



PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, June 6, 2024 | 6:00 PM

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

Chair: Manny Bhandal:
manny.bhandal@cityofgilroy.org

Vice Chair: Annedore Kushner:
annedore.kushner@cityofgilroy.org

Commissioners:

Stefanie Elle:
stefanie.elle@cityofgilroy.org
Joan Lewis:
joan.lewis@cityofgilroy.org

Adriana Leongardt:
adriana.leongardt@cityofgilroy.org
Kelly Ramirez:
kelly.ramirez@cityofgilroy.org

Monica Valdez:
monica.valdez@cityofgilroy.org

Staff Liaison: Sharon Goei, Community Development Director | sharon.goei@cityofgilroy.org

Written comments can be submitted by email to planningdivision@cityofgilroy.org. Please note that written comments will not be read out loud, but will be part of the written record.

Comments by the public will be taken on any agenda item before action is taken by the Planning Commission. Persons speaking on any matter are asked to state their name and address for the record. Public testimony is subject to reasonable regulations, including but not limited to time restrictions on particular issues and for each individual speaker. A minimum of 12 copies of materials should be provided to the Clerk for distribution to the Commission and Staff. Public comments are limited to no more than three-minutes, at the Chair's discretion.

Comments on any agenda item may be emailed to the Planning Division at planningdivision@cityofgilroy.org or mailed to the City of Gilroy, Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00 pm on the day of a Planning Commission meeting will be distributed to the Planning Commissioners prior to or at the meeting and are available for public inspection at the Planning Division counter at City Hall, 7351 Rosanna Street. Any correspondence received will be incorporated into the meeting record. Items received after the 1:00 pm deadline will be provided to the Planning Commission as soon as practicable.

In compliance with the American Disabilities Act (ADA), 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 72 hours prior to the meeting at (408) 846-0491. A sound enhancement system is available in the City Council Chambers.

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 Planning Commission 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.

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the hearing is closed and brought to the Planning Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Planning Commission.

A Closed Session may be called during this meeting pursuant to Government Code Section 54956.9(b)(1) 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 Planning Commission after distribution of the agenda packet are available for public inspection with the agenda packet in the lobby of Administration at City Hall, 7351 Rosanna Street during normal business hours. These materials are also available with the agenda packet on the City website at www.cityofgilroy.org

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 or by email at cityclerk@cityofgilroy.org.

1. **OPENING**
2. **PLEDGE OF ALLEGIANCE**
3. **REPORT ON POSTING THE AGENDA AND ROLL CALL**
4. **PUBLIC COMMENTS**

(Three-minute time limit). This portion of the meeting is reserved for persons desiring to address the Planning Commission on matters not on the agenda. The law does not permit the Planning Commission action or extended discussion of any item not on the agenda except under special circumstances. Comments on any agenda item may be emailed to the Planning Division at planningdivision@cityofgilroy.org or mailed to Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00pm on the day of a Planning Commission meeting will be distributed to the Planning Commission prior to or at the meeting and available for public inspection with the agenda packet located in the lobby of Planning Division at City Hall, 7351 Rosanna Street prior to the meeting. Any correspondences received will be incorporated into the meeting

record. Items received after 1:00pm deadline will be provided to the Planning Commission as soon as practicable. All statements that require a response will be referred to staff for reply in writing.

PUBLIC HEARINGS FOR RELATED PROJECT APPLICATIONS WILL BE HEARD CONCURRENTLY AND ACTION WILL BE TAKEN INDIVIDUALLY. COMPANION PROJECTS UNDER NEW BUSINESS WILL BE TAKEN UP FOR ACTION PRIOR TO, OR IMMEDIATELY FOLLOWING THE RELATED PUBLIC HEARING. THIS REQUIRES DEVIATION IN THE ORDER OF BUSINESS AS NOTED WITHIN THE AGENDA.

5. CONSENT AGENDA

5.1. May 2, 2024 Planning Commission Meeting Minutes

6. PUBLIC HEARINGS

6.1. No Items.

7. NEW BUSINESS

7.1. Miller Red Barn

7.2. Planning Commissioner Training – An overview of major local and state law concepts that govern the City’s planning and development projects. Also an overview of various rules and procedures that apply to Planning Commission meetings, including the Brown Act and Robert’s Rules of Order (presentation will be provided at the meeting)

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

9. PLANNING DIVISION REPORT

10. ASSISTANT CITY ATTORNEY REPORT

11. ADJOURNMENT To the Next Meeting of July 11, 2024 at 6:00 PM

**City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, May 2, 2024 | 6:00 PM**

1. OPENING

Tonight's meeting was called to order by Chair Bhandal at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Bhandal led the pledge of allegiance.

3. REPORT ON POSTING THE AGENDA AND ROLL CALL

The agenda was posted on Friday, April 26, 2024 at 6:48 p.m.

Attendance	Attendee Name
Present	Stefanie Elle, Commissioner Adriana Leongardt, Commissioner Joan Lewis, Commissioner Kelly Ramirez, Commissioner Annedore Kushner, Vice Chair Manny Bhandal, Chair
Absent	Monica Valdez, Commissioner

4. PUBLIC COMMENTS

Chair Bhandal opened public comment for items not on the agenda.

There was one speaker, Greg Nauman. The comment provided was for Public Hearing Item 6.1.

There being no further speakers, Chair Bhandal closed public comment for items not on the agenda.

5. CONSENT AGENDA

5.1. April 4, 2024 Planning Commission Meeting Minutes

A motion was made by Chair Bhandal; seconded by Commissioner Lewis to approve the consent agenda.

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Lewis

AYES: Commissioner Elle, Leongardt, Lewis, Ramirez, Vice Chair Kushner, and Chair Bhandal

ABSENT: Commissioner Valdez

6. PUBLIC HEARINGS

6.1. Tentative Map application to subdivide approximately 41.4 acres for development of the Canyon Creek, Rocky Knoll and Malvasia II neighborhoods of the Glen Loma Ranch Specific Plan (TM 20-05)

1. Staff Report: Cindy McCormick, Planning Manager

2. Public Hearing:
Chair Bhandal opened public comment.

Connie Rogers, Carolina Gabriel, and Sib Dey provided a public comment during the public hearing expressing concerns with regards to the emergency services, infrastructure, and the developments future design and density.

3. Close Public Hearing:
There being no further speakers, Chair Bhandal closed public comment.

4. Disclosure of Ex-Parte Communication:
None.

5. Possible Action:

Staff has analyzed the proposed project, and recommends that the Planning Commission:

a) Recommend that the City Council, based on its independent analysis, determine that the proposed project is exempt from further environmental review pursuant to State CEQA Guidelines section 15182 (Projects Pursuant to a Specific Plan), which exempts residential projects that are consistent with a specific plan for which an environmental impact report was certified; and

b) Adopt a resolution recommending that the City Council adopt a resolution approving Tentative Map TM 20-05, subject to the findings, conditions, and mitigation measures provided in the draft resolution.

6. Alternative Action:

Continue the application to a future Planning Commission meeting per the request of the applicant.

A motion was made by Commissioner Ramirez; seconded by Commissioner Lewis to deny the applicant's request to continue the application.

RESULT: Pass [4 – 2]

MOVER: Commissioner Ramirez

SECONDER: Commissioner Lewis

AYES: Commissioner Elle, Lewis, Ramirez, and Chair Bhandal

NAYS: Commissioner Leongardt and Vice Chair Kushner

ABSENT: Commissioner Valdez

A motion was made by Commissioner Ramirez; seconded by Commissioner Lewis to:

a) Recommend that the City Council, based on its independent analysis, determine that the proposed project is exempt from further environmental review pursuant to State CEQA Guidelines section 15182 (Projects Pursuant to a Specific Plan), which exempts residential projects that are consistent with a specific plan for which an environmental impact report was certified; and

RESULT: Pass [6 – 0]

MOVER: Commissioner Ramirez

SECONDER: Commissioner Lewis

AYES: Commissioner Elle, Leongardt, Lewis, Ramirez, Vice Chair Kushner, and Chair Bhandal

ABSENT: Commissioner Valdez

A motion was made by Commissioner Ramirez; seconded by Commissioner Lewis to:

b) Adopt a resolution recommending that the City Council adopt a resolution approving Tentative Map TM 20-05, subject to the findings, conditions, and mitigation measures provided in the draft resolution.

