adopted Budgets.
 This table does not include the seven positions for Mayor and Council members.

DEPARTMENT	FY24 Amended	FY25 Amended	FY26 Amended	FY27 Amended
ADMINISTRATION	15	15	16	16
Assistant City Administrator	0	0	1	1
Assistant to the City Administrator	1	1	0	0
City Administrator	1	1	1	1
City Clerk	1	1	1	1
Community Coordinator	1	1	0	0
Communication and Engagement Manager	1	1	1	1
Community Engagement Coordinator	1	1	1	1
Community Resilience Coordinator	1	1	1	1
Economic Development Director	0	0	1	1
Economic Development Manager	1	1	1	1
Emergency Services & Volunteer Coordinator	1	1	1	1
Management Analyst	1	1	1	1
Management Assistant	1	1	2	2
Office Assistant I/II	1	1	1	1
Recreation Coordinator	1	1	1	1
Recreation Manager	1	1	1	1
Recreation Supervisor	1	1	1	1
ADMINISTRATIVE SERVICES	14	14	14	14
Administrative Services & Human Resources Director/Risk Manager	1	1	1	1
Custodian	1	1	1	1
Equipment Mechanic	2	2	2	2
Facilities Maintenance Specialist	2	2	2	2
Facilities and Fleet Superintendent	1	1	1	1
Human Resources Analyst	2	2	2	2
Human Resources & Risk Management Technician I	0	0	1	1
Human Resources Technician II	1	1	1	1
Management Assistant	2	2	1	1
Senior Equipment Mechanic	1	1	1	1
Senior Facilities Maintenance Specialist	1	1	1	1
COMMUNITY DEVELOPMENT	26	27	29	29
Building Inspector I/II	3	3	3	3
Building Official	1	1	1	1
Code Enforcement Officer	2	2	4	4
Community Development Director	1	1	1	1
Deputy Director of Community Development	0	1	1	1
Deputy Fire Marshal/Haz Mat Supervisor	1	0	0	0
Fire Marshal	0	1	1	1
Hazardous Materials Inspector I/II	2	2	2	2
HCD Technician	1	0	0	0
Housing and Community Services Coordinator	0	1	1	1
Housing and Community Services Manager	1	1	1	1
Management Analyst	1	1	0	0
Management Assistant	1	1	1	1
Office Assistant I/II	1	1	1	1
Permit Technician	3	3	3	3
Planner I/II	2	2	2	2
Planning Technician	1	1	1	1
Planning Manager	1	1	1	1
Supervising Code Enforcement Officer	1	1	1	1
Senior Hazardous Materials Inspector	1	1	1	1
Senior Management Analyst	0	0	1	1
Senior Planner	2	2	2	2

POSITION CONTROL LIST

The table below shows the number of full-time positions by Department included in the FY26 and FY27 Adopted Budgets. This table does not include the seven positions for Mayor and Council members.

DEPARTMENT	FY24 Amended	FY25 Amended	FY26 Amended	FY27 Amended
FINANCE	21	21	22	22
Accountant	2	2	2	2
Accounting Assistant I/II	7	7	8	8
Accounting Technician - Payroll	1	1	1	1
Finance Director	1	1	1	1
Finance Manager	2	2	2	2
Financial Analyst	1	1	1	1
Geographic Information Systems Analyst	1	1	1	1
IT Applications Analyst	1	1	1	1
IT Manager	1	1	1	1
IT Technician I/II	1	1	1	1
Network Administrator	1	1	1	1
Public Safety Systems Administrator	1	1	1	1
Supervising Accounting Technician	1	1	1	1
FIRE	44	46	47	47
Fire Administration Technician	1	1	1	1
Fire Captain	10	10	12	12
Fire Chief	1	1	1	1
Fire Division Chief	3	3	4	4
Fire Engineer	9	9	9	12
Firefighter I/II	19	21	19	16
Management Analyst	1	1	1	1
POLICE	104	107	108	108
Community Coordinator	0	0	1	1
Community Engagement Coordinator	1	1	1	1
Community Services Officer	4	4	4	4
Police Crime Analyst	1	1	1	1
Detention Services Officer	5	5	5	5
Management Analyst	1	1	1	1
Management Assistant	1	1	1	1
Office Assistant I/II	1	1	1	1
Police Captain	3	3	3	3
Police Chief	1	1	1	1
Police Corporal	8	9	9	9
Police Officer	44	45	45	45
Police Records Technician I/II	6	6	6	6
Police Sergeant	11	11	11	11
Property and Evidence Technician	1	1	1	1
Public Safety Communications Supervisor	1	1	1	1
Public Safety Communicator	13	14	14	14
Police Records Supervisor	1	1	1	1
Youth Task Force Coordinator	1	1	1	1

POSITION CONTROL LIST

The table below shows the number of full-time positions by Department included in the FY26 and FY27 Adopted Budgets. This table does not include the seven positions for Mayor and Council members.

DEPARTMENT	FY24 Amended	FY25 Amended	FY26 Amended	FY27 Amended
PUBLIC WORKS	31	32	32	32
City Engineer/Transportation Engineer	1	1	1	1
Deputy Director of Public Works	1	1	1	1
Engineer I/II	5	5	5	5
Engineering Technician/Inspector I/II/III	3	3	3	3
Environmental Programs Manager	1	1	1	1
Maintenance Worker I/II	10	10	10	10
Management Analyst	2	2	2	2
Management Assistant	1	1	1	1
Operations Services Supervisor	2	2	2	2
Project Manager	0	1	1	1
Public Works Director	1	1	1	1
Senior Civil Engineer	2	2	2	2
Senior Maintenance Worker	2	2	2	2
UTILITIES	27	29	31	31
Utilities Director	1	1	1	1
Utilities Operations Manager	0	1	1	1
Business Manager	1	1	1	1
Engineer I/II	2	1	1	1
Environmental Engineer	1	1	1	1
Maintenance Worker I/II	15	15	14	14
Management Analyst	1	1	1	1
Management Assistant	0	0	1	1
Office Assistant I/II	1	1	0	0
Operations Services Supervisor	1	2	1	1
Senior Civil Engineer	0	1	1	1
Senior Environmental Engineer	1	1	1	1
Senior Maintenance Worker	3	3	3	3
Water Operator	0	0	2	2
Water Quality Specialist	0	0	1	1
Water Systems Superintendent	0	0	1	1
TOTAL FULL-TIME PERSONNEL	282	291	299	299



City of Gilroy

STAFF REPORT

Agenda Item Title: 2025 General Plan and Housing Element Annual Progress Report
Meeting Date: March 16, 2026
From: Matt Morley, City Administrator
Department: Community Development
Submitted by: Sharon Goei, Community Development Director
Prepared by: Michael Fossati, Planning Manager
Christie Thomas, Housing and Community Services Manager

STRATEGIC PLAN GOALS: Promote Safe Affordable Housing for All

RECOMMENDATION

Accept the report and direct staff to submit the 2025 Annual Progress Report to the California Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation, no later than April 1, 2026.

EXECUTIVE SUMMARY

Each year, the City prepares the General Plan Annual Progress Report (APR) in compliance with State law, which requires jurisdictions to document the implementation status of the General Plan and Housing Element, as well as progress toward meeting regional housing needs over an eight-year planning cycle. For 2023-2031, Gilroy's Regional Housing Needs Allocation (RHNA) is 1,773 units across various affordability levels, based on Santa Clara County's Area Median Income.

In 2025, the City issued building permits for nine (9) very-low income, nine (9) low-income, nine (9) moderate-income, and ten (10) above-moderate (market rate) income units, for a total of 37 new residential units. Staff anticipates a significant increase in building permits for new residential units in 2026, as one large-scale multi-family development project is currently under review.

BACKGROUND

The acceptance and submittal of the completed APR satisfies Section 65400 of the California Government Code by documenting each jurisdiction's progress in

implementing its General Plan and Housing Element programs, as well as progress in meeting its Regional Housing Needs Allocation (RHNA) as determined by the State and the regional Council of Governments, which is the Association of Bay Area Governments (ABAG). The APR must also report the number, type, and location of residential units permitted or demolished during the calendar year that contribute to the regional housing need. The 2025 Annual Progress Report is due to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI) by April 1, 2026.

What is RHNA? Since 1969, California has required local governments to plan for their communities' housing needs. The Regional Housing Needs Allocation (RHNA) process determines how many new homes, at various affordability levels, each jurisdiction must plan for in its Housing Element. The current eight-year RHNA cycle is from January 31, 2023, to January 31, 2031.

HCD assesses housing needs using six income categories based on the Area Median Income (AMI) for each metropolitan statistical area. The acutely low-income category was added to the HCD income category levels, with the maximum limit set by HCD as 15 percent of the AMI. The income categories, defined as percentages of the AMI, inform state funding and planning decisions. The categories and their corresponding AMI percentages are as follows:

- Acutely low-income households: 0% - 15% of the AMI
- Extremely low-income households: 16% – 30% of the AMI
- Very low-income households: 31% – 50% of the AMI
- Low-income households: 51% – 80% of the AMI
- Moderate-income households: 81% – 120% of the AMI
- Above moderate-income households: above 120% of the AMI

In 2025, the Area Median Income (AMI) for a four-person household in Santa Clara County was \$195,200, as defined by HCD. Based on the County AMI, the income limits for a family of four (4) within each income category are represented below:

- Acutely low (0 – 15% AMI): up to \$29,300
- Extremely low (16 - 30% AMI): up to \$60,250
- Very low (31 – 50% AMI): up to \$100,450
- Low (51 – 80% AMI): up to \$159,550
- Moderate (81 – 120 AMI%): up to \$234,250
- Above moderate (>120% AMI): above \$234,250

These values align with HCD's 2025 State Income Limits and HUD-based county tables for a four-person household and correspond to the income categories used in the 6th RHNA cycle (2023-2031).

ANALYSIS

General Plan Implementation Progress – 2025 Calendar Year

Each year, the City reports on notable activities that advance General Plan goals and policies. This report highlights the General Plan policies most impacted by City actions last year.

Land Use Element Highlights: Downtown (LU 2.4), New or Amended Specific Plans (LU 2.2), Connectivity (LU 3.2), Neighborhood Infill (LU 3.5), Pedestrian Access (LU 4.9)

In 2025, the City made significant strides in supporting General Plan Land Use polices, such as partnering with California High Speed Rail Authority (CHSRA) and Santa Clara Valley Transportation Authority (VTA) to create the City of Gilroy Station Area Visioning Study, a report that established a vision that will provide the basis for the subsequent station area plan/specific plan, published development concept scenarios that represent the long-term vision for the larger station area, provided illustrations of the overall intent for creating a desirable place that integrates into the surrounding community and downtown Gilroy, with data collection that can be used to amend the existing Gilroy Downtown Specific Plan, by consolidating community engagement, existing conditions, and guiding principles into a vision framework organized around Monterey Street, Tenth Street, Sixth Street, and the Station site, in an effort to promote connectivity, neighborhood infill, and pedestrian access.

Mobility Element Highlights: Reduced Vehicle Miles Traveled (M 1.7), Transportation Demand Management (M 1.12 & M 1.14), Complete Streets (M 2), Pedestrian and Bicyclists (M 3), Transit (M 4), Vehicular Traffic and Parking (M 5)

In 2025, the City's Community Development Department commenced the Gilroy Blue Skies Initiative, which is a community-driven climate and clean-air planning effort funded by a Caltrans grant. It is a citywide plan focused on reducing vehicle miles traveled (VMT) and greenhouse gas emissions while improving air quality, transportation, energy efficiency, and resilience. The Blue Skies Initiative will set the foundation to create policies that shift trips to walking, biking, and transit, and improve traffic operations, which directly reduces noise and air pollution.

Economic Prosperity Element Highlight: Regional Partnerships (EP 4.3)

In 2025, the City's Economic Development team welcomed more than 30 economic developers, chamber representatives, and tourism partners from across the Bay Area for the Silicon Valley Economic Development Alliance's (SVEDA) Summer meeting, the first hosted in Gilroy since 2019. Guests experienced a walking tour of the newly renovated Gourmet Alley, got a first look at the new Meridian Rapid Defense safety barriers used for special events, and participated in timely discussions about regional readiness for major events like the FIFA World Cup and Super Bowl. The gathering highlighted Gilroy's growing role in regional collaboration and economic innovation, a reflection of our ongoing commitment to making Gilroy a great place to live, work, and play.

Public Facilities and Services Element Highlight: Civic Center Expansion (PFS 1.12)

In 2025, the City of Gilroy made efficient strides toward the eventual creation and expansion of the Gilroy Civic Center. In late 2024, the Gilroy City Council approved a \$750,000 contract to begin the comprehensive planning process for the Civic Center. Since that time, the City completed the project initiation, existing conditions assessment, needs assessment, and the overall preliminary master plan design. CEQA review will be kicking off in 2026, with potential Master Plan adoption occurring in the summer of 2026.

Parks and Recreation Element Highlight: Parks and Recreation Facility Design (PR 1.22)

In 2025, the Gilroy City Council adopted a two-year Capital Improvement Program allocating \$6.4 million for Parks and Trails projects. This includes \$1.6 million for new trail construction and nearly \$2.0 million for citywide park improvements, including new pickleball courts.

Natural and Cultural Resources Element Highlight: Community-Wide Alternative Fuel Vehicles (NCR 3.8)

In 2025, the City completed the procurement and installation of two (2) solar electric vehicle (EV) chargers near key public services facilities. The chargers were installed in the City's Corporation Yard. The funding came from a 2024 Climate Program Implementation Grant and also covered the cost of an EV utility truck for the City.

Potential Hazards Element Highlight: Public Education (PH 1.11)

In July 2025, the Gilroy Police Department continued supporting community involvement in hazard prevention by sending a group known as the "Police Explorers" to the University of California, San Diego, for the Cadet Academy, which is a week-long, intensive physical and mental training experience.

Environmental Justice Element Highlights: Assess Community Priorities (EJ 1.3), Public Involvement (M 3.10), Community Engagement (PFS 9.5), Translation at Public Meetings (EJ 1.1), Supply Healthy Foods (EJ 2.1)

The Environmental Justice Element within Gilroy addresses four specific goals in regard to community needs, which are as follows:

Community Outreach and Inclusion in the Decision Making-Process. *To encourage involvement of all Gilroy neighborhoods in the public decision-making process.* In 2025, this goal was achieved by launching new tools that help residents connect with City Council and staff on community priorities. GilroyConnect, powered by SeeClickFix, allows all residents to submit service requests, contact staff, and report issues such as graffiti, potholes, code violations, abandoned vehicles, neighborhood park concerns, and dark streetlights.

Access to Health Care and Healthy Foods. *To improve access to healthy foods, health services, and resources to enhance quality of life.* In 2025, the City of Gilroy awarded a \$9,502.07 Community Development Block Grant to Loaves and Fishes for the Meals on Wheels program, which delivers daily meals to homebound, low-income

seniors. The City also shares information on South County Food Distribution resources, including rental, utility, and food assistance programs. The Gilroy Library offers an after-school snack program for children ages 0 to 18, five days a week. The Gilroy Senior Center provides hot lunches to residents for a nominal donation.

Managing Environmental Concerns. *To reduce noise and air pollution impacts in residential areas.* As previously stated under Mobility Element Highlights, the City's Community Development Department commenced the Gilroy Blue Skies Initiative, which is a community-driven climate and clean-air planning effort funded by a Caltrans grant. It is a citywide plan focused on reducing vehicle miles traveled and greenhouse gas emissions while improving air quality, transportation, energy efficiency, and resilience. The Blue Skies Initiative will set the foundation to create policies that shift trips to walking, biking, and transit, and improve traffic operations, which directly reduces noise and air pollution.

