



**Downtown Committee  
Regular Meeting Agenda**  
September 12, 2023 | 8:00 AM  
City Council Chambers, City Hall  
7351 Rosanna Street  
Gilroy, CA 95020



1. **Call to Order**
2. **Roll Call**
3. **Public Comment** (*including public comment on sub-committees: Plywood Removal and Vacancies*)
4. **Approval of the Minutes:**
  - August 15, 2023 Special Meeting
5. **Reports from the Following Sub-committees, with Public Comment After Each:**
  - Noise
  - Beautification of Downtown
  - Code Enforcement
6. **Adjournment**

***Next Meeting: October 10, 2023, 8:00 AM Council Chambers***

**City of Gilroy  
Downtown Committee Special Meeting Minutes  
Tuesday, August 15, 2023 | 8:00 AM**

1. **CALL TO ORDER**

The meeting was called to order by Chair Marques at 8:00 AM.

2. **ROLL CALL**

Attendance	Attendee Name
Present	Rebeca Armendariz (Council Member), Committee Member Fran Beaudet, Committee Member Marie Blankley (Mayor), Committee Member Dion Bracco (Mayor Pro Tempore), Committee Member Matt Gallion, Committee Member Dave Leal, Committee Member Carol Marques (Council Member), Chair Jeff Orth, Committee Member Emily McEwan-Upright, Committee Member
Absent	Toni Bowles, Committee Member Lorena Gaeta, Committee Member William Leal, Committee Member Jeanie Rizzuto, Committee Member Fred M. Tovar (Council Member), Vice-Chair Victoria Valencia, Committee Member

Chair Marques suggested Committee Members William Leal and Lorena Gaeta should be removed from the Commission due to non-attendance. Council Member Armendariz stated she will reach out to Committee Gaeta with regards to her participation.

3. **Public Comment**

Chair Marques opened Public Comment. With no speakers, she closed the Public Comment.

4. **Report Out from Sub-Committees**

**Subcommittee Report by Chair Marques and Committee Member David Leal**

- *Window Displays Ordinance:* The subcommittee introduced new language for the current ordinance. For commercial spaces unoccupied over 90 days, display requirements include faux window dressings, art displays, and window paintings. Use of bare materials like plywood is prohibited unless decoratively painted by the 120th day. Non-compliance results in fines and permit restrictions. Exceptions can be requested under special circumstances.
- *Enforcement Mechanisms:* Engaged in a discussion on implementing a lien or taxing property owners as a method of enforcement for non-compliance.

**Subcommittee Report by Committee Members McEwan-Upright and Bracco**

- *Vacancy Ordinance Exploration:* The need for a comprehensive vacancy ordinance was discussed, with a particular emphasis on:
  - Review of existing ordinances in cities like Fairfield, Sacramento, and Palm Springs.

- Proposal of a vacancy ordinance that mandates building owners to register their vacant properties with the city within ten days.
- Stipulated city inspections for these buildings to determine code compliance.
- Enforced renovations to meet code before re-occupancy.
- Implementation of a \$150 per week fine for failure to register a vacant building.
- *PG&E Concern:* Addressed the recurring issue raised by building owners regarding prolonged wait times, extending to months or years, for PG&E to restore power, hindering leasing endeavors.
- *Exemption Discussion:* Deliberated on the idea of exempting buildings from the vacancy ordinance if delays were due to pending power restoration from PG&E. Some concerns were raised about the potential for misuse of this exemption by property owners.

5. **ADJOURNMENT**

Chair Marques adjourned the meeting at 8:58 AM.

**I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Gilroy Downtown Committee of the City of Gilroy.**

/s/Thai Nam Pham, MMC, CPMC  
City Clerk

DRAFT