RESULT: Fail [3 – 3]

MOVER: Commissioner Ramirez

SECONDER: Commissioner Lewis

AYES: Commissioner Lewis, Ramirez, and Chair Bhandal

NAYS: Commissioner Elle, Leongardt, and Vice Chair Kushner

ABSENT: Commissioner Valdez

6.2. Zoning text amendments to implement various programs of the Gilroy 2023-2031 Housing Element

1. Staff Report: Cindy McCormick, Planning Manager

2. Public Hearing:
Chair Bhandal opened public comment.

3. Close Public Hearing:
There being no speakers, Chair Bhandal closed public comment.

4. Disclosure of Ex-Parte Communication:
None.

5. Possible Action:

Staff recommends that the Planning Commission:

a) Recommend that the City Council, based on its independent analysis, find that approval of Zoning Amendment Z 24-0001 is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) where it can be seen with certainty that the amendments to implement the Gilroy 2023-2031 Housing Element would not result in a significant environmental effect; and

b) Recommend that the City Council adopt an Ordinance, approving Zoning Amendment Z 24-0001, amending the Gilroy City Code, Chapter 30 (Zoning), Article XI (Residential Use Tables) in conformance with the City of Gilroy 2023-2031 Housing Element.

A motion was made by Chair Bhandal; seconded by Commissioner Elle to:

a) Recommend that the City Council, based on its independent analysis, find that approval of Zoning Amendment Z 24-0001 is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) where it can be seen with certainty that the amendments to implement the Gilroy 2023-2031 Housing Element would not result in a significant environmental effect.

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Elle

AYES: Commissioner Elle, Leongardt, Lewis, Ramirez, Vice Chair Kushner, and Chair Bhandal

ABSENT: Commissioner Valdez

A motion was made by Vice Chair Kushner; seconded by Commissioner Leongardt to:

Recommend that the City Council adopt an Ordinance, approving Zoning Amendment Z 24-0001, amending the Gilroy City Code, Chapter 30 (Zoning), Article XI (Residential Use Tables) in conformance with the City of Gilroy 2023-2031 Housing Element.

RESULT: Pass [6 – 0]

MOVER: Vice Chair Kushner

SECONDER: Commissioner Leongardt

AYES: Commissioner Elle, Leongardt, Lewis, Ramirez, Vice Chair Kushner, and Chair Bhandal

ABSENT: Commissioner Valdez

7. NEW BUSINESS

None.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

There were no Planning Division approvals since the last report provided to the Planning Commission at its April 4, 2024 regular meeting.

9. PLANNING DIVISION REPORT

Community Development Director Sharon Goei re-shared Cindy McCormick's reclassification to Planning Manager. Commissioners congratulated Cindy.

10. ASSISTANT CITY ATTORNEY REPORT

No report.

11. ADJOURNMENT

Chair Bhandal adjourned the meeting at 7:48 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician

Miller Red Barn

The Miller Red Barn

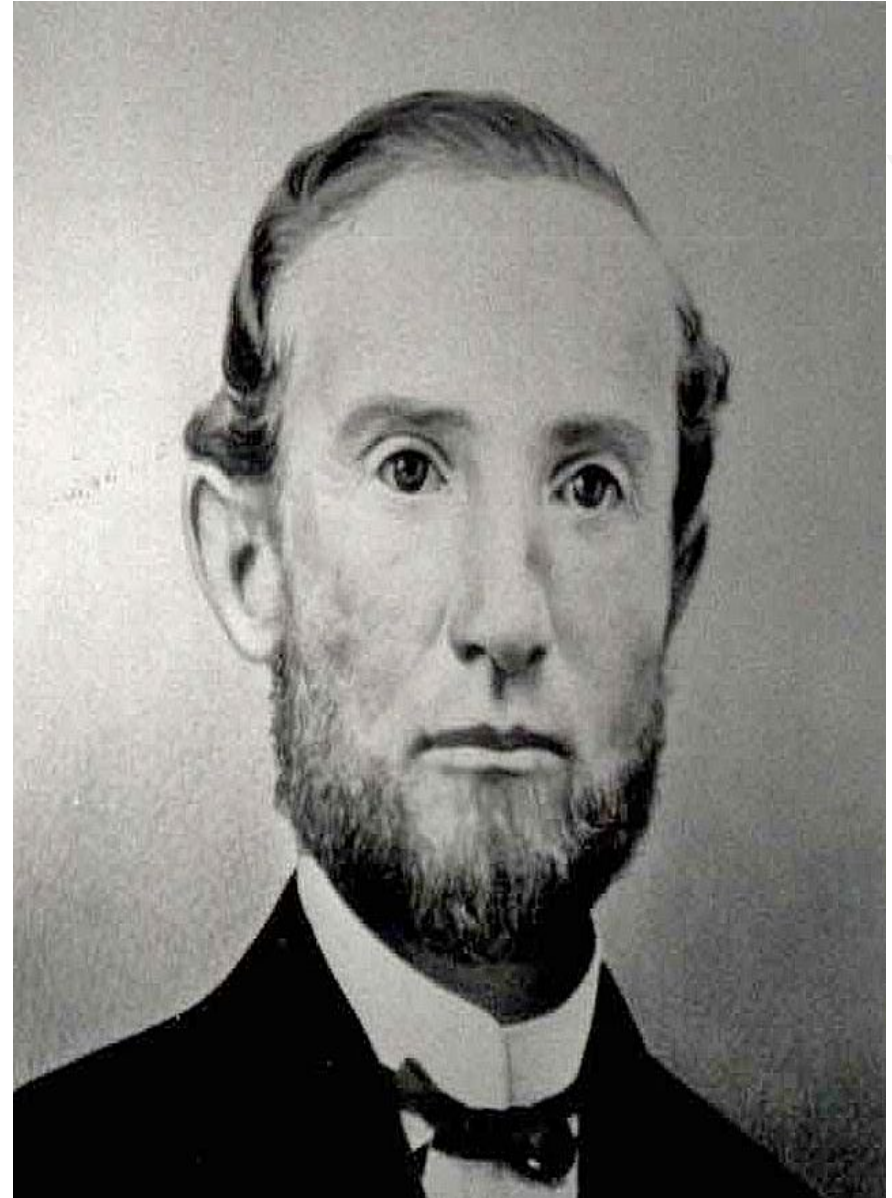
“We are talking about something that cannot be bought. It’s our heritage, and it needs to be preserved for our community. *Ben Burroughs*”

MAY 30, 2024



Who Was Henry Miller?

- Heinrich Alfred Kreiser was a German immigrant who came to San Francisco in 1850 with \$6 in his pocket looking for a better life for himself. Having changed his name to Henry Miller he found employment as a butcher. From that job, he developed a knowledge of cattle in California and became the “Cattle King” of the American West.
- Henry Miller and Charles Lux, another immigrant butcher from Germany, formed a partnership in 1858, quickly becoming prosperous selling beef during the California Gold Rush. Over the course of the next several decades Miller and Lux acquired a massive land empire, owning outright over 1.25 million acres of land that stretched from California’s San Joaquin Valley across northwestern Nevada and parts of Oregon.



Why is the Miller Red Barn Important?