Job Training and Development. *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.* The City of Gilroy, in partnership with the Santa Clara County Office of Supportive Housing, awarded a \$35,000 Permanent Local Housing Allocation grant to South County Community Services (formerly St. Joseph's Family Center) for its Streets Team program under Homelessness Case Management. The City also collaborates with Carry the Vision, a local nonprofit focused on building compassionate communities through various programs and support services. Carry the Vision's Rooted initiative is a social enterprise that offers clothing and household item reuse and recycling services, while providing paid employment opportunities for individuals facing barriers to employment, including those affected by incarceration or homelessness. In addition, the County of Santa Clara Employment and Social Services Agency has opened a South County location in Gilroy. The agency presented at the Gilroy Unhoused Service Providers Network monthly meeting, hosted by the City's Housing and Community Services Division, on August 27, 2025.

Additional programs and actions supporting the Environmental Justice Element have been included within the City of Gilroy 2040 General Plan and 2023-2031 Housing Element Annual Progress Report for the 2025 Calendar Year (Attachment 1).

2023-2031 Housing Element Implementation Progress – 2025 Calendar Year

Housing Element Program Implementation

The attached Housing Element program matrix (Attachment 2) summarizes the City's progress in 2025 toward implementing the 2023-2031 Housing Element programs.

RHNA Progress Report

As illustrated in the following table, the City's total RHNA during the 2023-2031 planning cycle is 1,773 units. Only building permits issued for construction during the reported calendar year count toward RHNA. Between January 1, 2025, and December 31, 2025, the City issued building permits for nine (9) very-low income, nine (9) low-income, nine

(9) moderate-income, and ten (10) above-moderate (market rate) income units. The remaining RHNA for the 2023-2031 planning cycle is illustrated in the following table. The new State “acutely low-income households” category is a subset of the “very low-income household” category and is defined as 15 percent or less (0-15%) of the Area Median Income. The “extremely low-income households” category is a subset of the “very low-income household” category and is defined as sixteen to thirty percent (16–30%) of the Area Median Income. No building permits for acutely low or extremely low-income units were issued during the reporting period.

GILROY 2023-2031 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)							
Income Level	RHNA Allocation	Projection Period (6/30/2022 – 1/30/2023)	Units Permitted (1/31/2023 – 12/31/2023)	Units Permitted (1/1/2024 – 12/31/2024)	Units Permitted (1/1/2025 – 12/31/2025)	Units Permitted (all years)	RHNA Units Remaining
Acutely Low (0 - 15% AMI)	-	-	-	-	-	-	-
Extremely Low (16 - 30% AMI)	-	-	-	-	-	-	-
Very Low (31 - 50% AMI)	669	-	12	12	9	33	636
Low (51 - 80% AMI)	385	-	12	11	9	32	353
Moderate (81 - 120% AMI)	200	7	11	11	9	38	162
Above Moderate (Above 120% AMI)	519	24	153	143	10	330	189
Total Units	1,773	31	188	177	37	433	1,340

ALTERNATIVES

If the City Council does not accept the report, the APR must be submitted later, resulting in noncompliance with HCD and LCI. Staff does not recommend this alternative.

FISCAL IMPACT/FUNDING SOURCE

Aside from staff time required to prepare the staff report and APR, no fiscal impact has been identified in conjunction with this project.

PUBLIC OUTREACH

This report was included on the publicly posted agenda for this meeting, which is available through the City's website.

NEXT STEPS

After the City Council accepts the report, staff will submit it to HCD and LCI.

Attachments:

1. 2025 General Plan & Housing Element Annual Progress Report
2. 2023-2031 Housing Element Program Progress Table



City of Gilroy
2040 General Plan
and
2023 – 2031 Housing Element
Annual Progress Report
for the 2025 Calendar Year

BACKGROUND

Gilroy 2040 General Plan: Every city and county in California must adopt a General Plan, which serves as the local government’s long-term framework for growth and development. The General Plan outlines the community’s vision, development goals, and policies, and includes a land use diagram showing planned land uses and development patterns. All land use decisions by City staff, the Planning Commission, and the City Council must align with the adopted General Plan. Typically, a General Plan addresses issues over a 15- to 20-year period. California law requires the General Plan to cover eight elements: circulation, conservation, environmental justice¹, housing, land use, noise, open space, and safety.

The Gilroy 2040 General Plan was adopted on November 2, 2020, about 18 years after the City adopted the 2020 General Plan. The 2040 General Plan includes an Introduction chapter, an Implementation chapter, and nine elements: Land Use, Mobility, Economic Prosperity, Housing, Public Facilities and Services, Parks and Recreation, Natural and Cultural Resources, Potential Hazards, and Environmental Justice.

Gilroy 2023-2031 Housing Element: The Housing Element is one of eight required chapters (elements) in the General Plan. State law (Government Code Sections 65580-65589.8) mandates that every city and county in California adopt a Housing Element approximately every eight years. The California Department of Housing and Community Development (HCD) reviews and certifies these elements to ensure legal compliance. The City of Gilroy’s 2023–2031 Housing Element sets goals, policies, and programs to encourage diverse housing development, provide adequate sites to meet the 2023–2031 Regional Housing Needs Allocation (RHNA), support housing for lower- and moderate-income households, address and, where appropriate and legally possible, remove governmental barriers to housing, preserve and improve existing affordable housing, and promote equal housing opportunity for all residents. These objectives are required and defined by State law. (California Code Section 65583 [c][1]).

The 2023-2031 Housing Element was adopted by the City of Gilroy City Council on May 1, 2023, in substantial compliance with California State Housing Element Law (Article 10.6 of the Government Code (Gov. Code § 65580 et seq)). On August 21, 2023, the California Department of Housing and Community Development (HCD) certified the City’s 2023-2031 Housing Element.

General Plan and Housing Element Annual Progress Reports: Government Code Sections 65400 and 65700 require all cities and counties to submit an Annual Progress Report (APR) detailing the status and implementation progress of the jurisdiction’s General Plan. State law also stipulates that the APR must describe the community’s progress in implementing its Housing Element. The APR satisfies statutory requirements by reporting specific housing information, including the local agency’s progress in meeting its share of regional housing needs (such as applications, entitlements, permits, and certificates of

¹ Cities and counties that have identified disadvantaged communities must include an environmental justice element in their general plans.

occupancy), relevant rezoning activities, actions taken to complete housing element programs, and local efforts to remove governmental constraints on housing development (Government Codes Sections 65584.3(c) and 65584.5(b)(5)).

The General Plan and Housing Element APR is initially presented to the Gilroy City Council and subsequently submitted to the Governor’s Office of Land Use and Climate Innovation (LCI) and the State Department of Housing and Community Development (HCD) by April 1 each year. This report provides a summary of progress achieved during the previous calendar year.

2040 GENERAL PLAN IMPLEMENTATION PROGRESS (2025 Calendar Year)

To be effective, the City’s General Plan (GP) must be regularly reviewed, updated as needed, and implemented consistently. The Plan’s Vision Statement and Guiding Principles ensure its goals, policies, and programs reflect Gilroy’s shared community vision. The City enacts the General Plan through ordinances, regulations, policy decisions, and actions, and is responsible for tracking, reporting, and evaluating progress. The APR supports the City’s efforts to achieve the General Plan’s vision.

The General Plan outlines a vision and goals for the community, recognizing that not all objectives will be achieved immediately. The following subsections highlight notable activities in 2025 that advanced the 2040 General Plan programs. The pace and timing of these activities depend on City Council priorities, budget allocations, staff capacity, and departmental workplans. Progress on remaining programs will be reported in future years. The list below generally excludes ongoing or annual activities, such as daily entitlement permit processing, unless an activity was notable or unique for the year, such as processing an Urban Service Area amendment or annexation.

GENERAL PLAN AMENDMENTS (2025 CALENDAR YEAR)

The City did not approve any General Plan amendments during the 2025 calendar year.

LAND USE

The Land Use Element guides future growth and change while preserving the qualities that make Gilroy a desirable place to live and work. Its goals, policies, and programs aim to strengthen neighborhoods and districts by promoting a balanced mix of uses and amenities that support the local economy, protect environmental resources, and enhance residents’ quality of life. The Land Use Element also includes a map of city land uses and descriptions of each land use designation.

Land Use Element Highlights: Downtown (LU 2.4), New or Amended Specific Plans (LU 2.2), Connectivity (LU 3.2), Neighborhood Infill (LU 3.5), Pedestrian Access (LU 4.9)

In 2025, the City made significant strides in supporting General Plan policies, such as partnering with California High Speed Rail Authority (CHSRA) and Santa Clara Valley Transportation Authority (VTA) to create the City of Gilroy Station Area Visioning Study, a report that

established a vision that will provide the basis for the subsequent station area plan/specific plans, development of concept scenarios that represents the long-term vision for the larger station area, illustrations of the overall intent for creating a desirable place that integrates into the surrounding community and downtown Gilroy, with data collection that can be used to amend the existing Gilroy Downtown Specific Plan, by consolidating community engagement, existing conditions, and guiding principles into a “vision framework” organized around Monterey Street, Tenth Street, Sixth Street, and the Station site, in an effort to promote connectivity, neighborhood infill, and pedestrian access.

MOBILITY

The Mobility Element guides decisions on Gilroy’s citywide transportation system. It aims to create a balanced network that supports walking, bicycling, and transit use. Its goals and policies cover multimodal transportation, complete streets, pedestrian facilities, bikeways, public transit, vehicular travel, parking, and goods movement. The Mobility Element aligns with State mandates for complete streets.

Mobility Element Highlights: Reduced Vehicle Miles Traveled (M 1.7), Transportation Demand Management (M 1.12 & M 1.14), Complete Streets (M 2), Pedestrian and Bicyclists (M 3), Transit (M 4), Vehicular Traffic and Parking (M 5)

In 2025, the City’s Community Development Department commenced the Gilroy Blue Skies Initiative, which is a community-driven climate and clean-air planning effort funded by a Caltrans grant. It is a citywide plan focused on reducing vehicle miles traveled (VMT) and greenhouse gas emissions while improving air quality, transportation, energy efficiency, and resilience. The Blue Skies Initiative will set the foundation to create policies that shift trips to walking, biking, and transit, and improve traffic operations, which directly reduces noise and air pollution.

ECONOMIC PROSPERITY

Gilroy has a strong agricultural heritage and is known as the garlic capital of the world. The city remains home to major agricultural companies such as Olam, Christopher Ranch, Syngenta, International Paper, and Monterey Gourmet Foods. Its strategic location at the intersection of the Bay Area, Central Coast, and Central Valley supports a diverse industrial base. Gilroy’s extensive retail sector and attractions, including Gilroy Gardens Theme Park and local wineries, drive tourism. The Economic Prosperity Element outlines goals, policies, and programs to strengthen the balance between jobs and the local workforce, support business growth, and attract new industries.

Economic Prosperity Element Highlight: Regional Partnerships (EP 4.3)

In 2025, the City’s Economic Development team welcomed more than 30 economic developers, chamber representatives, and tourism partners from across the Bay Area for the Silicon Valley Economic Development Alliance’s (SVEDA) Summer meeting, the first hosted in Gilroy since 2019. Guests experienced a walking tour of the newly renovated Gourmet Alley, got a first look at the new Meridian Rapid Defense safety barriers used for special

events, and participated in timely discussions about regional readiness for major events like the FIFA World Cup and Super Bowl. The gathering highlighted Gilroy's growing role in regional collaboration and economic innovation, a reflection of our ongoing commitment to making Gilroy a great place to live, work, and play.

PUBLIC FACILITIES AND SERVICES

Gilroy residents, workers, visitors, and businesses depend on public facilities and services provided by the City and partner organizations for safety, utilities, and waste management. Modern infrastructure, such as fiber-optic internet, supports economic growth. The Public Facilities and Services Element sets goals and policies to guide the delivery of municipal and educational facilities, ensuring services remain efficient and adequate now and in the future.

Public Facilities and Services Element Highlight: Civic Center Expansion (PFS 1.12)

In 2025, the City of Gilroy made efficient strides toward the eventual creation and expansion of the Gilroy Civic Center. In late 2024, the Gilroy City Council approved a \$750,000 contract to begin the comprehensive planning process for the Civic Center. Since that time, the City completed the project initiation, existing conditions assessment, needs assessment, and the overall preliminary master plan design. CEQA review will be kicking off in 2026, with potential Master Plan adoption occurring in the summer of 2026.

PARKS AND RECREATION

The City offers high-quality facilities and services that support residents' health and well-being. Gilroy residents can walk, bike, hike, play, and learn in the city's many parks and recreation facilities. Gilroy has received several park design awards from the California Park and Recreation Society, including recognition for Christmas Hill Park, Las Animas Park, San Ysidro Park, and El Roble Park. In 2013, the City of Gilroy Recreation Department received an Award of Excellence for the Christopher High School Aquatic Center, a joint project with the Gilroy Unified School District. The Parks and Recreation Element builds on this tradition and plans for the future of Gilroy's parks, recreation facilities, and cultural programs.

Parks and Recreation Element Highlight: Parks and Recreation Facility Design (PR 1.22)

In 2025, the Gilroy City Council adopted a two-year Capital Improvement Program allocating \$6.4 million for Parks and Trails projects. This includes \$1.6 million for new trail construction and nearly \$2.0 million for citywide park improvements, including new pickleball courts.

NATURAL AND CULTURAL RESOURCES

Gilroy's location in the southern Santa Clara Valley, with its surrounding hills, streams, and agricultural lands, contributes to its appeal for residents. The city's multi-cultural heritage

spans centuries. These natural and cultural resources are essential to Gilroy’s vibrancy and prosperity and require protection. The Natural and Cultural Resources Element sets goals, policies, and programs to preserve and enhance Gilroy’s natural areas, habitats, wetlands, streams, scenic views, and historic or culturally significant sites.

Natural and Cultural Resources Element Highlight: Community-Wide Alternative Fuel Vehicles (NCR 3.8)

In 2025, the City completed the procurement and installation of two (2) solar electric vehicle (EV) chargers near key public services facilities. The chargers were installed in the City’s Corporation Yard. The funding came from a 2024 Climate Program Implementation Grant and also covered the cost of an EV utility truck for the City.

POTENTIAL HAZARDS

Gilroy is vulnerable to various natural and manmade disasters due to its location. The Bay Area is highly susceptible to earthquakes. Severe winter and spring storms can trigger landslides and flooding, while dry spring and summer conditions increase wildfire risk. Manmade hazards, including noise and hazardous materials, also threaten residents’ well-being. Although these hazards cannot be entirely avoided, the Potential Hazards Element sets goals, policies, and programs to protect lives and reduce property damage during disasters and emergencies. These measures address regional hazard mitigation, seismic and geologic risks, floods, wildfires, hazardous materials, and noise.

Potential Hazards Element Highlight: Public Education (PH 1.11)

In July 2025, the Gilroy Police Department continued supporting the community involvement in hazard prevention by sending a group known as the “Police Explorers” to the University of California, San Diego for the Cadet Academy, which is a week-long, intensive physical and mental training experience.

ENVIRONMENTAL JUSTICE

Environmental justice is “...the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” Its objectives focus on reducing health risks in disadvantaged communities by lowering pollution exposure, improving air quality, increasing access to public facilities and healthy food, ensuring safe and sanitary housing, and encouraging physical activity. Additional goals include promoting civic engagement in public decision-making and prioritizing programs that address the needs of disadvantaged communities².

² “Disadvantaged communities” refers to the areas throughout California which most suffer from a combination of economic, health, and environmental burdens. These burdens include poverty, high unemployment, air and water pollution, presence of hazardous wastes as well as high incidence of asthma and heart disease.

Environmental Justice Element Highlights: Assess Community Priorities (EJ 1.3), Public Involvement (M 3.10), Community Engagement (PFS 9.5), Translation at Public Meetings (EJ 1.1), Supply Healthy Foods (EJ 2.1)

The Environmental Justice Element within Gilroy addresses four specific goals in regard to community needs, which are as follows:

Community Outreach and Inclusion in the Decision Making-Process. *To encourage involvement of all Gilroy neighborhoods in the public decision-making process.* In 2025, this goal was achieved by launching new tools that help residents connect with City Council and staff on community priorities. GilroyConnect, powered by SeeClickFix, allows all residents to submit service requests, contact staff, and report issues such as graffiti, potholes, code violations, abandoned vehicles, park concerns, and dark streetlights.

Access to Health Care and Healthy Foods. *To improve access to healthy foods, health services, and resources to enhance quality of life.* In 2025, the City of Gilroy awarded a \$9,502.07 Community Development Block Grant to Loaves and Fishes for the Meals on Wheels program, which delivers daily meals to homebound, low-income seniors. The City also shares information on South County Food Distribution resources, including rental, utility, and food assistance. The Gilroy Library offers an after-school snack program for children ages 0 to 18, five days a week. The Gilroy Senior Center provides hot lunches to residents on a sliding fee scale.

Managing Environmental Concerns. *To reduce noise and air pollution impacts in residential areas.* As previously stated under Mobility Element Highlights, the City's Community Development Department commenced the Gilroy Blue Skies Initiative, which is a community-driven climate and clean-air planning effort funded by a Caltrans grant. It is a citywide plan focused on reducing vehicle miles traveled and greenhouse gas emissions while improving air quality, transportation, energy efficiency, and resilience. The Blue Skies Initiative will set the foundation to create policies that shift trips to walking, biking, and transit, and improve traffic operations, which directly reduces noise and air pollution.

Job Training and Development. *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.* The City of Gilroy, in partnership with the Santa Clara County Office of Supportive Housing, awarded a \$35,000 Permanent Local Housing Allocation grant to South County Community Services (formerly St. Joseph's Family Center) for its Streets Team program under Homelessness Case Management. The City also collaborates with Carry the Vision, a local nonprofit focused on building compassionate communities through various programs and support services. Carry the Vision's Rooted initiative is a social enterprise that offers clothing and household item reuse and recycling services, while providing paid employment opportunities for individuals facing barriers to employment, including those affected by incarceration or homelessness. In addition, the County of Santa Clara Employment and Social Services Agency has opened a South County location in Gilroy. The agency presented at the Gilroy Unhoused Service Providers Network monthly meeting, hosted by the City's Housing and Community Services Division, on August 27, 2025.

Several additional programs were implemented and continued to further support policies within the Environmental Justice Element. While many of these programs were not sponsored by the City of Gilroy, our internal teams (i.e. Gilroy City Council members, Community Development, Police Department, and Public Works Department) all play key roles in advancing these environmental justice policies as summarized below:

In 2025, the Mayor continued to host “Coffee with the Mayor” sessions, offering residents a forum to share input on City priorities. Recordings are posted online to ensure all residents can access and engage with the discussions.

In 2025, City staff assumed responsibility for planning and facilitating the monthly South County Collaborative meetings. This group, active for 17 years, brings together community-based organizations, schools, hospitals, clinics, and public agencies to share resources, provide training, and improve service accessibility for Gilroy residents. Meetings are held at the Gilroy Library, 2nd floor community room, on the third Thursday of each month.

In 2025, City staff partnered with the Santa Clara County Planning Collaborative to distribute a countywide survey on displacement in Gilroy. Displacement occurs when individuals must move due to circumstances beyond their control. A total of 122 Gilroy residents and workers responded. Staff will use these results to inform future anti-displacement strategies and policies. For more information, visit <http://www.letstalkhousingscc.org/what-is-displacement/> and <http://www.cityofgilroy.org/291/Displacement-Prevention-Efforts>.

In May 2025, City staff partnered with Destination Home, Santa Clara County, South County Community Services, and a resident with lived experience to lead a community discussion on housing affordability and homelessness in Gilroy. Both unhoused and housed residents shared experiences and proposed solutions while learning more about this issue. The workshop was presented in English, with Spanish interpretation available. The City also funds South County Community Services Homelessness Case Management and Rental Assistance through Permanent Local Housing Allocation (PLHA) grants.

In May 2025, City staff partnered with Project Sentinel to facilitate a discussion on housing rights, allowing community members to ask questions about their own or others’ housing situations. Meetings were held in English and Spanish, both in person and virtually. The City supports Project Sentinel’s Fair Housing and Tenant/Landlord programs through Community Development Block Grant (CDBG) and Permanent Local Housing Allocation (PLHA) funding.

In September 2025, city staff participated in an educational workshop on homelessness and affordable housing with Destination Home, Santa Clara County, and Nueva Vida Community. The workshop was conducted in Spanish, with interpretation in English, Mixteco, and Chatino. Residents, including San Ysidro community leaders, attended and asked questions about city and county efforts to expand affordable housing and homelessness resources in Gilroy.

In 2025, a member of the City Council participated in the Earth Day Resource Fair in San Ysidro Park, which included tree plantings, going green activities, youth workshops and free food and refreshments.

Gilroy will continue to seek collaboration with Community-Based Organizations to address the needs of all Gilroy residents, including underserved and vulnerable groups.

2023-2031 HOUSING ELEMENT IMPLEMENTATION PROGRESS (2025 Calendar Year)

Each year, the City is required to submit a report to the State on its implementation of adopted housing programs and Gilroy’s annual progress toward meeting regional housing needs over an eight (8) year planning cycle. In 2025, the City entered its third year of the 2023-2031 Housing Element’s eight (8) year planning cycle. Gilroy’s Regional Housing Needs Allocation (RHNA) for the 2023-2031 planning cycle is 1,773 units over a range of affordability levels, based on Santa Clara County’s area median income.

Housing Element Program Implementation

The Housing Element Annual Progress Report outlines the City’s progress in implementing its adopted Housing Element programs. Each program specifies actions the City will take over the eight-year cycle to address housing needs and comply with State law.

The Gilroy 2023-2031 Housing Element organizes these programs under seven main goals: Housing Production, Removal of Governmental Constraints, Housing Preservation and Improvement, Housing Assistance, Special Housing Needs, Affirmatively Furthering Fair Housing, and Education and Outreach.

The Affirmatively Furthering Fair Housing (AFFH) Chapter within the Gilroy 2023-2031 Housing Element details programs that support fair housing, categorizing actions by fair housing issue. It also summarizes each program’s commitment, timeline, geographic focus, metrics, and AFFH theme.

The attached housing program matrix summarizes the City’s progress toward implementing the programs in the Gilroy 2023 – 2031 Housing Element.

RHNA Progress Report

Since 1969, the State has mandated that all California jurisdictions must plan for our residents’ housing needs—regardless of income. This State mandate is called the Regional Housing Needs Allocation (RHNA). As part of RHNA, the California Department of Housing and Community Development (HCD) determines the total number of new homes and affordability level of those homes that the Bay Area needs to build. The Association of Bay Area Governments (ABAG) then distributes the region’s housing need to each jurisdiction in the region.

As illustrated in the following table, the City’s total RHNA during the 2023-2031 planning cycle is 1,773 units. Only building permits issued for construction during the reported

calendar year count toward RHNA. Between January 1, 2025, and December 31, 2025, the City issued building permits for nine (9) very-low income, nine (9) low-income, nine (9) moderate-income, and ten (10) above-moderate (market rate) income units. The remaining RHNA for the 2023-2031 planning cycle is illustrated in the following table. The new State “acutely low-income households” category is a subset of “very low-income households” and is defined as 15 percent or less (0-15%) of the Area Median Income. The “extremely low-income households” category is a subset of “very low-income households” and is defined as sixteen to thirty percent (16 – 30%) of the Area Median Income. No building permits for acutely low or extremely low-income units were issued during the reporting period.

GILROY 2023-2031 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)							
Income Level	RHNA Allocation	Projection Period (6/30/2022 – 1/30/2023)	Units Permitted (1/31/2023 – 12/31/2023)	Units Permitted (1/1/2024 – 12/31/2024)	Units Permitted (1/1/2025 – 12/31/2025)	Units Permitted (all years)	RHNA Units Remaining
Acutely Low (0 - 15% AMI)	-	-	-	-	-	-	-
Extremely Low (16 - 30% AMI)	-	-	-	-	-	-	-
Very Low (31 - 50% AMI)	669	-	12	12	9	33	636
Low (51 - 80% AMI)	385	-	12	11	9	32	353
Moderate (81 - 120% AMI)	200	7	11	11	9	38	162
Above Moderate (Above 120% AMI)	519	24	153	143	10	330	189
Total Units	1,773	31	188	177	37	433	1,340

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2025 Calendar Year)
A – 1	No Net Loss Inventory and Monitoring	Develop a procedure to track sites inventory projected unit count and affordability level for both pipeline and opportunity sites, actual constructed units and affordability level, and net change between projected and actual. If there is a net loss in capacity, the City will identify alternative sites to accommodate the RHNA. Quantified Objective: No net loss of capacity below the RHNA requirement during the planning period.	Adopt procedure and create No Net Loss Inventory by end of 2024 calendar year. Review RHNA site status twice yearly and update No Net Loss Inventory as necessary to maintain adequate RHNA sites.	Completed – City staff has created procedures to monitor and track sites, units, and affordability levels.
A – 2	Surplus Lands/Affordable Housing on City-Owned Sites	Implement the Surplus Lands Act and proactively advertise surplus land opportunities for affordable housing. Report any City-owned surplus land in the Annual Progress Report and consider adding City owned parcels to the No Net Loss Inventory, as needed. Quantified Objective: The City will contact affordable housing developers regarding any surplus lands, with the goal of developing at least 21 lower-income units during the planning period.	Report surplus lands in conjunction with the Annual Progress Report. Advertise surplus land opportunities to affordable housing developers, as they become available. Review all City owned sites by the end of 2025 calendar year to determine which additional sites could be declared as surplus.	In Progress - Surplus lands are documented in the Annual Progress Report, which is presented to the City Council annually in March and subsequently provided to HCD annually on or before April 1st. City staff has submitted 4 properties to HCD that have been declared as surplus.
A – 3	By-Right Approval of Projects with 20 Percent Affordable Units on “Reused” RHNA Sites	Amend the Zoning Ordinance to require by-right approval of any “reuse” 4th and 5th Cycle sites being used to meet the 6th Cycle RHNA, if 20 percent of the units in the development are affordable to lower-income households. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2023 calendar year.	Completed - A Zoning Amendment implementing this program was adopted on June 3, 2024, (Ordinance No. 2024-01).
A – 4	Publicize Residential Sites Inventory	The City shall make the residential sites inventory available to developers by publicizing it on the City website and providing copies of the inventory to developers. The City shall update the list of sites annually, or as projects are approved on the sites. Quantified Objective: Maintain accurate and publicly available residential sites inventory throughout the planning period.	Post on website by end of 2023 calendar year; update annually.	Continuous - The Sites Inventory is posted on the City’s Planning Division webpage: https://www.cityofgilroy.org/904/Housing-Element under Gilroy Opportunity Sites Map, List. City staff will update the inventory annually, as needed.
A – 5	Revise Neighborhood District Policy	The City will revise the Neighborhood District Policy, so it does not rely on the Residential Development Ordinance (RDO) and is consistent with Neighborhood District target densities in the 2040 General Plan. The Policy will also implement inclusionary housing standards adopted by the City, including levels and terms of affordability. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2024 calendar year.	In Progress - The City is participating in the Santa Clara County Planning Collaborative’s Grand Nexus/Affordable Housing Study, which includes a Residential Feasibility Study, an Affordable Housing Analysis, a Residential Nexus Analysis (for small developments), and a Commercial Nexus Study and Feasibility Analysis. Upon completion of the study and implementation of prescribed affordable housing standards, the City will update the Neighborhood District policy to include relevant affordable housing standards adopted by the Council.
A – 6	ADU Tracking and Monitoring	The City will track the number and location of building permits issued for ADUs. If the 3-year average is less than 25 units in 2025, the City will hold a focus group with local stakeholders and update the ADU strategy by the end of 2026, with the intent of increasing production. If necessary, the City will identify additional RHNA sites in No Net Loss Inventory. Quantified Objective: Increase the number of new ADUs permitted in the City from an average of approximately 15.75 (2018-2021) to an average of approximately 25. Geographic Targeting: 30 percent of annual ADU production in high resource areas, RCAAs, and areas with relatively higher income.	Disproportionate Housing Needs	In Progress - Staff has tracked the application, issuance, and finalized status of ADUs. In 2023 there were 40 ADU permits issued, and in 2024 there were 38 ADU permits issued. In 2025, there were 29 ADU permits issued. The 3-year average ADU unit count is 36, exceeding the goal of approximately 25 permits issued per year.
A – 7	ADU Pre-Designed Plans	The City will develop an ADU program that includes pre designed “model” plans for ADUs that meet zoning, building, and fire codes. Quantified Objective: Increase the number of new ADUs permitted in the City from an average of approximately 17.5 (2018–2021) to an average of approximately 25.	By end of 2024 calendar year.	Completed - The City’s ADU program, which includes pre-designed "model" plans for ADUs that meet zoning, building, and fire codes, was implemented in December 2024. As of February 2026, the City has 13 pre-approved plans on its ADU Plans Gallery website. In 2023-2025, the average number of ADU permits issued per year was 36, exceeding the goal of approximately 25 permits annually.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2025 Calendar Year)
A – 8	Financial Incentives for Affordable ADUs	<p>Upon securing funding, the City will develop a financial assistance program for homeowners who build ADUs with an affordability restriction or commitment to offering housing choice vouchers. The City will utilize in-lieu fees to facilitate development of ADUs affordable to lower-income households in high-resource areas of the City. If ADU production is lower than anticipated, the City will evaluate reducing ADU impact fees as a potential incentive for affordable housing.</p> <p>Geographic Targeting: 30 percent of annual ADU production in high resource areas, RCAAs, and areas with relatively higher income.</p>	<p>After program funding is secured and sufficient for the intended purpose. Evaluate the effect of impact fees on ADU development by Q4 end of 2026 if ADU production is lower than anticipated in year 2025</p>	<p>In Progress - The City has joined the Santa Clara County Office of Supportive Housing BMR Partnership Program, which has an ADU and JADU loan component. The program will allow borrowers to use the funding to purchase a home with an ADU or JADU, to construct a new ADU or JADU, or to repair, reconstruct, or rehabilitate an existing ADU or JADU, which may include converting existing space to add to an ADU or JADU. City staff will promote the County program in high resource areas in Gilroy. The County hopes to have funding for the ADU portion of the partnership during FY 2026. In 2023 and 2024, the City promoted the CalHFA Accessory Dwelling Unit grant program, which has since run out of funding. In 2023-2025, the average number of ADU permits issued per year was 36, exceeding the City goal of 25 permits annually. The Grand Nexus study will include an in-lieu fee component.</p>
A – 9	Monitor Permit Requirements, Processing Procedures, and Land Use Controls	<p>Implement the Land Management System in 2023, hold an outreach meeting to educate users on how to use the new permitting system, survey users six months after its launch to assess the effectiveness of the new system, create metrics that track the time to process permits, and engage with developers, builders and other stakeholders to identify potential constraints in the City's permit requirements, processes, procedures, and land use controls. Analyze potential streamlining where feasible.</p> <p>Quantified Objective: Increase the percentage of permits that are processed online. Decrease the time it takes to process permits.</p>	<p>Survey six months after "go-live" date.</p> <p>Annual outreach to builders and developers, such as through the City's annual developer's roundtable meetings.</p>	<p>Continuous - The "GO Permit" Land Management System was launched in June 2023. In addition to helping customers in person, over the phone, and via email, the City created manuals to educate users on how to use the new permitting system. City staff continually receives feedback from customers on the efficiency of the system and has implemented improvements based on that feedback. Since launching the GO Permit system and online portal in June 2023, all permits and submittals are processed online and electronically. The City also generates reports that track permit issuance. In 2025, the City held a Developer Roundtable and separately the Building Division held a Developer Roundtable, at which both discussed the new Land Management System. While the number of permits applied for in 2025 decreased, this reflects the economics of development rather than the use or availability of an online portal. Key economic factors driving the slowdown include higher interest rates and tighter lending standards (raising developer financing costs and lowering feasible project returns), elevated construction and labor costs, and volatile material prices.</p>
A – 10	Facilitate Missing Middle / Middle Income Housing	<p>Amend the City Code to allow triplexes, and fourplexes to be approved ministerially on corner lots with a minimum 8,000 sf lot size in the R1 and R2 zones so long as the project complies with objective design standards and the lot was created prior to May 1, 2023. Create informational pamphlets and update the City's SB 9 policy and website to reflect the changes allowed under this program.</p> <p>Quantified Objective: Increased production and reduced permitting time and cost for triplexes and fourplexes. Facilitate construction of 100 missing middle (duplex, triplex, quadplex) housing units over the 6th Cycle planning period (approximately 10 percent of qualifying lots).</p>	<p>By end of 2024 calendar year.</p>	<p>Completed and Continuous - A Zoning Amendment implementing this program was adopted on June 3, 2024, Ordinance No. 2024-01. City staff members have been part of the Santa Clara County Planning Collaborative Missing Middle workgroup where cities have come together to share information and learn about opportunities for missing middle housing and to learn about the economics of missing middle housing. The City currently has two projects in the pipeline including a townhome development and an apartment complex, that may be an option for housing for middle income households. Accessory Dwelling Units are also a viable option for missing middle income households. Gilroy has permitted an average of 36 ADUs per year between 2023-2025. The Housing Trust Silicon Valley has a program for first time homebuyers called the "Homebuyer Empowerment Loan Program" (HELP) that missing middle income households can qualify for - links to this program can be found on the City's Housing and Community Services "Homebuyer Assistance" webpage. The City recently prepared a list of all corner lots in R1 and R2 zones that are greater than 8,000 sq ft with single family homes that could be eligible for SB 9. Information is being mailed to the homeowners at each lot to make them aware of the opportunity. Additional information about these sites can be found on the City Senate Bill 9 webpage.</p>
A – 11	Inclusionary Housing Policy	<p>Conduct an inclusionary housing feasibility study and reference the City's existing Neighborhood District Policy and former RDO Exemption Policy as a benchmark for developing an affordable housing policy. The policy will include inclusionary requirements, such as resale controls, minimum term, minimum percentage of units that must be restricted as affordable, minimum percentage within each affordability category, and alternative compliance such as an in-lieu fee for projects below the feasible threshold for requiring built units. The inclusionary housing ordinance will include a requirement that the developer market the below market-rate units and accessible/adaptable units.</p> <p>Quantified Objective: Increased production of affordable housing within the City, including housing choice and mobility for lower-income households. Prioritize use of in-lieu fees to develop affordable housing options in higher resource areas of the City.</p>	<p>By end of 2024 calendar year.</p>	<p>In Progress - The City originally hired a consultant who conducted an Inclusionary Housing Feasibility Analysis and recommended that a policy for both ownership and rental projects be future-tested and planned for improved economic conditions in the future. The City pivoted and joined the Santa Clara County Planning Collaborative's Grand Nexus/Affordable Housing study, which will encompass a Residential Feasibility Study, an Inclusionary Analysis, a Residential Nexus Analysis (for small developments), and a Commercial Nexus Study and Feasibility Analysis. The Grand Nexus study will include an in-lieu fee component.</p>