- The Miller Red Barn is Gilroy's link to the California's cattle industry and its rich agricultural history. The Barn, built in 1891 by Henry Miller is now a State and Federal Historical Landmark. The primary purpose of the committee was to save the barn from demolition by the City of Gilroy. The Miller Red Barn Association's current mission has since been expanded to not only restore the barn but have it serve as a place that honors the diverse people who made Gilroy and Santa Clara County an agricultural powerhouse.



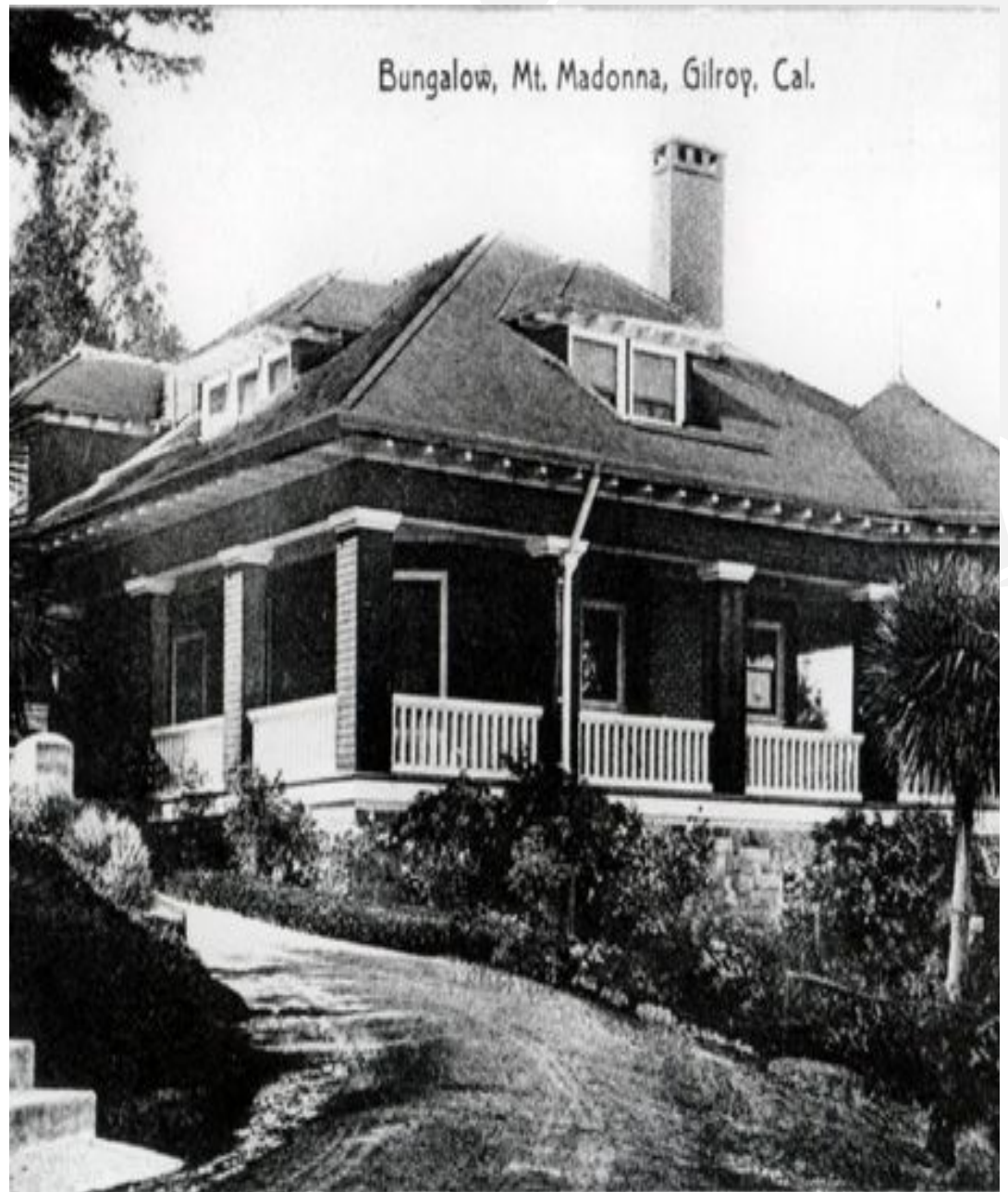
Miller's Connection to Gilroy

The Bloomfield Ranch

- In the late 1850's Miller purchased much of the enormous Los Animas Rancho, eventually owning over 12,000 acres in the Gilroy area. For years Miller's Bloomfield Ranch, near the junction of highways 101 and 25 south of Gilroy, was a way station/feeder lot for cattle herds driven from the central valley to the San Francisco market. Amenities at this site included a 44-room mansion, a general store, a blacksmith shop, and its own railroad shipping station. Given his massive land holdings, Miller had considerable influence in bringing the railroad to Gilroy. His summer ranch atop Mt. Madonna, Miller's favorite place to spend time with family and friends, is now a Santa Clara County Park.