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2025 Calendar Year)
A – 12	Incentives Beyond Density Bonus State Law	Study and consider adopting an affordable housing incentives policy above and beyond the minimum requirements of density bonus state law. Specifically consider additional incentives for households with special housing needs such as large households, extremely low-income households, farmworkers, and households with members with intellectual or developmental disabilities. In lieu of adopting a separate incentives / density bonus policy, the City could structure the Inclusionary Policy (A - 11) like a density bonus program with incentives that are tiered by level of affordability provided. Quantified Objective: Increased housing choice and mobility for special needs households.	By end of 2025 calendar year.	In Progress - The City originally hired a consultant who conducted an Inclusionary Housing Feasibility Analysis and recommended that a policy for both ownership and rental projects be future-tested and planned for improved economic conditions in the future. The City pivoted and joined the Santa Clara County Planning Collaborative's Grand Nexus/Affordable Housing study, which will encompass a Residential Feasibility Study, an Inclusionary Analysis, a Residential Nexus Analysis (for small developments), and a Commercial Nexus Study and Feasibility Analysis. The Grand Nexus study will include an in-lieu fee component. The City has partnered with Santa Clara County Office of Supportive Housing and the Santa Clara County Housing Authority to move forward a 100% affordable housing project on a County-owned property that will focus on housing for agricultural workers, where the City has agreed to waive impact fees for this development. While this is not a standard City policy, it demonstrates the City's interest in supporting housing incentives for households with special housing needs.
A – 13	Coordination with California High Speed Rail Authority	Continue to coordinate with the California High Speed Rail Authority so that the Station Area Plan includes the development of a mix of affordable and market-rate housing and commuter parking on the parcels associated with the High Speed Rail Station. Quantified Objective: Develop a specific commitment to housing development; set objective targets for the development of affordable and market-rate housing on the High Speed Rail site.	Immediately and throughout the planning period until the Station Area Plan is complete.	Continuous - City staff met monthly with California High-Speed Rail Authority (CHSRA) staff, their consultants, and Valley Transportation Authority (VTA) staff to develop a Station Area Visioning Study, preparing for the future Station Area Plan. In 2024, City staff, in collaboration with the CHSRA and VTA, held two community outreach meetings, referred CHSRA staff to local stakeholders, and conducted walking tours. In 2025, additional community outreach was conducted at Christmas Hill Park, Gilroy Library, and San Ysidro Park Community Center. Throughout this process, City staff and CHSRA staff partnered with VTA staff to create the Gilroy Station Area Visioning Study.
A - 14	Coordination with Santa Clara County Office of Supportive Housing	The City will continue its partnership with Santa Clara County Office of Supportive Housing regarding development of affordable housing at the property at 8th and Alexander. This includes the offer of impact fee waivers through a memorandum of understanding approved by the Gilroy City Council and the County Board of Supervisors in September 2022. Next steps include community engagement and working on the City's priorities for the site (e.g., targeted income / special needs groups). Quantified Objective: Development of affordable housing on the 8 th and Alexander property by the end of 2028.	Continual partnership throughout the planning period. Anticipated project completion by end of 2028 calendar year.	In Progress – In 2023, 2024, and 2025, City staff continued monthly meetings and collaboration with Santa Clara County Office of Supportive Housing (OSH) staff regarding the development of affordable housing at the County-owned property located at 8th and Alexander. After City and County staff drafted a Request for Offers (RFO) to be presented to affordable housing developers, the Santa Clara County Housing Authority approached the County about developing the property. During 2025, the Santa Clara County Housing Authority (SCCHA) contracted with FORA to begin creating a community outreach plan and to begin reaching out to local stakeholders. City staff connected FORA with local stakeholders and community members in 2025 to begin the community outreach process. Eight stakeholder meetings have been conducted, and the community outreach stakeholder process is expected to be complete in 2026. Public outreach is also expected to occur in 2026.
A - 15	ADU Ordinance Updates	To incentivize ADU production, the City will replace the ADU deed restriction requirement with an owner affidavit form that does not require recordation at the County. The City will use the affidavits to track the number of ADUs to ensure they are being built at the assumptions in the Housing Sites and Resources section. Quantified Objective: Increase the number of new ADUs permitted in the City from an average of approximately 17.5 (2018–2021) to an average of approximately 25 over the 6 th Cycle planning period.	By end of 2023 calendar year.	In Progress - In 2023 and 2025, the City amended its ADU Ordinance that implemented State law requirements and removed standards that do not comply with State law. The City has created a dedicated ADU webpage, with pre-designed plans available, and has joined a County program to potentially offer homeowners ADU assistance loans. In 2023-2025, the average number of ADU permits issued per year was 36, exceeding the City goal of 25 permits annually.
A - 16	Senate Bill (SB) 9 Processing	The City will update its SB 9 webpage to highlight the streamlined process for approving SB 9 applications, create and post step-by-step, user friendly instructions for processing SB 9 units and lot splits, and hold informational meetings with the building division and engineering/land development division to review the streamlined process to ensure the City complies with state law. Quantified Objective: Process ten (10) SB 9 applications in the 6 th Cycle planning period.	By end of 2024 calendar year.	In Progress - A Zoning Amendment implementing SB 9 was adopted on June 3, 2024, Ordinance No. 2024-01. The zoning now allows for development of fourplexes, triplexes, and duplexes on R1 and R2 Single Family home lots. City staff updated the SB 9 webpage to highlight the streamlined process for approving SB 9 applications, allowing users to find separate information for two-unit projects vs. two-lot subdivisions, creating a user-friendly "SB 9 Eligibility Checklist", providing information on Junior ADUs in regards to SB 9, and describing SB 9 limitations. The website continues to be updated as State law is updated. The City prepared a list of all corner lots in R1 and R2 zones that are greater than 8,000 sq ft with single family homes that may be eligible for SB 9. Information is being mailed to the homeowners at each lot to make them aware of the opportunity.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2025 Calendar Year)
B - 1	Residential Development Ordinance (RDO) Removal	The RDO (made null and void by SB 330) will be repealed as a part of the City's comprehensive zoning update. Portions of the policy related to affordability requirements may be used as a benchmark for the City's proposed Inclusionary Policy. Quantified Objective: There are no quantified objectives associated with city codes and policies.	Concurrent with the comprehensive Zoning Ordinance update, end of 2023 calendar year.	In Progress – The RDO will be removed as part of the City's ongoing effort to implement the Housing Element through a comprehensive zoning ordinance update. Although the RDO has not been repealed from the code, SB 330 and SB 8 make the ordinance null and void. Additional information is available on the Senate Bill 330 (SB 330) webpage.
B – 2	Zoning and General Plan Densities	Amend the zoning ordinance to ensure that Gilroy 2040 General Plan maximum densities are achievable. Changes include increasing density in the R3 zone from 16 to 20 dwelling units per acre, removing the maximum density in the R4 zone, creating a zoning district for the mixed-use First Street corridor with a density range of 20–30 dwelling units per net acre, and creating Neighborhood District High and Low zoning designations and density allowances per the 2040 General Plan. Quantified Objective: There are no quantified objectives associated with city codes and policies.	Concurrent with the comprehensive Zoning Ordinance update.	In Progress – The City is in the process of preparing a comprehensive zoning ordinance update to implement the Housing Element. All submitted projects will continue to be processed in compliance with applicable State law, both prior to and following adoption of the code amendment.
B – 3	Senate Bill (SB) 35 Permit Processing and SB 330 Compliance	Implement expedited permit processing for SB 35 and SB 330. Create SB 35 and SB 330 checklists and instructions for reviewing and approving projects and post the checklists to the City's website. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2024 calendar year.	Completed - An SB 423 (formerly SB 35) eligibility checklist and approval process guidelines, along with associated documents and link to the preliminary application, are posted on the City Senate Bill 423 (SB 423) - Streamlined Ministerial Approval webpage. A separate SB 330 webpage was created, including an explanation of the bill, preliminary application, and instructions and link for submittal. Checklist and instructions for reviewing and approving SB 330 projects can be found on the SB 330 website.
B – 4	Public Fees, Standards, and Plans Online	The City will compile all development standards, plans, fees, and nexus studies in an easily accessible online location. The City will also provide a high-quality, parcel-specific zoning map and General Plan map online. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2023 calendar year.	Continuous - The City's website includes development standards, adopted Plans, fees, and high-quality, parcel-specific Zoning and General Plan maps in an easily accessible location.
B - 5	Permit Streamlining	As a part of the 2023 Zoning Ordinance update, the City will create a ministerial use permit process and a more transparent and streamlined process for reviewing and approving applications involving a historic resource (e.g., residential addition). The City will also adhere to newly passed legislation surrounding permit streamlining, such as AB 2234. Quantified Objective: Decreased permit processing time.	Concurrent with the comprehensive Zoning Ordinance update.	In Progress – The City is preparing a comprehensive zoning ordinance update that includes streamlining the development processes for historic structures and districts. The Building Division website includes example residential permits in compliance with AB 2234. The City has implemented streamlined permitting for all SB 9 applications and follows the zoning ordinance for determining whether an addition on a historic site creates a significant impact requiring a discretionary review.
B – 6	Objective Standards	Revise development standards, design guidelines, and findings of approval to ensure they are objective and facilitate development of properties at their maximum densities. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2026 calendar year.	In Progress - A draft zoning ordinance that includes objective development standards and findings of approval is in process. The City will also evaluate design guidelines per this program. Affordable housing project objective standards will be updated upon adoption of an Affordable Housing Ordinance. The City has adopted Objective Design Standards for mixed-use residential and multi-family residential projects.
B – 7	Zoning Ordinance Update	As part of the Zoning Code update, the City will evaluate development standards for all zones for potential governmental constraints, ensure that residential density is not constrained, clarify that the residential portions of mixed-use projects are not subject to any FAR restrictions, revise the definition of "townhouse" to be consistent with state law, and require that any demolished residential units on the Sites Inventory be replaced pursuant to Government Code Section 65583.2(g). Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2023 calendar year.	In Progress - The zoning amendment adopted by the City Council on June 3, 2024 (Ordinance No. 2024-01) includes a requirement for the replacement of demolished units on the Sites Inventory and a clarification regarding FAR in mixed-use projects. The remaining items will be considered within the comprehensive zoning ordinance update.

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2025 Calendar Year)
B – 8	Entitlement Roadmap Webpage	The City will create an Entitlement Roadmap webpage that clearly spells out the City’s permitting process for residential development, including application forms, a flow chart outlining the development process, FAQs, and live links to other necessary pages and resources. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2024 calendar year.	Completed - Posted on City website.
B – 9	Building Department Webpage	The City will update the Building Department webpage with information required pursuant to AB 2234, including specific information required for an application to be considered complete; example of a complete, approved application; and example of a complete set of post-entitlement phase permits for accessory dwelling units, duplexes, multifamily projects, mixed-use projects, and townhomes. Quantified Objective: Updated website by end of 2023 calendar year.	By end of 2023 calendar year.	Completed - The Building Division website was updated in 2023 to include example residential permits in compliance with AB 2234. The website includes plan submittal checklists (for application completeness), and example permits that received a final building permit approval. The example permits include accessory dwelling units, duplexes, multifamily / mixed-use projects, townhomes, custom single-family home, and single-family tract home. The website continues to be updated as required by new legislation or zoning updates.
B - 10	Zoning Code Annual Updates	The City will establish a process to update City policies, codes and ordinances to comply with State laws affecting housing and land use. Quantified Objective: Following passage of new state legislation, Community Development Department staff will develop a list of laws that require updates to the City’s policies, codes and ordinances.	The City will update City policies, codes and ordinances annually, or as needed to comply with new state laws.	Continuous - The City updated the Accessory Dwelling Unit Ordinance in 2023 and 2025, created a webpage with a list of properties that can be approved ministerially pursuant to Government Code Section 65583.2, and will be completing a comprehensive update of the entire Zoning Ordinance to implement other Housing Element programs.
B - 11	General Plan Consistency	General Plan consistency will be reviewed as part of the Annual Progress Report, pursuant to Government Code Section 65400. As amendments are made to the General Plan, the City will also review the Housing Element for ongoing consistency. Quantified Objective: There are no quantified objectives associated with this program.	Consistency between the General Plan and Housing Element will be reviewed as part of the annual progress report prior to April 1 st of each year.	Completed - The 2023-2031 Housing Element was drafted in compliance with the 2040 General Plan. No General Plan amendments were made that conflict with the 2023-2031 Housing Element.
B - 12	Density Bonus Procedures	The City will amend its Density Bonus ordinance to add implementing procedures such as application and review requirements and decision-making criteria. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2024 calendar year	In Progress - The City follows State Density Bonus law and implementation. In 2025, a Density Bonus Agreement was recorded on a 94-unit 100% affordable housing project that is expected to obtain building permits in 2026. The amendment of the Density Bonus ordinance is under preparation and will be part of the comprehensive zoning ordinance update.
C – 1	Monitoring of Units At Risk of Converting to Market Rate	The City and BMR Program Administrator will monitor deed-restricted units that have the potential of converting to market rate and implement strategies to preserve at-risk projects. Quantified Objective: Preservation of below market-rate units.	Annually review affordable housing term expirations. Noticing as needed with the expiration of covenants.	Continuous - The City reviews affordable housing term expirations as part of its annual monitoring program. In 2025, the City collaborated with the County of Santa Clara Office of Supportive Housing to implement a Pilot Below-Market-Rate Preservation Program. During 2025, the City used a loan from the County to purchase a resale BMR senior home and resold to another low-income senior household. The City expects to process one City/County Pilot BMR Preservation program unit annually. The City is participating in the Santa Clara County Planning Collaborative comprehensive Grand Nexus/Affordable Housing Study, which will encompass a Residential Feasibility Study, an Affordable Housing Analysis, a Residential Nexus Analysis (focused on small developments), and a Commercial Nexus Study and Feasibility Analysis. The Grand Nexus study will include an in-lieu fee component.
C – 2	Housing Rehabilitation	The City will utilize Community Development Block Grant (CDBG) funds, as available, to assist in the improvement of substandard housing. The City will facilitate Tax Equity and Fiscal Responsibility Act (TEFRA) hearings to allow for the development and rehabilitation of affordable housing units throughout the City. Quantified Objective: Provide assistance to 100 households. Target 25% in the Racially and Ethnically Concentrated Area of Poverty (R/ECAP) and DTSP area.	Annually evaluate progress and review contract. Following each contract renewal, hold informational meetings to alert the community about the availability of programs such as Rebuilding Together rehabilitation loans.	Continuous - In FY 2022-23, Rebuilding Together Silicon Valley was awarded a CDBG grant for \$140,000. In FY 2023-24, Rebuilding Together Silicon Valley was awarded a CDBG grant for \$258,000. In FY 2024-25, Rebuilding Together was awarded a CDBG grant for \$179,942.32. In FY 2025-26, Rebuilding Together was awarded a CDBG grant for \$149,199.59. Program information is available on the City Block Grant Funds & Home Modification webpages. Annually, City staff and Rebuilding Together staff present the program at the Senior Center. The City will facilitate TEFRA hearings, as needed.
C – 3	Code Enforcement Program	Within current staffing limits and AFFH standards, the City shall contact owners of units identified as substandard, offering inspection services and providing	Continuous throughout the planning period.	Continuous - Code Enforcement and other city staff met with Rebuilding Together in 2023 to receive program updates on home repairs and safety modifications for low-income households. Code Enforcement staff continue to disseminate information during site visits and inspections. When they

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2025 Calendar Year)
		information on the Rebuilding Together Program (or similar) and landlord/tenant information and mediation services. Quantified Objective: Provide information regarding the Rebuilding Together (or similar) and landlord/tenant information and mediation services to 240 households.		are made aware of non-compliant substandard housing conditions, they will inspect the property and offer the property owner information on available programs when applicable. Code Enforcement staff carry Rebuilding Together flyers with them to distribute as necessary. City staff and Rebuilding Together present about the program annually.
C – 4	Resale Control on Owner-Occupied Below Market-Rate Units	The BMR Program Administrator shall continue to implement resale controls on owner-occupied BMR units to ensure that affordable units provided through public assistance or public action are retained per the terms specified in the affordable housing agreement (e.g., 30 years) as affordable housing stock. Quantified Objective: Maintain all affordable units throughout the planning period or as specified in the affordable housing agreement.	Annual assessment of units at risk of conversion.	Continuous - Annually, the BMR Program Administrator conducts compliance monitoring for BMR portfolio homes. In 2024 and 2025, the City's BMR Administrator and City staff conducted a community meeting to answer questions and explain resale restriction agreements to current homeowners. In 2024 and 2025, the City's BMR Program Administrator conducted a compliance certification via mail to confirm that residents were complying with their resale agreement and restrictions. The City BMR Administrator Gilroy webpage also offers over 20 different "how-to" and "info" videos about the program, along with monthly FAQ virtual meetings where homeowners can ask questions. City staff has collaborated with the Santa Clara County Office of Supportive Housing to create a Pilot BMR Preservation Program - see C-1 above.
C – 5	Resale Control on Rental Below Market-Rate Units	The BMR Program Administrator shall continue to implement resale controls on renter-occupied BMR units to ensure that affordable units provided through public assistance or public action are retained per the terms specified in the affordable housing agreement (e.g., 30 years) as affordable housing stock. Quantified Objective: Maintain all affordable units throughout the planning period or as specified in the affordable housing agreement.	Annual assessment of units at risk of conversion.	Continuous - For renter-occupied units in 100% affordable developments, the BMR Program Administrator sends information to property owners regarding resale restrictions outlined in their Regulatory, Loan, or Density Bonus Agreements and conducts an annual compliance audit. In 2025, the City BMR Administrator completed outreach and administered the annual re-certification procedures for 100% affordable housing developments to confirm compliance with City and other regulatory agreements.
C – 6	Identification and Preservation of At-Risk Units	The City will create an inventory of BMR units. For units with expiring restrictive covenants, the City will contact property owners and encourage them to extend or renew the rent or sales price restrictions. The City will also help ensure that tenants are notified if restrictions will end. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2024 calendar year.	Continuous - The City's BMR Program Administrator continues to update the City's inventory of BMR units. City staff have collaborated with the Santa Clara County Office of Supportive Housing to create a Pilot BMR Preservation Program (see C-1 above). This process provides an opportunity to purchase and to resell low-income BMR units to remain in the program for an additional 30 years. In 2025, one unit was purchased and resold to another low-income senior household. The low-income household utilized County and City down payment assistance to purchase the home. When units become available for resale, the new program will enable the City to purchase and maintain affordability for other low-income households.
D – 1	Permanent Local Housing Allocation Fund	The City will utilize Permanent Local Housing Allocation (PLHA) funds for eligible activities, including new construction, acquisition, rehabilitation, home buyer assistance, homeless assistance, public services related to housing, and preservation of affordable housing. The City will inform nonprofit organizations of funding availability through the City's website and informational packets at City Hall. Quantified Objectives: Through various eligible funding programs, assist 80 households annually.	The PLHA funds span a 5-year basis. Conduct outreach and allocate funding every two years.	Continuous - The City collaborates with Santa Clara County Office of Supportive Housing to administer and allocate State PLHA funding, which provided \$237,000 in funding each year during FY 2022-23 and FY 2023-24, \$396,908 in FY 2025-26, and additional funding in FY 2026 -27 in the amount of \$198,931 and \$152,474 in FY 2027-28. Funding is currently allocated for homelessness prevention services, fair housing, unhoused case management, and basic needs (e.g., food and hygiene). A new five-year award is expected to be announced by the State in 2026. Approximately 40% of this funding will need to be allocated towards homeownership, which the City plans to use for ADU down payment assistance loans, with the remainder expected to be allocated for homelessness prevention services, fair housing, unhoused case management, and basic needs (e.g., food and hygiene).
D – 2	Funding Sources to Assist Homeownership	The City will identify funding resources for homeownership assistance (e.g., down payment assistance) and provide the information to the public at workshops and other outreach events. Quantified Objectives: The City will conduct public outreach to inform the community of existing resources, assistance programs, and funding opportunities, and annually pursue funding for down payment assistance and increase awareness as new funding is available.	Conduct public outreach on existing housing resources and pursue funding and conduct research annually.	Continuous - The City's webpage provides information on homebuyer assistance, including the Santa Clara County Homebuyer Empowerment Loan Program (HELP), the California Housing Finance Agency (CalHFA) First Mortgage Programs and Down Payment Assistance Programs, and the CalHFA's Accessory Dwelling Unit (ADU) Grant Program. In 2025, the City conducted workshops in English and Spanish with over 232 attendees to inform the community of these resources. The City has BEGIN and CalHome ReUse Down Payment Assistance loans available for low-income households and used BEGIN funds for down payment assistance on the Pilot BMR Preservation Program resale unit - see C-1 above.
D – 3	Housing Choice Voucher Referrals	The City will provide information and technical assistance to City residents on the Santa Clara County Housing Authority Housing Choice Voucher (HCV) program. The City shall refer residents that experience discrimination based on source of income (including vouchers) to Project Sentinel.	Immediately upon opening of HCV waitlist. Technical assistance to residents as needed. Annual education and outreach to landlords.	Continuous - Information regarding the Project Sentinel and the Santa Clara County Housing Authority Housing Choice Voucher (HCV) programs are included on the City's Housing and Community Services webpage, in the lobby at City Hall, the senior center, the San Ysidro

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2025 Calendar Year)
		Quantified Objective: Assist or refer 40 individuals annually.		community center, and the Gilroy Library. City staff and Project Sentinel host annual community meetings each May during Affordable Housing month.
D – 4	Pursue Funding for Affordable Housing	The City shall pursue funding from state, federal, and regional sources (e.g., PLHA funds) and support applications for funding to help increase the supply of affordable housing. The City will meet with affordable housing developers to identify development opportunities, provide support for funding applications, consider incentives and concessions beyond SDBL, and provide priority processing. Quantified Objective: There are no quantified objectives associated with this program.	Pursue funding sources annually.	Continuous - Permanent Local Housing Allocation (PLHA) funding from the State through application and partnership with Santa Clara County is anticipated to occur in 2026. The City continues to receive annual CDBG funding and supports two 100% affordable developments with 0% interest rate CDBG loans, allowing them to refinance and rehabilitate the properties. City staff will apply for Federal Housing Trust Fund funding, if available, in 2026. The City is participating in the Santa Clara County Planning Collaborative Grand Nexus/Affordable Housing Study, which may suggest housing in-lieu fees as part of a possible Affordable Housing Policy. The Grand Nexus study will include an in-lieu fee component. See A-11 above. The City has been working in collaboration with the Santa Clara County Office of Supportive Housing and the Santa Clara County Housing Authority to plan the affordable housing development at 8th and Alexander Streets in Gilroy. See A-14 above. There is one 100% affordable housing development expected to have building permits issued in 2026 - this development will contain 94 units. City has provided all necessary documentation for funding and entered into a Density Bonus Agreement for the project. City staff directs developers to the City's opportunity sites and hosted a Developer Roundtable in May of 2025, with plans to host annually.
D – 5	Community Development Block Grant Program	The City will utilize CDBG funds for eligible activities, including acquisition, rehabilitation, home buyer assistance, economic development, homelessness assistance, public services, and public improvements. The City will inform nonprofit organizations of available funding through the City's website and email, and advertise public assistance programs on its website and informational brochures. Quantified Objective: There are no quantified objectives associated with this program.	Administer funds annually.	Continuous - Each fiscal year, the City allocates CDBG funding to eligible programs and activities. City staff contacts its list of non-profits and conducts outreach to the broader community to inform them about the upcoming funding cycle. The City's website, City Email Express, and the Gilroy Dispatch advertise a Notice of Funding Availability (NOFA) for CDBG Funds, including application packets. The City advertises upcoming public hearings for the allocation of CDBG grants. Brochures and flyers are made available in customer lobby areas at City Hall and at the Gilroy Library. The City allocated CDBG funding to eligible programs every year.
E – 1	Priority Water and Sewer Service for Affordable Housing Developments	The City will update, as necessary, the Water and Sewer Service Priority Policy, and work with public service providers to ensure prioritization of services to housing developments serving lower-income households. The Housing Element will be provided to water and sewer service providers upon adoption. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2026 calendar year.	Continuous - This policy is currently in place and used in standard practice. The City has not identified a need to update the Policy. The City of Gilroy provides sewer and water services to all residents. The 2023-2031 Housing Element has been posted on the City's website. The City's water and sewer service website also provides information on the Low-Income Household Water Assistance Program. The City also promotes City funded rental and utility assistance available to low-income residents via monthly utility bills and Utility website.
E – 2	Zoning to Encourage and Facilitate Single-Room Occupancy Units	As a part of the comprehensive Zoning Ordinance update, the City shall revise the Zoning Ordinance to establish explicit definitions for and regulatory standards addressing single-room occupancy units. Quantified Objective: There are no quantified objectives associated with city codes and policies.	Concurrent with the comprehensive Zoning Ordinance update, end of 2023 calendar year.	Completed - A Zoning Amendment implementing this program was adopted on June 3, 2024, Ordinance No. 2024-01.
E – 3	Emergency Shelter Standards	Amend the Zoning Ordinance to modify the requirements for emergency shelters in compliance with Assembly Bill (AB) 2339, AB 139, and Government Code Section 65583(a)(4). Quantified Objective: There are no quantified objectives associated with city codes and policies.	At the time of Housing Element adoption.	Completed - In May 2023, the City adopted code amendments in compliance with State law regarding emergency shelters, Ordinance No. 2023-04.
E – 4	Low Barrier Navigation Centers	Amend the Zoning Ordinance to allow low-barrier navigation centers, meeting specific objective requirements, by-right in areas zoned for nonresidential uses. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2023 calendar year.	In Progress - The City is in the process of preparing a draft zoning ordinance update that will include permitting low-barrier navigation centers as a principally permitted use in certain non-residential areas.
E – 5	Incentivize Micro-Units	Ensure provisions for efficiency units in the updated Zoning Code are consistent with AB 352. Revise the Zoning Ordinance to establish development standards for	By end of 2023 calendar year and 2025.	In Progress - A draft zoning ordinance amending regulations for efficiency units is under preparation and will be presented to the Planning Commission and City Council upon completion. In the