Mount Madonna

The Site of Henry Miller's Summer Bungalows is
now a State Park



Gilroy's First Residential Subdivision



Early Introduction of Vineyards and Stone Fruit to Gilroy

The Glen Ranch Vineyard
1909





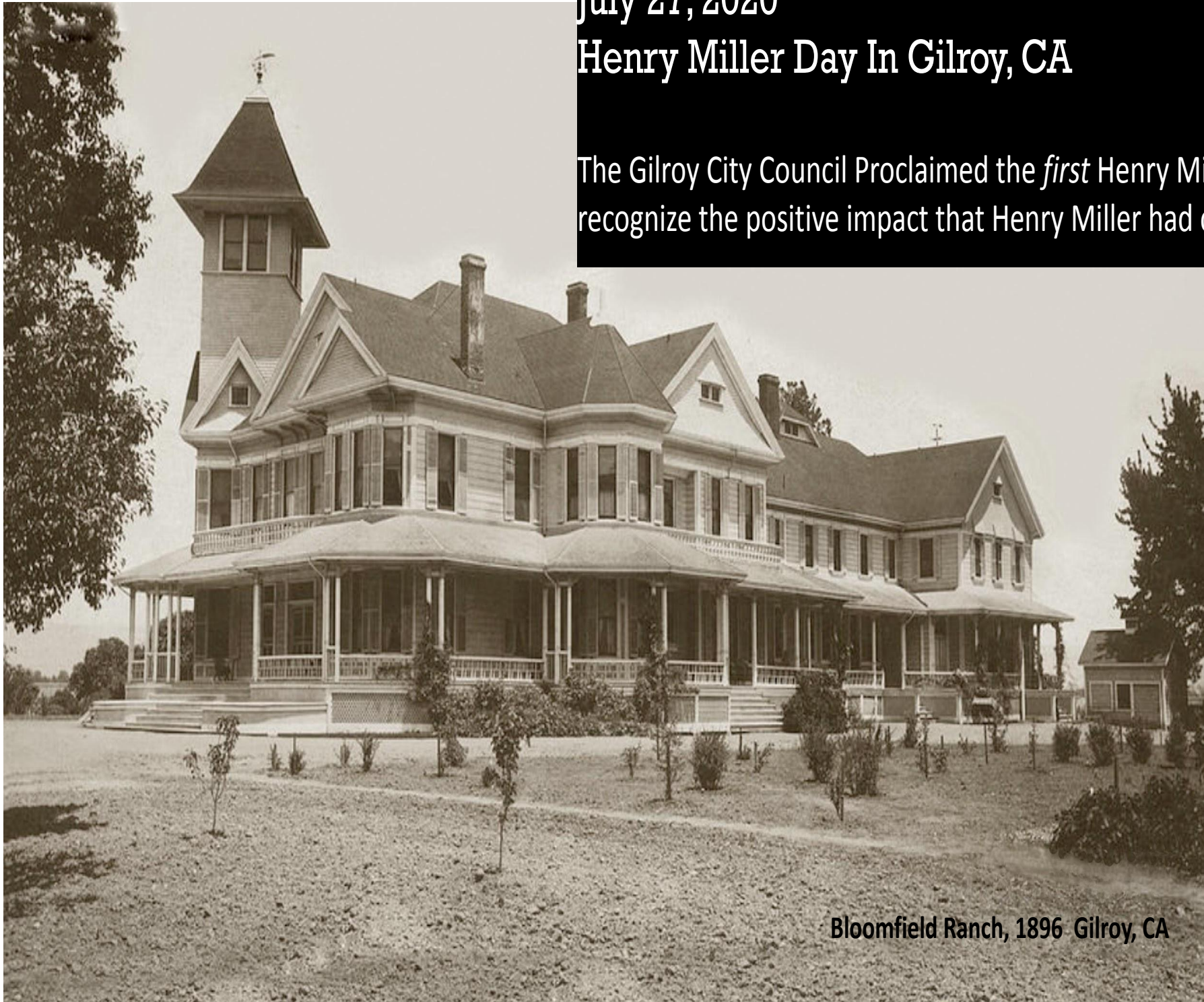
Henry Miller The Legacy He Left

- Henry Miller's legacy of giving still touches our community today. Before his death in 1916, he established a trust fund for Gilroy's poor. This fund is still found in Gilroy's balance sheet. After his death he willed 30 acres of land for a hospital along with \$300,000 to be used towards its construction. His influence was essential in bringing Southern Pacific Railroad to Gilroy which not only helped move his cattle to San Francisco, but opened up markets for Gilroy's farming and manufacturing industries.

July 27, 2020

Henry Miller Day In Gilroy, CA

The Gilroy City Council Proclaimed the *first* Henry Miller Day to recognize the positive impact that Henry Miller had on Gilroy.



Bloomfield Ranch, 1896 Gilroy, CA



About Us... Formed in 2014, The Miller Red Barn Association was founded to preserve and extend the life of a barn built in 1891 by Henry Miller.

National Historic Resource... The Miller Red Barn has been recognized as a Historic Resource since 2016 in the National Register of Historic Places, California Register of Historic Resources and designated a Local Historic Resource by the City of Gilroy.

Current Board Members and Consultants



**Gary
Walton**

**MRBA
President**



**John
Taft**

**MRBA
Treasurer**



**Nancy
Maciel**

**MRBA
Secretary**



**Board
Members**

**Nancy Maciel
Mary Lou
Mazzone
Bill Headley
Mike Monroe
Carlos Ceballos**



Consultants

**Chad Upham
Covive
Clinton Stockton
John Murray
Productions**

Funding for the Miller Red Barn

From All Sources

1. Collections from The Miller Red Barn Association Fundraising prior to 2019 from all events and small grants and donations. \$100,000

2. First County of Santa Clara Historical Heritage Grant awarded on 11/25/2019 of \$297,008

3. Mike Wasserman, County Board of Supervisor Grant awarded on 6/07/2020 of \$300,000

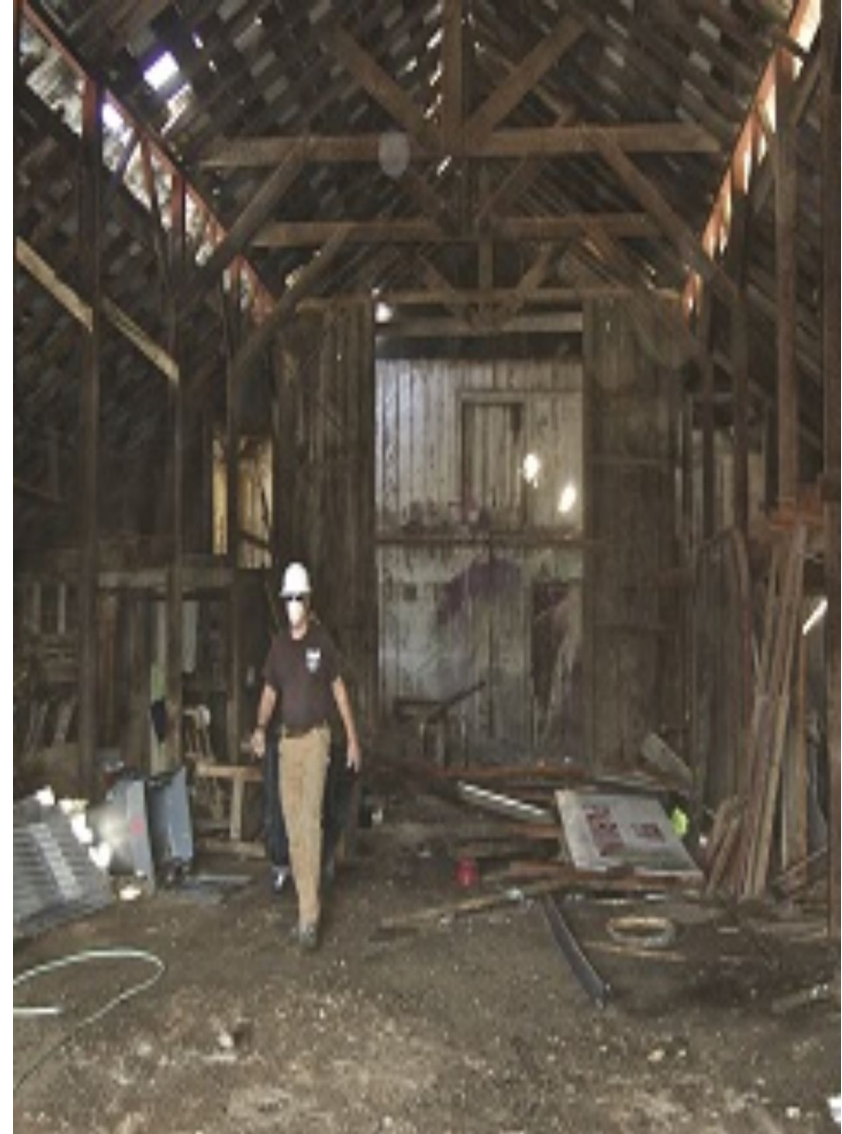
4. Second County of Santa Clara Historic Heritage Grant awarded on 07/13/2021 of \$333,635