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2025 Calendar Year)
		micro-units, and create incentives and remove barriers to micro-unit development by the end of 2025. Quantified Objective: There are no quantified objectives associated with this program.		meantime, all submitted projects are being processed in compliance with applicable State law, both prior to and following adoption of the code amendment.
E – 6	Reduced Parking Requirements for Senior Housing	The City shall 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 Ordinance. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2026 calendar year.	In Progress - The City will conduct a study to determine if updated senior parking standards should be included in the Zoning Ordinance update. The implementation status will be updated in future years in accordance with this program. Preliminary data has been collected by City staff, and this will be included in the comprehensive zoning code update.
E – 7	Development and Conservation of Housing for Farmworkers	The City will pursue a variety of proactive actions to encourage and facilitate development and conservation of farmworker housing, including coordination with nonprofit developers, employers, and other related organizations to explore funding and incentives and to identify specific development opportunities. At least once a year, the City will forward information about surplus City-owned land and other development opportunities to developers and service providers who may be interested in developing more farmworker housing in Gilroy. The City will also provide this information at the annual developer roundtable and to individuals on the housing developer list. Quantified Objective: Preserve and maintain the 3 farmworker housing developments (56 units) located in Gilroy. Development of one new project with farmworker housing (50 units/beds), which is a 35% increase over existing units.	Continuous throughout the planning period.	Continuous - In 2022, the City partnered with the Santa Clara County Office of Supportive Housing (OSH) to facilitate the development of lower-income housing on a county-owned property by waiving development impact fees for the project. Throughout 2023, 2024, and 2025, the City continued to partner with the OSH on the development of 100% affordable housing at 8th & Alexander, which will include farmworker housing units. In 2024, the Santa Clara County Housing Authority assumed the role of developer for the 8th & Alexander development. See A-14 above for update. The City continues to build relationships with current farmworker housing developers and other affordable housing developers to create new units and preserve existing units for farmworkers. This effort includes collaboration with OSH and local mobile home park owners to inform local farmworkers about the County's new Farmworker Manufactured Home program, of which one new home was purchased in Gilroy through the program in 2025. City staff continues seeking funding for infrastructure updates to local Mobile Home parks, enabling the addition of more units to the program. The City tracks property management at farmworker developments, including management change at the Ochoa migrant farm development. The City will continue to host annual developer roundtables, share information, and encourage development of farmworker housing units.
E – 8	Consistency with the Employee Housing Act	The City will update the Zoning Ordinance to be consistent with the Employee Housing Act (Health and Safety Code Section 17021). Quantified Objective: There are no quantified objectives associated with city codes and policies.	Concurrent with the comprehensive Zoning Ordinance update, end of 2023 calendar year.	Completed - A Zoning Amendment implementing this program was adopted on June 3, 2024, Ordinance No. 2024-01.
E – 9	Priority for Gilroy	The City will develop a system to prioritize occupancy of affordable housing units in Gilroy for income-eligible Gilroy residents and/or Gilroy's labor force, while affirmatively furthering fair housing. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2024 calendar year.	In Progress - City staff serves on the steering panel for the Santa Clara County Planning Collaborative's Local Preference Study and the Regional Local Preference/Disparate Impact Study group. City staff will explore a prioritization process as part of the development of an Affordable Housing Policy. See Grand Nexus/Affordable Housing study info in A-11 above.
E – 10	Development and Rehabilitation of Housing for Persons with Disabilities	The City will review and revise, as necessary, regulations that act as potential constraints to accommodating persons with disabilities. The City will amend the findings of approval for reasonable accommodation permits, and the standards and permit procedures for residential care homes (6 or fewer residents) in medium- and higher-density residential zones and for residential care facilities (seven or more persons) in all residential zones with objective standards similar to other residential uses of the same type in the same zone. Quantified Objective: There are no quantified objectives associated with this program.	By end of 2023 calendar year.	In Progress - A Zoning Amendment including streamlining the permit process for residential care homes was adopted on June 3, 2024, Ordinance No. 2024-01. The modified reasonable accommodation findings will be part of the comprehensive zoning code update.
E – 11	Housing for Extremely Low Income and Special Needs Households	The City will pursue funding sources (e.g., PLHA) and meet with affordable housing developers and homeless service providers to identify development opportunities, provide site information, assist in the entitlement processes, and explore incentives, specifically for special needs and low-income households. Quantified Objective: Outreach to affordable housing developers at least bi-annually (4 times over the planning period) when PLHA funds become available.	As applications are received. Annual developer roundtable. Pursue funding sources as they are made available.	Continuous - The City received Permanent Local Housing Allocation (PLHA) funding from the State through application and partnership with Santa Clara County. The City will apply for Federal Housing Trust Fund funding, if available, in 2026. The City is participating in the Santa Clara County Planning Collaborative Grand Nexus/Affordable Housing Study that may develop housing in-lieu fees as part of a possible Affordable Housing Ordinance. See A-11 above for update. City has been working in collaboration with Santa Clara County Office of Supportive Housing and the Santa Clara County Housing Authority to plan the potential affordable housing development at 8th and Alexander Streets

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2025 Calendar Year)
				in Gilroy. See A-14 above for further project updates. The fully entitled 100% affordable housing development on Monterey Street will provide at least 21 units restricted to households earning 50% AMI or less. Developer Roundtables are planned at a minimum annually each May, with the first one held in 2025. The Pilot BMR Preservation program provided housing for one new low-income senior household through acquisition and down payment assistance from both the County and the City. See C-1 above for Pilot BMR Preservation Program update. The City continues to provide community outreach regarding the Santa Clara County Manufactured Home Purchase program and to seek funding to rehabilitate local mobile home parks to add more units.
E – 12	Downtown Expansion District and First Street Mixed-Use Corridor Flexibility	The City will develop a process to allow 100% residential projects in the Downtown Expansion District and allow flexibility in the type of non-residential uses allowed in the new First Street Mixed-Use Corridor, in exchange for setting aside units for extremely low-income households, farmworkers, persons with disabilities, and special needs households. Quantified Objective: Adopted zoning amendments. Facilitation of 100 units using the adopted process in the planning period.	Amendments by end of 2025 calendar year	In Progress - This process will be adopted within the comprehensive zoning code update.
E – 13	Permanent Supportive Housing	The City will amend the code to allow supportive housing uses by-right in zones where multi-family and mixed-uses are permitted and permit transitional and supportive housing as a residential use in all zones allowing residential uses, subject to restrictions that apply to other residential dwellings of the same type in the same zone. Quantified Objective: There are no quantified objectives associated with city codes and policies.	By end of 2023 calendar year.	Completed - A Zoning Amendment implementing this program was adopted on June 3, 2024, Ordinance No. 2024-01.
F - 1	Source of Income Protection	Coordinate with Project Sentinel to conduct a meeting/workshop to inform residents of sources of income protection and state rent control laws such as AB 1482. Continue to coordinate outreach efforts to inform landlords and tenants of recent changes to state law that prevent source of income discrimination, including allowance of housing choice vouchers (HCVs) to establish a renter's financial eligibility. Quantified Objective: Outreach to 50 landlords or tenants annually.	Informational outreach by end of 2024 calendar year. Annual education and outreach to landlords and tenants.	Continuous - Information on Project Sentinel is listed on the City's website, and information is distributed via flyers at Gilroy City Hall, the City Senior Center, San Ysidro Community Center, and the Gilroy Library. The City conducted tenant-landlord information and resource workshops in both English and Spanish in 2023, 2024, and 2025, offering sessions in-person and virtually. Both tenants and landlords are notified of and encouraged to attend the workshops. In 2025, City staff gathered data from the Santa Clara Housing Authority and local 100% Affordable Housing Development Property Managers regarding HCVs in Gilroy. Currently, in Gilroy, there are a total of 222 HCVs throughout the 100% Affordable Housing Developments and an additional 572 HCVs throughout the remainder of housing units within Gilroy City limits. City staff will continue to work to promote HCV acceptance within all housing types in Gilroy.
F – 2	Fair Housing Counseling	The City shall continue to provide funds to and contract with a non-profit agency to provide fair housing assistance including landlord/tenant counseling. The City shall 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. Pamphlets will be made available in English and Spanish. Quantified Objective: Work with Fair Housing Provider to track number of households assisted in Gilroy annually. Provide information to 30 households annually.	Annual or biennial award of funds. Provision of pamphlets by end of 2024 calendar year.	Continuous - During FY 2025, \$9,502.08 in CDBG Program Administration funding for Fair Housing was allocated to Project Sentinel. The City partners with Santa Clara County to receive Permanent Local Housing Allocation (PLHA) funding from the State, and provided Project Sentinel \$30,303.00 in FY 2025 for tenant-landlord services. The City conducted tenant-landlord information and resource workshops, as well as fair housing workshops, in both English and Spanish in 2025, with a total of 11 individuals in attendance. The workshops are recorded and available on the City website. City continues to host Project Sentinel workshops annually each May during Affordable Housing Month. The City distributed English and Spanish Project Sentinel brochures about fair housing and tenant/landlord assistance at Gilroy City Hall, the Senior Center, the San Ysidro Community Center, and the Gilroy Library. Information on Project Sentinel is located on the City's website.
F – 3	Place-Based Improvements in Downtown Gilroy	Develop programs and strategies to create place-based improvements through investments in the public right of way. The City will continue to prioritize CDBG funding in the downtown area and low-resource areas of the City as well as annually work with the City Council to prioritize other funding sources in these areas. Specific actions include improvements resulting from the \$3.9 million Clean California Grant, a new downtown parking lot that will also serve as a community	Streetscape and infrastructure improvements will be completed pursuant to the City's CIP schedule.	Continuous - In 2023 and 2024, the City continued progress with the \$3.9 million Clean California Grant and completed the new downtown parking lot. The Clean California Grant funding was used to activate and upgrade the Gourmet Alley, which was completed in 2025. The CIP Annual Citywide Curb Ramp Project has continued, which upgrades existing pedestrian curb ramps and installs new ones in high-priority and high-traffic areas throughout the City, including downtown. In PY 2025,

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2025 Calendar Year)
		resource for a Farmers Market and community events in the downtown, CIP improvements including the Automall Parkway Pavement Rehabilitation program and pedestrian improvements downtown, the Downtown Façade Improvement and Blight Removal Program, and the Downtown Building and Planning Permit Fee Reduction Policy. Quantified Objective: There are no quantified objectives associated with this program.	The Clean California Grant project must be completed by June 30, 2024 (or as approved for an extension). Construction of the parking lot with community event space will be complete by the end of May 2023.	CDBG funding in the amount of \$176,190.14 was allocated to a curb ramp project to install and upgrade curb ramps in low resource areas of the community.
<p align="center">F – 4</p>	<p align="center">Housing Mobility and Choice in Higher Opportunity Areas</p>	Improve housing mobility and choice, especially in higher opportunity areas of the City by implementing Program A-10 (triplexes and quadplexes), Program A-11 (inclusionary housing policy), and Program A-12 (Adopt incentives beyond density bonus state law policy) Quantified Objective: There are no quantified objectives associated with this program.	By end of 2025 calendar year.	Continuous - An update on each of these programs is identified under their respective program number. See A-10, A-11, and A-12 above.
<p align="center">F - 5</p>	<p align="center">Displacement Prevention Policy</p>	Organize a focus group of organizations with experience in displacement prevention policies, complete an analysis of best practices in jurisdictions similar to Gilroy, and adopt a displacement prevention policy. The city will analyze potential strategies such as “tenant option to purchase agreements” for redevelopment projects meeting specified thresholds, a just cause eviction ordinance, and relocation agreements. The displacement prevention policy will be reviewed for effectiveness and revised as necessary two years after its adoption. Quantified Objective: 100% replacement of demolished affordable units as part of redevelopment of a site, consistent with state law.	Hold focus group and complete analysis by end of 2025 calendar year. Adopt policy by end of 2026 calendar year. Mid-term evaluation of policy two years after adoption.	In Progress - In 2025, City staff continued to participate in the Santa Clara County Planning Collaborative Anti-Displacement and Tenant Protections Steering Committee - this committee work will continue through 2026. City staff helped provide outreach and facilitation of a countywide displacement survey. 122 Gilroy residents responded to the survey. In 2026, City staff plans to facilitate a focus group of organizations with experience in displacement prevention policies to complete an analysis of best practices in jurisdictions similar to Gilroy. During Affordable Housing Month in 2026, City staff will host a communitywide “Understanding Displacement – Causes – Impacts – Solutions” meeting. In 2025, City staff created a "Displacement Prevention Efforts" webpage to educate residents about displacement, to link to resources that minimize displacement like rental, utility, and food assistance, and to tenant landlord/fair housing assistance and other non-profits and community-based organizations who minimize displacement and provide anti-displacement services. In 2025, the City provided grant funding toward programs that provide efforts to prevent displacement, including programs by Rebuilding Together – Repair and Accessibility Modification Program for Low-Income Homeowners - \$149,199.59, Live Oak Adult Day Services - Adult Day Care Program - \$9,502.07, Loaves and Fishes - Meals on Wheels program - \$9,502.07, South County Community Services (formerly St. Joseph's and Gilroy Compassion Center) - Rental Assistance program - \$135,000.00, Silicon Valley Independent Living Center's Housing Search and Educational program - \$26,605.00, Sunday Friends Foundation - Gilroy Rental Assistance Program - \$70,000.00. Beginning in 2025, the City utility billing function began to provide a link to these resources on monthly billings and on the Utility Services and Billing webpage (see subpage menu). Additionally, these resources are posted at the permit counter, on the resource computer screens, and posted outside of City Hall on the Housing and Community Services bulletin board. In 2025, the City in collaboration with Santa Clara County created the Pilot Below Market Rate (BMR) Preservation Program and was able to purchase one resale BMR unit and resell to another low-income senior household while providing \$134,000 in deferred down payment assistance. The City's Zoning Ordinance was amended and requires that any demolished residential units in the Sites Inventory be replaced. City staff procedures are consistent with State law regarding replacement of demolished affordable units as part of redevelopment of a site. Determination of a replacement unit is made by completion of the City "Replacement Unit Determination Form", available on the City Planning Applications, Permits & Fees webpage. The City continues to contract with a Mobile Home Rent Arbitrator to administer the petition process and adjudicate claims of unfair rent increases under the Mobile Home Rent Stabilization Ordinance. In 2025, City Code Enforcement Officers referred approximately 31 households to either Rebuilding Together or Project Sentinel programs to help prevent displacement. During May of 2025 Affordable Housing Month, City staff partnered with Rebuilding Together for a “Home Repairs and Safety Modifications Workshop”, with Project Sentinel for a “Come Learn About Your Housing Rights!” workshop, and with California Housing Finance Agency (CalHFA) to present