Existing Condition of the Barn – First Steps

- Biohazard Clean up



- Years of neglect and abandonment



Next Up – A new roof

- Existing Condition of the roof



- Our New Roof



Barn Jacking

Lifting and leveling the barn



Adding New Support Beams



Installing A New Foundation

Forming New Reinforced Stem Walls



Pouring the New Foundation

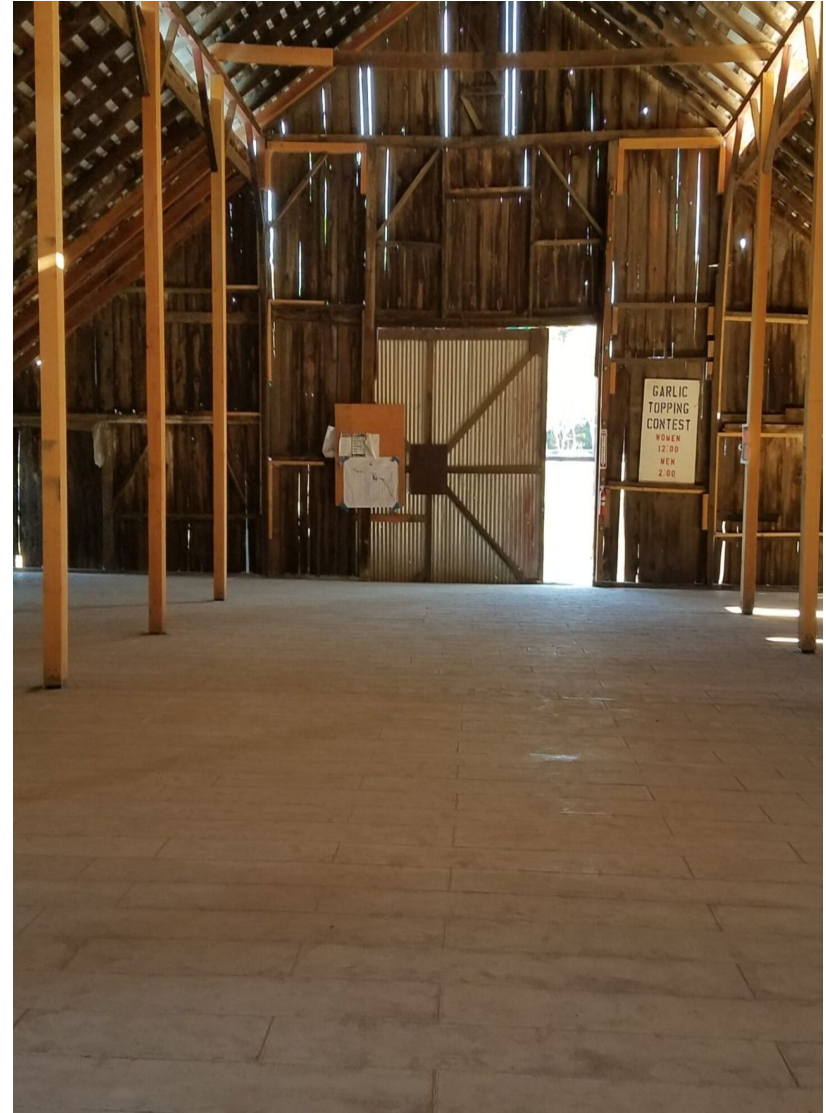


Installing the New Floor Slab

- Compacting Baserock



- Completed New Slab Floor



New Floor Framing and Redwood Siding

- North Side New Floor Joists



- New Redwood Siding



New Doors

New Barn Doors



New Walls and Structural Enhancements



Demolition Day

House Demolition



Trailer Demolition



Wrapping up the Exterior

Siding and Doors are Ready for Paint



First Coat of Primer



Finishing the Exterior

The Barn is Red Again



All Trimmed Out



Current Work in Progress

Electrical Distribution



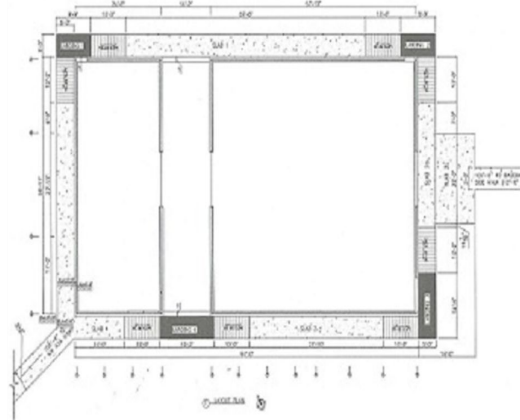
New Fir T&G Floor



Next Up

Concrete Foundation Drainage Apron and ADA Access

- The Project Soils Engineer recommends protecting the investment of the **newly installed** concrete foundation by installing a drainage system that will direct rainwater run-off away from the foundation to prevent it from being undermined. ADA access and new fencing was also installed.



Exterior Lighting



New Exterior Signage

- New Exterior Signage
- History of the Barn and its Restoration



- New Historical Plaques



Awards

Outstanding Building Restoration

Santa Clara County Preservation Alliance May
21, 2022



Historic Interpretive Signage

Interior

- Permanently Affixed History Displays
- To tell the history of Gilroy and South County, the Barn, and Henry Miller.
- Tell the story of the forgotten and under recognized groups who have contributed to Gilroy and South County culture.
- Become a destination for school children and their families to learn about agriculture and the area's history.
- As agritourism grows, the Miller Red Barn will be able to draw more visitors to South County. Educating people about the history of farming and the future of agriculture.

For More Information and How You Can Help



- Visit the Miller Red Barn Association Website at <http://themillerredbarn.org>
- Visit our page at The Miller Red Barn Association on Facebook.com
- Donate to our effort on our Website
- Become donor to our Prune Box End program and let others know about it.
- Become a volunteer for the Miller Red Barn Association
- Apply to become a member of the Miller Red Barn Association Board

Thank You



MILLER RED BARN INTERPRETIVE AGRICULTURAL HISTORY DISPLAYS

"If you don't know where you've come from,
you don't know where you're going."

- *Maya Angelou*

May 2024



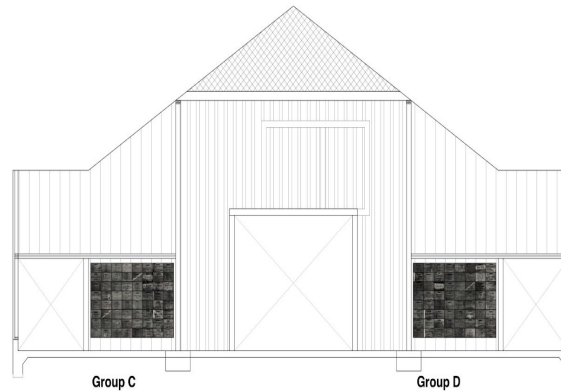
PRUNE BOX DISPLAY

LOCATION IN THE BARN

60 Year Collection Donated by Al Gagliardi to the Miller Red Barn



Elevation

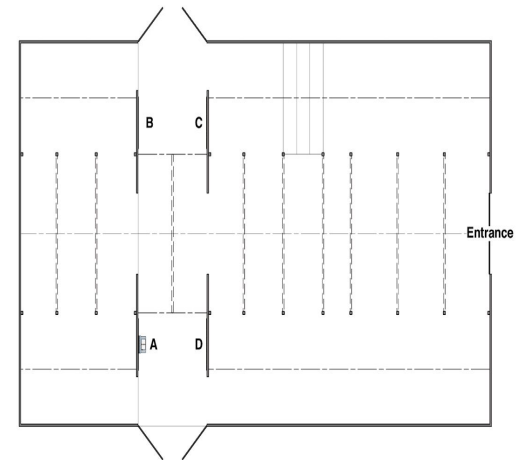


Elevation

Note: Fabricator to site verify all existing conditions prior to construction

Prune Box Ends Display

A collection of 246 historic prune box ends will be displayed in four groupings in the breezeway of the Miller Red Barn. Box ends are approximately 12.125" wide by 7.75" high, and will be mounted on a custom backing frame, spaced .5" apart, with built-in lighting.



Installation Location Plan

Group A will include an interpretive panel and soft vinyl flip book of approximately 40 pages with family stories and acknowledging donors.