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2025 Calendar Year)
				a “First-Time Homebuyer Assistance Workshop.” All events were presented in English or Spanish with interpretation in English or Spanish. These events were communicated citywide via flyers, email campaigns to residents and Community Based Organizations, and on the City website.
G - 1	Collaboration with Development Community	The City will cultivate collaborative relationships with for-profit and non-profit development companies working in the area of affordable housing, invite affordable housing developers and developers of housing for special needs households to the annual developer roundtable meeting, and create a list of housing developers, including developers of affordable and special needs housing. The list will be used for the annual developer roundtable meetings (or equivalent), and to advertise development opportunities, funding opportunities, and other educational and engagement efforts in the City. Quantified Objective: Host an annual developer roundtable (or equivalent) meeting. Participation of at least four developers of affordable and special needs housing in the annual meeting.	Annual developer roundtable meeting. Creation of developer interest list by end of 2024 calendar year.	In Progress - City staff created a list of Gilroy developers over 2023 and 2024 while conducting outreach for CDBG Consolidated Plan, the Affordable Housing Feasibility Study, the Grand Nexus/Affordable Housing Study, and Station Area Visioning Study outreach, and through Planning and Building permit applications. The first annual Developer Roundtable was hosted in May of 2025.
G – 2	Community Outreach and Inclusion in the Decision Making Process	The City will encourage involvement of all Gilroy neighborhoods in the public decision-making process through the use of various methods of delivery, such as print media, mailers, web-based information, accessible meetings, pop-up events, and other methods that consider economic and cultural considerations unique to the City of Gilroy. Provide all pamphlets and communications in English and Spanish Quantified Objective: There are no quantified objectives associated with this program.	Continuous throughout General Plan implementation.	Continuous - The City utilizes a range of outreach methods and community groups to engage Gilroyans in the public decision-making process, including flyers, mailers, web-based information, accessible meetings, pop-up events, and other strategies that consider the City of Gilroy's unique economic and cultural considerations. The City makes a concerted effort to translate communications into Spanish, both written and spoken, and in both in-person and virtual settings. Written communications include the use of Wordly at community meetings held in the City Council Chambers, translation of public noticing, resource and event brochures, and NOFA's, etc. Bi-lingual City employees receive 5% annual incentive pay. In 2025, City staff posted a bulletin board outside of City Hall to post flyers in both English and Spanish to ensure residents who come to City Hall when it is closed can learn about resources available.
G – 3	ADU Education	Develop and implement a comprehensive marketing program, including educational pamphlets in both English and Spanish on the City website and at City Hall, to advertise the benefits of ADUs, the process for constructing ADUs, and basic responsibilities and legal requirements of being a landlord. The City will consolidate its two ADU webpages into a single page that has all relevant information for ADUs. To expand housing mobility and choice, the City will focus outreach and education in the City's higher opportunity areas, and make adjustments as necessary if ADU construction is low in those areas. Quantified Objective: Increase the number of new ADUs permitted in the City from an average of approximately 17.5 (2018-2021) to an average of approximately 25.	Develop marketing plan by end of June 2024. Implement marketing program by end of 2025 calendar year. Biennial review of ADU geographic distribution. ADU webpage consolidation by the end of 2024 calendar year.	In Progress - The City Building and Planning Divisions' ADU webpages were consolidated, with a link to pre-approved ADU plans gallery. City staff tracks ADU permit issuance and will collaborate to create an ADU marketing program and encourage residents to participate in the Santa Clara County ADU loan program with expected funding in late 2026.
G – 4	Increased Outreach in Downtown Areas	The City will consult with local community leaders in the Downtown Specific Plan Area to ensure community priorities are being addressed. The City will consider the viewpoints and concerns of all neighborhoods within Gilroy when drafting the High Speed Rail Station Area Plan and when updating the Downtown Specific Plan. Quantified Objective: There are no quantified objectives associated with this program.	Upon receiving funding and availability of adequate staffing resources to complete these area plans.	In Progress - City staff engaged community leaders in the downtown area during continued outreach for the potential High Speed Rail project and the Station Area Visioning Study in 2025, notifying them of outreach events, resources, and opportunities for engagement as they became available. City staff held a walking tour in the downtown as part of the Station Area Visioning Study. City staff began outreach in 2025 for the Blue Skies Initiative. The implementation status will be updated in future years in accordance with the project timeline.
G - 5	Housing Outreach and Information	The City shall provide information about housing assistance, fair housing, housing resources, and housing programs through a wide variety of outreach methods such as workshops and webinars, disseminating information about fair housing on the City website and in City-owned buildings and other public locations, advertising housing assistance information on the City website, and coordinating with the City's Fair Housing Service Provider to provide resources and information at a housing	Update the City website with housing information as new resources become available. Annual housing event in the DTSP area. Conduct community outreach workshops on housing resources on a monthly basis on average.	Continuous - In 2023, the City created a Housing and Community Services website, which provides housing resources for production, preservation, and protection, as well as centralizes other webpage information. In addition, the City held 12 workshops in 2023, nine workshops in 2024, and nine workshops in 2025, to inform the Gilroy community about housing resources. In 2025, the workshops covered topics including the CalHFA First Time Homebuyer Assistance Workshop, the Santa Clara County Manufactured Home Purchase Program, a Developer Roundtable, a Housing Affordability & Homelessness in Gilroy: The Facts, Challenges & Solutions workshop, Rebuilding

2023 – 2031 HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program Number	Program Name	Program Summary (condensed) / Quantified Objectives	Housing Element Timeline	Implementation Status (2025 Calendar Year)
		<p>resources event in the DTSP area. Pamphlets will be made available in English and Spanish. Geographic Targeting: Annual housing event in the DTSP area. Quantified Objective: Provision of housing resources and information through at least three different mediums. All information made available in English and Spanish. Annual housing event in the DTSP. Outreach with 150 households annually.</p>		<p>Together Silicon Valley's home repair grant program, and Project Sentinel's Come Learn About Your Housing Rights, including Source of Income rights, tenant-landlord, and fair housing resources. The workshops were held in English and/or Spanish, with English or Spanish interpretation. The City coordinated with SV@Home to promote Affordable Housing Month and the workshops. Event and workshop flyers were available in English and Spanish. Workshop presentations were made available on the City website. The City achieved outreach to 567 residents over nine workshops and mailers in 2025. City staff also advertised on the City website, social media, City email newsletter, tabled at community events, set up standing stations at City Hall, Library, Senior Center, and San Ysidro Community Center, distributed flyers to non-profits and mobile home parks, and an email campaign to all local non-profits and resource groups like the South County Collaborative.</p>
G – 6	Unhoused Population Education and Outreach	<p>The City will develop a program to educate the public on the unhoused population and homelessness through a variety of outreach methods, create a dedicated webpage with information on unhoused resources and efforts, and develop printed collateral for distribution at City Hall and by code enforcement officers in the field. The City will also revamp the monthly Unhoused Service Providers Network meeting, to coordinate with direct unhoused service providers in the area regarding the needs of the unhoused community, advertise and coordinate events, and collaborate on outreach efforts. Quantified Objective: Minimum of 3 medium of outreach. Scheduled service provider meetings throughout the planning period.</p>	By end of 2025 calendar year; monthly (or as scheduled) meetings of the unhoused service providers network.	<p>Continuous – In 2023, the City created a dedicated website informing the City's unhoused resources and efforts, including the City's Quality of Life Officers, Community Plan to End Homelessness, over a dozen unhoused resources (e.g., the Gilroy Shelter), Emergency Housing, and information on the monthly Unhoused Service Providers Network (USPN), including links to monthly USPN presentations. The City fully revamped the USPN meetings in January 2023 and continues to coordinate and facilitate the monthly USPN meetings, connecting service providers to share and access new and current resources for the unhoused population. During May 2025, as part of Affordable Housing Month outreach, the City hosted an Unhoused Educational Forum in collaboration with Destination Home and other unhoused resource service providers. In September of 2025, City staff joined Destination Home, Santa Clara County, and Nueva Vida local community group to conduct an educational workshop regarding homelessness and affordable housing in Gilroy. City Staff represented the City of Gilroy as the jurisdictional lead in the 2025 Point-in-Time count and worked with Santa Clara County Continuum of Care to draft the new Santa Clara County five-year Community Plan to End Homelessness that is expected to be introduced in 2026. The City provided information to the community regarding a long-term Valley Water encampment abatement.</p>
G – 7	Bilingual Engagement	<p>Given the City's large Hispanic population, the City will increase Spanish language engagement within city services and through translation of outreach materials and interpretation of housing opportunities. The City will advertise its collective bargaining unit bilingual pay benefits to attract new staff that can converse with the City's Spanish speaking population. Quantified Objective: There are no quantified objectives associated with this program.</p>	Immediately upon adoption of the Housing Element.	<p>Continuous - The City utilizes Wordly, an artificial intelligence translation and captioning program with live two-way translation for over 50 languages, including Spanish, at City Council, Planning Commission, and other community meetings held in the Council Chambers. Spanish interpretation is also provided at meetings where the City anticipates a Spanish-speaking audience. The City consistently translates public notices, NOFAs, newsletters, and program and resource flyers into Spanish. The City weekly email Newsletter is also disseminated in Spanish and the City website can be read in any language via a language chosen from a dropdown menu. The City advertises bilingual pay benefits, offering a 5% salary increase in employment recruitments, and continues to hire new bilingual staff to help communicate with the City's Spanish-speaking residents. 23 City Hall employees receive the 5% bilingual pay. In May of 2025, during Affordable Housing Month, all meetings were conducted in either English or Spanish with interpretation available in Spanish or English. In September of 2025, City staff joined Destination Home, Santa Clara County, and Nueva Vida local community group to conduct an educational workshop regarding homelessness and affordable housing in Gilroy. This discussion was presented in Spanish, with English, Mixteco, and Chatino interpretation available. In 2025, City staff began outreach for the Blue Skies Initiative which included outreach in Spanish. Specific methods for bilingual engagement include small group bilingual conversations and bilingual electronic and paper surveys.</p>
G – 8	Help Center Webpage	<p>In partnership with local nonprofit organizations, the City will develop a Housing Help Center webpage to provide a centralized resource for tenants and landlords to receive information on local laws, assistance to apply for rent relief, and legal aid. This webpage will consolidate existing information on the City's website with additional information provided by local service providers to best serve the needs of the Gilroy community. Quantified Objective: There are no quantified objectives associated with this program.</p>	By end of 2024 calendar year	<p>Continuous - In 2023, the City created a Housing and Community Services website, providing housing resources in production, preservation, and protection, and centralizing other webpage information. The City's website includes several housing-related resources including Affordable Apartments, Below Market Rate Home Ownership Program, Accessory Dwelling Units, Block Grant Funds, Displacement Prevention Efforts, Emergency Housing, Home Modification, Homebuyer Assistance, Rental, Utility, and Food Assistance, and Unhoused Resources & Efforts. The main website contains a library of webinars and presentations on housing resources. The website is updated as new housing resources are available.</p>



City of Gilroy

STAFF REPORT

Agenda Item Title: Request to Direct Staff to Provide Council with Options regarding the Addition of Public Hearings to the Architectural and Site Review Permit Process (FAIR Memo – Marques & Ramirez)

Meeting Date: March 16, 2026
 From: Matt Morley, City Administrator
 Department: Community Development
 Submitted by: Sharon Goei, Community Development Director
 Prepared by: Sharon Goei, Community Development Director
 Michael Fossati, Planning Manager

STRATEGIC PLAN GOALS: Not Applicable

RECOMMENDATION

Council consideration of a future agenda item directing staff to return to Council with options regarding the addition of public hearings to the Architectural and Site Review Permit process.

EXECUTIVE SUMMARY

The intent of the staff report is to provide the City Council with the current process for reviewing Architectural and Site Review Permits and for Council to consider whether to direct staff to return to Council with options for adding or changing public hearings, and by which decision-making authority, to the Architectural and Site Review Permit process.

BACKGROUND

Councilmembers Kelly Ramirez and Carol Marques submitted a Future Agenda Item Request (FAIR) Memo to Interim City Administrator Harjot Sangha requesting information regarding the Architectural and Site Review Permit process. The

Councilmembers have requested that staff present options to the City Council for considering adding or changing which decision-making authorities hold public hearings for certain Architectural and Site Review Permits, in an effort to increase opportunities for resident participation. The FAIR Memo is shown as Attachment 1. Before proceeding with providing options, staff seeks Council confirmation if the City Council approves proceeding with a future agenda item.

ANALYSIS

Under the current Gilroy Zoning Code, owners or developers seeking to expand an existing building or construct a new one must obtain an Architectural and Site Review Permit. According to Gilroy Zoning Code Section 30.50.40, *the intent of architectural and site approval is to maintain or improve the character and integrity of a neighborhood or area by promoting excellence in development, preventing undue traffic hazards or congestion, and encouraging the most appropriate development and use of land in harmony with the surrounding environment and in accordance with the general plan.* The City Code section is shown as Attachment 2.

The Gilroy Data Center project, located in an industrial zone, required approval of an Architectural and Site Review Permit. Under Zoning Code Section 30.50.41, this permit is issued by the Community Development Director or designee. Since the site has been designated as General Industrial in the General Plan and zoned Industrial for many years, no General Plan amendment or rezoning was required. The applicant was not planning to subdivide, so no Tentative Map approval was required. Therefore, for this particular project, the only necessary City approval required was the Architectural and Site Review Permit.

The City has approved similar Architectural and Site Review Permits in accordance with the Zoning Code, without public noticing or hearing, including the following:

- Performance Food Group at 5480 Monterey Road. The project includes one 347,651 square foot industrial building.
- McCarthy Industrial Buildings at 6500, 6503, 6601 Cameron Blvd. and 901-1001 Venture Way. The project included one 183,600 square foot industrial building and one 198,965 square foot industrial building, totaling 382,565 square feet.

Under the Zoning Code, some Architectural and Site Review Permits do require public notice or hearing. The table below shows which types of Architectural and Site Review Permits require review and approval by either staff, the Planning Commission, or City Council:

Application Type	Administrative Staff Approval	Planning Commission Approval	City Council Approval	Public Hearing
Architectural and Site Review Permit (unless indicated below)	Decision	Appeal	Appeal	No (unless appealed)
Architectural and Site Review Permit for Accessory Structure over 12-feet high or two-stories		Decision	Appeal	Yes
Architectural and Site Review Permit on Historic Site or Historic Neighborhood (includes new build or demolition)		Decision	Appeal	Yes
Architectural and Site Review Permit within the Murray / Las Animas Overlay District		Decision	Appeal	Yes
Architectural and Site Review Permit with another entitlement that requires public hearing (e.g. Planned Unit Development)		Recommend	Decision	Yes
Architectural and Site Review Permit with another entitlement that requires public hearing (e.g. Tentative Map)		Recommend	Decision	Yes

If the City Council directs staff to propose changes to add public hearings and which decision-making authorities hold public hearings for certain Architectural and Site Review Permits, staff will need time to research best practices and return to the City Council with options to amend the Zoning Code.

ALTERNATIVES

City Council may approve, modify, or disapprove the request for a future agenda item.

FISCAL IMPACT/FUNDING SOURCE

None at this time. If the City Council approves the topic for a future agenda, a fiscal impact analysis will be conducted by staff.

PUBLIC OUTREACH

This item was included on the publicly posted agenda for this meeting.

NEXT STEPS

If the City Council approves proceeding with the item, staff will place it on a future agenda.

Attachments:

1. FAIR Memo
2. Gilroy Zoning Code Section 30.50.40 – 47 Architectural and Site Review

January 25, 2026

Fair Memo: Review the City Zoning Code, Section 30.50.1.

Given the recent public concerns regarding the AWS data center that was approved by city staff, Councilmember Marques and I feel it is worth bringing up for review the Zoning Code that allows the Planning Director to approve an Architectural and Site Permit of a project without a public hearing.

In the case of the AWS Data Center, because the site has been designated as Industrial in the General Plan and zoned Industrial for many years, no general plan or rezoning was required. Nor, since the applicant was not planning to subdivide, was there a Tentative Map approval required. Thus, for this particular project, the only necessary discretionary City approval required was the Architecture and Site Review Permit.

This is due to a provision of the City Zoning Code that has been in place for many years. Section 30.50.41 of the Zoning Code provides that a project to build new structures in an industrial zone requires an Architecture and Site Review Permit. That permit is granted or denied by the Planning Director, with appeal to the Planning Commission (per GCC section 30.50.47).

We would like to propose for consideration, asking that staff be directed to return to council with options as to what hearings should be appropriate for certain application, and by which body (i.e., staff, Planning Commission, or City Council) to allow residents the opportunity to be engaged in the process.