View toward location for group A (ladder to be removed / relocated)



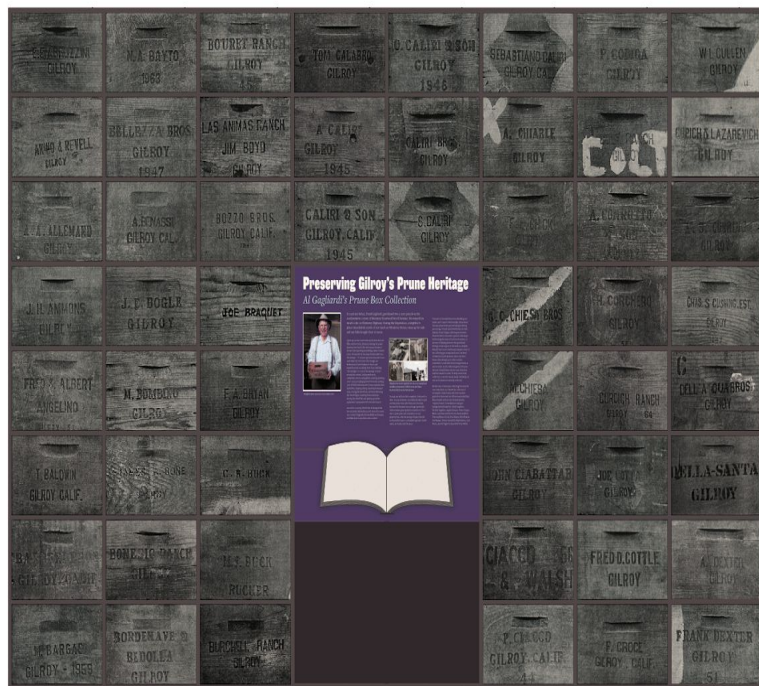
View toward east wing of breezeway for groups b and c



View toward location for group D



View toward location for group B



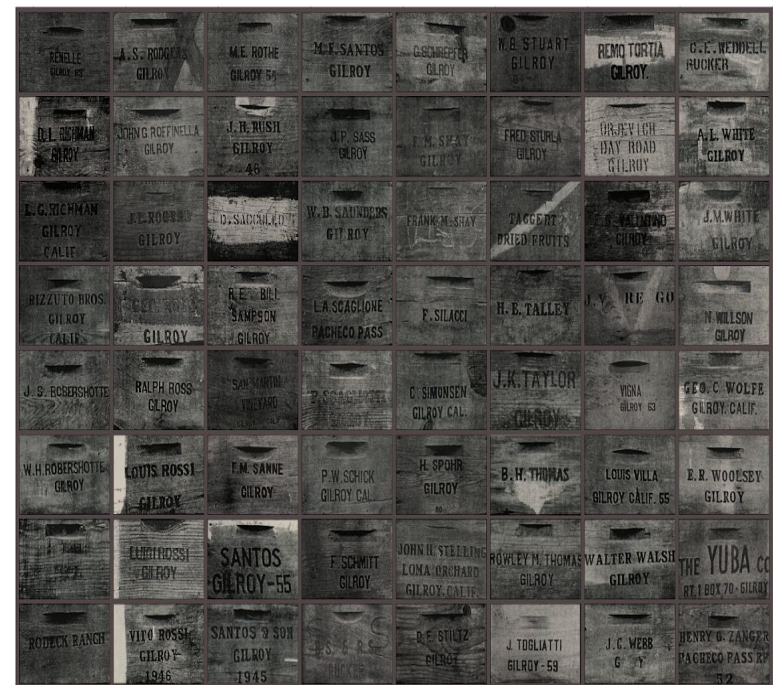
Group A) Abruzzini-Dexter (54) with integrated interp. kiosk w/flipbook



Group B) Dexter—Leonard (64)



Group C) Lester – Reeve (64)



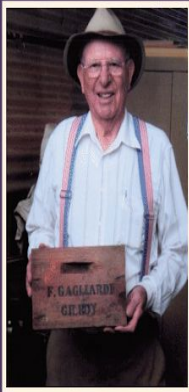
Group D) Renelle—Zanger (64)

Prune Box Display Interpretive Panel

An inset interpretive kiosk in the Group A display of box ends will provide an introduction to the collection of Al Gagliardi, incorporating text and images from the booklet. A reader rail will include a flip book up to 16 pages with brief histories of some of the families whose box ends are displayed.

Preserving Gilroy's Prune Heritage

Al Gagliardi's Prune Box Collection



Al Gagliardi with a prune box from his family's farm.

In 1926 my father, Frank Gagliardi, purchased two 5-acre parcels at the southwestern corner of Monterey Road and Farrell Avenue. He wanted his ranch to be on Monterey Highway. During the Depression, a neighbor's place immediately south of our ranch on Monterey Street, came up for sale and my folks bought their 10 acres.

I grew up on that ranch with my brothers Sal and Mike, and my sister, Eleanor, learning the prune business first-hand. Like other prune farmers, I learned about grafting and disking (when I nicked a tree, I'd rub dirt on it in hope Dad wouldn't see the damage — if a tractor got stuck because it was used when the soil wasn't dry enough, my brothers and I used timbers to free it and hopefully avoid a scolding from Dad), building "check ridges" to control the passage of water around the orchard, dealing with scale, caterpillars, borers and gophers, pruning, planting cover crops, propping up heavy branches, picking (one of Dad's rules was not to step on prunes that had fallen), dipping, drying, repairing boxes and trays, storing the dried fruit, and then flattening the check ridges, repairing boxes and trays, storing the dried fruit and putting up all the equipment in preparation for the next season.

As it did to so many, World War II disrupted life for our family. My brothers and I went off to serve our country. Tragically, Sal was killed in Germany, and Mike died in a postwar auto accident.

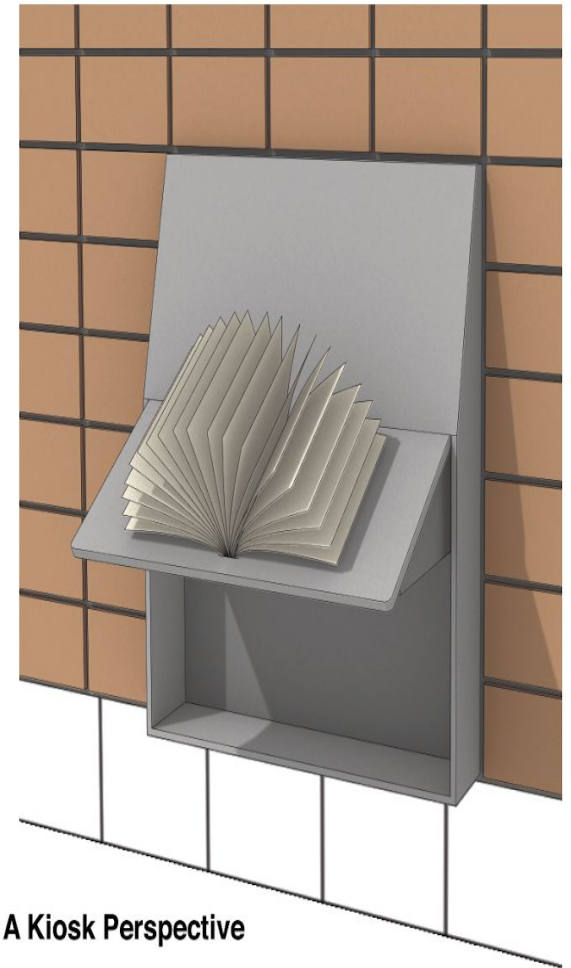


Clockwise from top left: Gagliardi Farm; Al on the morning board with Mike & Sal to his left in 1926; Al and his bride Betty Jamson.

In 1946, my military duty complete, I returned to farm. In 1947, however, our family decided to pull out the prune trees, after that year's harvest, because the business was no longer profitable. Other farmers gave up their orchards too. For a time, I grew grain and cucumbers on our property but, after becoming a Deputy Sheriff, we leased the land to a strawberry grower. In the 1960s, we finally sold the place.

One part of my experience was rebuilding our boxes, and I came to feel nostalgic about them. Because prune boxes got intermingled during processing, I found myself with boxes of other farmers. Soon I began collecting more boxes from the Gilroy area, with a goal of collecting a box bearing the name of each local rancher, as my way of helping preserve the agricultural heritage of our region. In my work as a Deputy Sheriff I had contact with many farmers, word of my collecting got around and soon I received invitations to pick up boxes. Since ranchers' boxes often wound up at other ranches, sometimes I could find several unique boxes at one location. As my collection grew, it became obvious I should keep only the end of the box with the rancher's name. To keep track of my collection, I carried a memo book. I still keep an eye out for boxes not already collected.

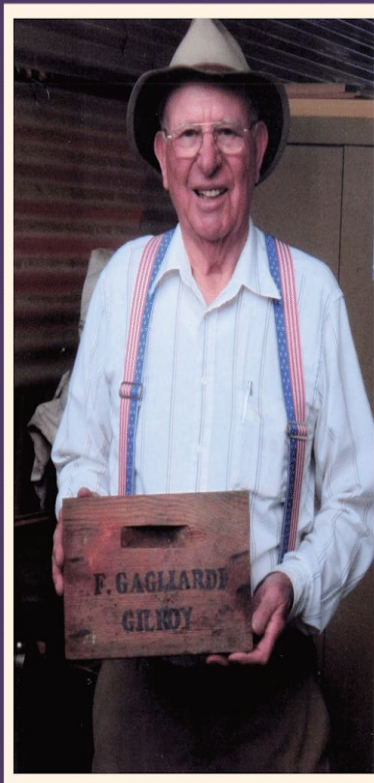
By this time, I have been collecting box ends for over sixty years, yet I know the collection is incomplete. Some boxes only have symbols printed on them and not all have been identified. Many thanks to those who helped identify "mystery boxes", loaned photos and gave background information: Alfred Angelino, Richard Angelino, Angelo Benassi, Primo Borgia, Mario, and Inez and Dan Florio, Sandy Gaffney, Tom and Bruna Gould, Don Mantao, Rick Masoni, Joe Rizzuto, Vernon Schofield, Ralph Santos, Jack Sturis, Arnold Togliotti, Russell & Terry Wolfe.



Group A Kiosk Perspective

Preserving Gilroy's Prune Heritage

Al Gagliardi's Prune Box Collection



Al Gagliardi with a prune box from his family's farm.

In 1926 my father, Frank Gagliardi, purchased two 5-acre parcels at the southwestern corner of Monterey Road and Farrell Avenue. He wanted his ranch to be on Monterey Highway. During the Depression, a neighbor's place immediately south of our ranch on Monterey Street, came up for sale and my folks bought their 10 acres.

I grew up on that ranch with my brothers Sal and Mike, and my sister, Eleanor, learning the prune business first-hand. Like other prune farmers, I learned about grafting and diskings (when I nicked a tree, I'd rub dirt on it in hope Dad wouldn't see the damage — if a tractor got stuck because it was used when the soil wasn't dry enough, my brothers and I used timbers to free it and hopefully avoid a scolding from Dad), building "check ridges" to control the passage of water around the orchard, dealing with scale, caterpillars, borers and gophers, pruning, planting cover crops, propping up heavy branches, picking (one of Dad's rules was not to step on prunes that had fallen), dipping, drying, repairing boxes and trays, storing the dried fruit, and then flattening the check ridges, repairing boxes and trays, storing the dried fruit and putting up all the



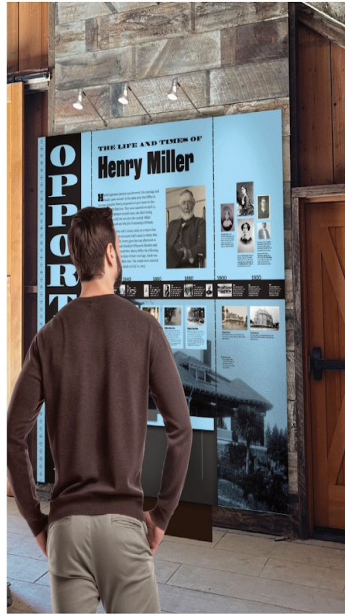
Clockwise from top left: Gagliardi Farm; Al on the running board with Mike & Sal to his left in 1926; Al on the John Deere; Al and his bride the former Betty Zamzow.

In 1946, my military duty complete, I returned to

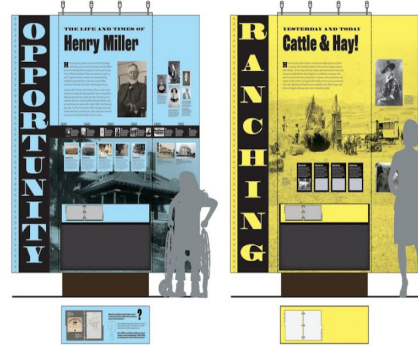
One part of my experience was rebuilding our boxes, and I came to feel nostalgic about them. Because prune boxes got intermingled during processing, I found myself with boxes of other farmers. Soon I began collecting more boxes from the Gilroy area, with a goal of collecting a box bearing the name of each local rancher, as my way of helping preserve the agricultural heritage of our region. In my work as a Deputy Sheriff I had contact with many farmers, word of my collecting got around and soon I received invitations to pick up boxes. Since ranchers' boxes often wound up at other ranches, sometimes I could find several unique boxes at one location. As my collection grew, it became obvious I should keep only the end of the box with the rancher's name. To keep track of my collection, I carried a memo book. I still keep an eye out for boxes not already collected.

By this time, I have been collecting box ends for over sixty years, yet I know the collection is incomplete. Some boxes only have symbols printed on them and not all have been identified.

GRAPHIC ARTISTS ORIGINAL DESIGN CONCEPT



LOCATION OF DISPLAY STATIONS

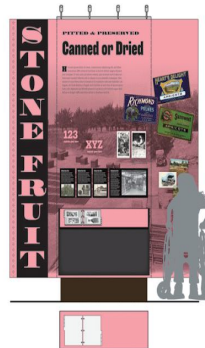


- 1) Opportunity:**
Life and Times of Henry Miller
- Early Life, Panama, Coming to CA
 - Butcher > Miller & Lux
 - Marriage and Family
 - Homes & Properties, Car
 - Personal Stories / Anecdotes

- 2) Ranching:**
Yesterday and Today, Hay!
- Map of Rancheros, Brands
 - Hay, Dairy (Portuguese)
 - Vaqueros / Cowboys: Ben Lewis, Andrew "Joe" Rodriguez, more
 - Cattle numbers over time
 - Rodeos / Bonanza Days / Horsemanship, 4H today
 - Ranching today



- 8) Resilience:**
Future of Farming and Food
- Water, Drought, Groundwater
 - Food deserts, food systems
 - Organic, Regenerative Ag.
 - Farmers Markets / Community Gardens
 - Open space and development

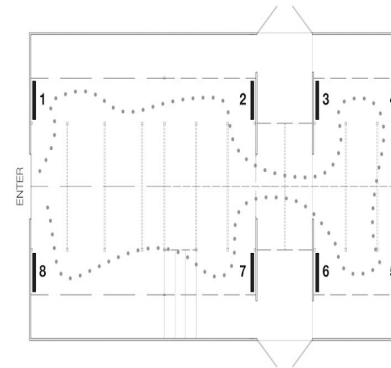


- 7) Stone Fruit:**
Picking, Processing, Preservation
- Filice and Perrelli Cannery
 - Processing and Preservation, Tools, methods, labor
 - Products over time
 - Sunsweet

Vision

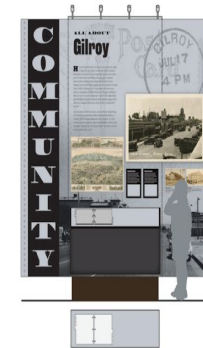
The vision of The Miller Red Barn Association is to restore the Miller Red Barn to serve as a symbol and repository of Gilroy's agricultural history as well as a living monument to the life and significant contributions made by Henry Miller to the City of Gilroy and to the State of California.