We request that this be agendaized for a council meeting in March, 2026.

Submitted by Councilmembers Kelly Ramirez and Carol Marques

Financial impacts to publicize findings/mitigations and holding public hearings will be determined by staff.

30.50.40 Architectural and site review.

The intent of architectural and site approval is to maintain or improve the character and integrity of a neighborhood or area by promoting excellence in development, preventing undue traffic hazards or congestion, and encouraging the most appropriate development and use of land in harmony with the surrounding environment and in accordance with the general plan. (Ord. No. 2016-03, § 1, 3-7-16)

30.50.41 Review.

(a) Architectural and Site Review Permits. The community development director or designee shall review and decide applications for architectural and site approval, and shall be bound by any uniform standards adopted by the city council or planning commission relating to the intent, scope or review of architectural and site approval requirements. The community development director or designee shall review and may issue architectural and site approval for the following uses:

(1) Construction, installation, or major remodeling of structures in an industrial, commercial, professional office, public facilities or open space zone. Installation includes the location of trailers and mobile units on a site, unless such structures are temporary in nature in compliance with Article XLVII, Temporary Uses. Major remodeling includes building additions, as well as alterations within any twelve (12) month period exceeding fifty percent (50%) of the floor area, facade or value of the existing building. The value shall be determined by the city building department. Major interior remodeling projects may be exempt from review if they are determined by the director of planning not to be significant in terms of potential impacts to surrounding land uses and meet all other minimum city standards.

(2) Residential developments having two (2) or more total units on a parcel, unless otherwise exempted under this chapter.

(3) Relocated or moved buildings.

(4) Changes in historic site or neighborhood combining districts which the planning director determines are not significant, and thereby do not require further review, may receive an administratively approved architectural and site review permit, either through a new architectural and site review permit or through a minor modification process pursuant to subsection (b) of this section. The historic heritage committee shall review and make recommendations to the planning commission on applications for architectural and site approval which involve significant changes, and shall be bound by any uniform standards adopted by the city council or planning commission relating to the intent, scope or review of architectural and site approval requirements. The planning commission shall review and may issue architectural and site approval for the following uses:

a. Remodeling or construction in a historic neighborhood combining district, as defined in section [30.27.40\(a\)](#), involving significant changes, as determined by the planning director.

b. Remodeling or construction in a historic site combining district, as defined in section [30.27.40\(b\)](#), involving significant changes, as determined by the planning director.

(5) Development of four (4) or more single-family residential parcels which have been created from the same parcel map, tentative map or final map.

(6) Site improvements in commercial and industrial districts intended to allow for establishment of a new use or expansion of an existing use on property for which prior legal improvements have not been installed. Such new improvements could include, but not be limited to, grading, paving and fencing.

- (7) Use of a lot for outdoor uses or storage purposes, except for exterior storage in private residential yards that conforms to other provisions of the municipal code.
- (8) Homes and accessory structures requiring building permits within the residential hillside zoning district, except for those accessory structures approved under the minor modification provisions in subsection (b) of this section.
- (9) Building demolitions, except for the following:
- a. Demolition of a nonhistoric single-family home for which building permits have been issued for a replacement single-family house. For the purposes of this section, a historic home shall be any home in the historic neighborhood combining district, a designated historic site, or any structure meeting the criteria established in section 30.27.30.
 - b. Demolition or removal of a building which the city building official has determined to be an immediate threat to public health or safety.
 - c. Demolition or removal of a building that has been ordered to be removed or demolished by the code enforcement appeals hearing board or by a court of law.
 - d. Demolition or removal of residential accessory structures, except for historic properties (subject to section 30.27.50), and subject to the provision of on-site parking.
 - e. Demolitions of nonresidential buildings no greater than one thousand (1,000) square feet that are approved through the minor modification process.
 - f. Demolitions that, due to their size, nature, condition, or other factors, are determined by the community development director or designee to not require an architectural and site permit.
- (10) The creation, on or above ground, through installation, construction, or replacement, of two thousand five hundred (2,500) square feet or more of impervious surface, except that single-family detached residences that are not within the residential hillside zoning district, a planned unit development overlay district, or the historic neighborhood combining district are not subject to the architectural and site permit process. For purposes of this section, the calculation of the two thousand five hundred (2,500) square feet of new or replaced impervious surface shall represent the total of all newly created impervious surfaces, whether on structures, pavement, or any other surface.
- (11) Changes identified in subsection (b) of this section that are not approved as a minor modification.

Any other remodeling, except as indicated above or as indicated in subsection (b) of this section, shall be exempt from architectural and site or minor modification approval. For changes requiring a minor modification or architectural and site review permit, a building permit shall not be issued until architectural and site or minor modification approval is obtained from the community development director or the planning commission, if appealed.

(b) Minor Modifications. A minor modification may be conducted only where such approval would be consistent and comply with all applicable local laws in effect at the time of issuance, including without limitation the city's general plan and the provisions of the City Code. The intent of the minor modification process is to facilitate minor changes that maintain or improve the aesthetic, historic, architectural, landscape, or other qualities of properties. Minor modifications consistent with this section may, without limitation, be conducted to implement section 30.26.50(b), 30.50.47(d), or 30.50.50(g). No proposals requiring a new negative declaration, mitigated negative declaration, or environmental impact report as clearance under the California Environmental Quality Act shall be allowed through the minor modification process.

The community development director or designee may, at the director's sole discretion, approve a minor modification for the following elements, subject to and in accordance with the provisions of this section:

- (1) Changes to previously approved development permits but only for minor modification of architectural elements, exterior lighting or landscape details (including but not limited to minor storefront alterations, relocation of doors, equipment screening, minor landscape furniture and structures, benches, small trellises, and planters) which do not affect the use, intensity, general character, architectural style, circulation or other site function of the project.
- (2) The creation, on or above ground, through installation, construction, or replacement, of less than two thousand five hundred (2,500) square feet of impervious surface, except that single-family detached residences that are not within the residential hillside zoning district, a planned unit development overlay district, or the historic neighborhood combining district are not subject to the minor modification process. For purposes of this section, the calculation of the maximum square feet of new or replaced impervious surface shall represent the total of all newly created impervious surfaces, whether on structures, pavement, or any other surface.
- (3) The replacement, repaving, reconfiguration, or restriping of parking spaces on existing surfaces.
- (4) Building additions or accessory structures of less than one thousand (1,000) square feet or less than twenty percent (20%) of the building area prior to the addition in area, whichever is smaller, to nonresidential buildings.
- (5) Building additions or accessory structures of two hundred fifty (250) square feet in total area or less, or less than twenty percent (20%) of the total building area prior to the addition, whichever is smaller, to hillside single-family residences, residences in planned unit development overlay zones, a duplex, or a multiple-family building; provided, that current parking regulations are being met and would continue to be met after the completion of any addition and provided that site amenities are not adversely impacted.
- (6) Above ground storage tanks of two thousand (2,000) gallons or less in zoning districts other than industrial zoning districts and an above ground storage tank of ten thousand (10,000) gallons or less in an industrial zoning district.
- (7) Demolition of nonresidential buildings less than one thousand (1,000) square feet.
- (8) For properties designated as a historic site or within a historic neighborhood combining district, minor modifications can be processed and approved for the following:
 - a. Minor modifications of architectural elements, landscape details (including but not limited to equipment screening, minor landscape furniture and structures, benches, small trellises and planters), or installation of new or additional pavement that do not affect the historic significance, use, intensity, general character, architectural style, circulation or other site function of the property.
 - b. Accessory structures or building additions that do not exceed two hundred fifty (250) square feet in area and that are consistent with historic compatibility criteria and applicable design guidelines and standards.
- (9) Other similar minor items, as determined by the community development director.

The decision to grant, deny or condition a minor modification is an administrative determination and requires no hearing or public notice. The action of the community development director or designee shall be final, and nothing herein shall be deemed or construed to confer on an applicant a right to a minor modification or to require the director to issue a minor modification. If the community development director denies a minor modification, nothing herein shall preclude the applicant from thereafter filing an application for an appropriate development permit.

Where property was developed prior to the requirement of an architecture and site permit, minor modifications for projects as set forth in this subsection (b) may be approved without the necessity of the issuance of a full site architecture and site permit. The minor modification process may, at the community development director's discretion, also be used to make the above-noted modifications to an approved planned unit development permit. (Ord. No. 2016-03, § 1, 3-7-16; Ord. No. 2019-08, § 28, 10-7-19)

30.50.42 Filing of application.

Applications for architectural and site approval shall be filed with the planning department. The department shall prescribe the form and content of the application. A site development plan and architectural design drawings shall accompany the application. If development is to be carried out in stages, each stage shall be shown on a master plan of development. (Ord. No. 2013-08, § 2 (Exh. A), 8-5-13)

30.50.43 Scope of review.

The planning director shall review the application to insure that the development addresses and adequately meets requirements for the following:

(a) Traffic Safety and Efficiency.

- (1) Traffic volume and conditions on abutting or access streets.
- (2) Street improvements, including lighting.
- (3) Circulation patterns within the development, including the locations and dimensions of vehicular and pedestrian entrances, exits, drives, walkways, buildings and other related facilities.
- (4) Adequacy of off-street parking.
- (5) Surfacing, lighting and landscaping of off-street parking facilities.
- (6) Location, quantity, height of materials, and shape of landscaped areas.
- (7) Adequacy, location, arrangement and dimensions of truck loading and unloading facilities.

(b) Outdoor Advertising and Signs.

- (1) Potential traffic hazards.
- (2) Appearance.
- (3) Harmony with adjacent development.
- (4) Favorable image of the city.
- (5) Number, area, bulk, shape, height, location, separation, clearance, projection, illumination, color and landscaping of such signs.

(c) Site Development.

- (1) Physical characteristics of the site.
- (2) Existing and proposed easements.
- (3) Appearance and harmony of buildings with adjacent development, the character of the neighborhood, and existing and projected public improvements.

(4) Location, appearance and orientation of structures, open spaces and activities.

(5) Determination of boundaries, building setbacks and uses intended.

(d) Landscaping.

(1) Harmony with adjacent development.

(2) Concealment of storage areas, utility installations, or other unsightly development.

(3) Quantity, location, height and materials of walls and fences, hedges, screen planting and landscaped areas.

(4) Planting of ground cover or other surfacing to prevent erosion and reduce dust.

(5) Unnecessary destruction of healthy trees.

(6) Facilities and methods of insuring continued maintenance of landscaping.

(e) Drainage and Flood Control and Health Standards.

(1) Effect on flood control and storm and surface water drainage facilities.

(2) Additional flood control and drainage improvements required.

(3) Minimum health standards.

(4) Consistency with the city's adopted flood plain management ordinance.

(f) Fire Protection.

(1) Additional fire protection improvements required.

(2) Location, number and type of such improvements.

(3) Adequacy of the water supply for fire protection purposes.

(g) Environmental Impacts.

(1) Consistency with the city's adopted environmental review procedures and process.

(2) Consistency with the California Environmental Quality Act (CEQA).

The planning director may request any information, including maps, impact reports, and/or design criteria, deemed necessary to evaluate the application. (Ord. No. 2013-08, § 2 (Exh. A), 8-5-13)

30.50.44 Conditions.

The granting of architectural and site approval may include such conditions as the planning director deems reasonable and necessary under the circumstances to carry out the requirements of the zoning district and the intent of architectural and site approval, and to insure that the development will meet the requirements enumerated in section 30.50.43. The following conditions shall be standard on all architectural and site approvals, where applicable:

(a) Landscaping. Landscaping plans including specifications for an irrigation system shall be approved by the planning director in accordance with Article XXXVIII, prior to issuance of a building permit. The landscaping shall be continuously maintained in an orderly, live, healthy, and relatively weed-free condition, in accordance with the approved specific landscape plan.

(b) **Trash Enclosures.** All trash enclosures shall consist of visually solid fences and gates, six (6) feet in height, in accordance with the adopted City of Gilroy standard trash enclosure design plan, or a similar design approved by the planning director. All trash enclosures shall be located in accordance with the approved site plan and the Uniform Fire Code. In addition, recycling areas must be provided within the trash enclosures, in accordance with the following regulations:

- (1) Areas for recycling shall be adequate in capacity, number, and distribution to serve the development project.
- (2) Dimensions of the recycling area shall accommodate receptacles sufficient to meet the recycling needs of the development project.
- (3) An adequate number of bins or containers to allow for the collection and loading of recyclable materials generated by the development project should be located within the recycling area.

(c) **Exterior Lighting.** No unobstructed beam of exterior lighting shall be directed outward from the site toward any residential use or public right-of-way. Lighting shall be constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.

(d) **Mechanical Equipment.** Mechanical equipment to be located on the roof of a building shall be screened by an architectural feature of the building such that it cannot be seen from ground level at the far side of the adjacent public right-of-way.

(e) **Outdoor Storage.** All outdoor storage and loading areas must be screened from public view with a combination of landscaping, solid fencing, and building design and orientation.

(f) All backflow devices shall be painted an earth tone color, so that they blend with their surroundings, and shall be heavily landscaped.

Other conditions may include, but are not limited to, conditions regarding site planning, architecture, engineering, landscaping, street dedication, flood control and drainage, street drainage and flood control improvements, building setbacks, off-street parking, off-street loading, outdoor advertising, street lighting, survey of property, fire protection, excavation, grading, sewage disposal, water supply, geological engineering, and environmental concerns.

Such conditions may also include the execution of a land development agreement with the city to fulfill the conditions of architectural and site approval within a specified period of time. Said agreement may be secured by a good and sufficient improvement security. A liability insurance policy in amounts and form may be required. (Ord. No. 2013-08, § 2 (Exh. A), 8-5-13; Ord. No. 2019-08, §§ 29, 30, 10-7-19)

30.50.45 Inspection prior to use and occupancy.

The conditions of an architectural and site approval may prohibit a building, structure or land use to be occupied until an inspection has been made and it is found that the building, structure or land use complies with all the conditions required to be completed prior to occupancy. If a building permit is issued for a building or structure which is subject to an architectural and site approval, the building inspector shall not approve a final inspection of such building or structure until the planning director or an authorized representative has inspected the building or structure and approved the use and occupancy. (Ord. No. 2013-08, § 2 (Exh. A), 8-5-13)

30.50.46 Notification of approval.

Upon the grant of an architectural and site approval, the planning department shall prepare and deliver a letter of approval with any conditions attached thereto to the applicant. The planning director shall report to the planning commission all approvals and disapprovals. (Ord. No. 2013-08, § 2 (Exh. A), 8-5-13)

30.50.47 Terms of approval.

(a) Time Limits. If any development for which architectural and site approval has been granted has not obtained building permits within one (1) year from the date of notification of approval, the approval shall be deemed automatically revoked. Upon application, an extension of time may be granted by the planning director.

(b) Transfer. Architectural and site approval shall be deemed revoked if the use for which the approval is granted is changed unless, upon application to the planning director, the approval is transferred. The planning director shall transfer the approval to the new use if the previous approval meets the requirements of this section for the changed use. If the planning director does not reissue the approval, a new application must be filed.

(c) Conformance to Approval. Development for which architectural and site approval has been granted shall conform to the approval and any conditions attached thereto.

(d) Modification. Upon request of the applicant, modifications of the approved plan, which meet the requirements of this chapter, may be approved by the planning director.

(e) Appeal. Anyone so desiring may appeal the decision of the planning director by written request to the planning commission and payment of the appeal fee within twenty (20) days of the planning director's determination. (Ord. No. 2013-08, § 2 (Exh. A), 8-5-13)