Themes and Topics for each of 8 stations

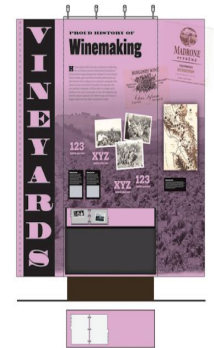


- 3) Santa Clara:**
People and Place
- Valley of Heart's Delight
 - Native People, Early Settlers, Missions
 - De Anza Trail
 - Historic County Map
 - Pleasant Valley / Gold Rush

- 4) Agriculture:**
Produce and Commerce
- People: Massey Thomas, Samuel Ousley, ethnic groups, etc
 - Tobacco Capital 1865-82, Factory
 - Crop production over time
 - Seed Production
 - Garlic: Production, Acres, Festival
 - Gilroy Foods, Exports, Logistics



- 6) Community:**
Gilroy Growth and Change
- History, Buildings, Downtown Map
 - Banking, Factories, Hotels, Schools
 - Population over time, Development
 - Railroad, Lumber
 - Hotsprings
 - Prominent Families, Mayors, People



- 5) Vineyards:**
Wine and Italian Influence
- Grape Production over time
 - 22 Commercial Wineries
 - CA Wine Association (book at museum)
 - Shipping grapes to NY

How do we make the Miller Red Barn exhibits distinct from other local museums and the Historic Paseo?

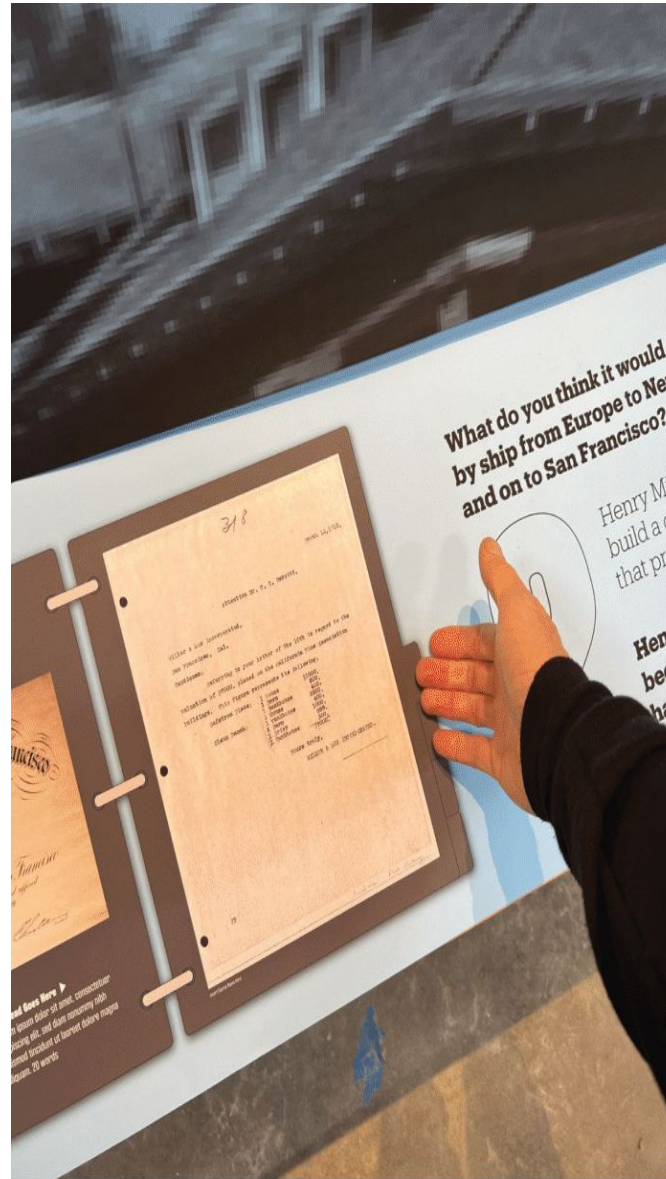
MOCKUP CABINET FULLY OPEN



MOCKUP IN ENCLOSED POSITION



PULL UP SHELF FOR MORE INFORMATION



DROP DOWN SHELVE



SHELVE IN THE FULLY CLOSED POSITION

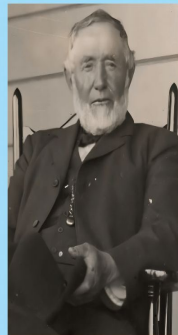


OPPORTUNITY

THE LIFE AND TIMES OF Henry Miller

Henry Miller was known as the "Cattle King." His prominence was due to his determination to create a fully integrated livestock company, encompassing breeding, feeding, slaughtering, meatpacking, and transportation from his empire of landholdings that stretched across the Western United States. Miller dominated the livestock business, controlling over one million acres of land in California, Nevada, and Oregon for pasturing vast herds of cattle and sheep.

Henry Miller arrived in San Francisco in 1850 as a German immigrant with a firm belief in his abilities. His work ethic and management skills propelled him to become one of the wealthiest citizens of California. Miller knew men, dirt, and livestock. He was in the right place at the right time and was able to take advantage of California's explosion of development after the Gold Rush. And Gilroy was his home base!



"Land in California is cheap now.
It will be valuable. Wise men buy
land; fools sell. I will keep it."

— Henry Miller



Copyright Henry Miller in 1850-1851
and Charles Lux in 1851-1852

Miller & Lux Company

Henry Miller and Charles Lux formed a partnership in 1851 to capitalize on each other's strengths. Both were immigrants to the United States and had backgrounds in the ranching trade. The Miller and Lux Company aggressively pursued innovations in livestock breeding, agriculture, land and water development, and corporate financial strategies. Lux acted as the financier, based in San Francisco and Los Angeles. Miller was the field man, managing acquisitions and personnel with his uncanny memory and attention to detail. Miller and Lux achieved a reputation as a dynamic firm symbolizing ambition, entrepreneurship, and perseverance and influenced the history of the American West.



Mr. Robert Douglas

Miller's son, Henry Miller, Jr., was born in 1851. He was a successful businessman and a prominent figure in the community. He was known for his leadership and his ability to manage large-scale operations. He was a member of the Board of Directors of the Miller and Lux Company.



Miller Park

Miller Park was a large, open area of land that was used for grazing cattle and sheep. It was a key part of the Miller and Lux Company's operations and was known for its high quality of land and its ability to support large herds of livestock.



Early Gilroy Postcard

This postcard shows the Miller House in Gilroy, California. The house was built in 1851 and was one of the earliest structures in the town. It was a two-story building with a gabled roof and a central chimney. The house was owned by Henry Miller and his family.



Miller House in

The Miller House in Gilroy was a two-story building with a gabled roof and a central chimney. It was built in 1851 and was one of the earliest structures in the town. The house was owned by Henry Miller and his family.



Water

Water was a key resource for the Miller and Lux Company. They had a large network of ditches and canals that allowed them to irrigate their land and grow crops. This was a major innovation at the time and helped them to become one of the wealthiest families in California.



A Legend to Gilroy

This legend explains the symbols used on the Miller and Lux Company's maps. It includes symbols for roads, rivers, and other geographical features. The legend was written in 1851 and was one of the earliest documents of its kind.



Early Gilroy Map

This map shows the early development of Gilroy, California. It includes the Miller and Lux Company's landholdings and the locations of their ranches and farms. The map was drawn in 1851 and was one of the earliest maps of the area.



Gilroy & the Crossroads

Gilroy was a key location for the Miller and Lux Company. It was a crossroads for trade and transportation and was a major center of commerce in the region. The company's headquarters were located in Gilroy and it was from here that they managed their vast empire.

Revised Book

Henry Miller's book, "The Miller and Lux Company," was revised in 1851. It was a comprehensive history of the company and its operations. The book was written in 1851 and was one of the earliest books of its kind.



What do you think it would be like to travel
by ship from Europe to New York, to Panama,
and on to San Francisco?

Henry Miller leveraged his skills as a trader to
build a cattle empire. What skills do you have
that present a business opportunity?

Henry Miller was living in California when it
became a state on September 9, 1850. What
has changed since then? What is the same?

RANCHING

YESTERDAY AND TODAY

Cattle & Hay!

Cattle ranching and hay production played a significant role in the early history of Santa Clara County. Spanish and Mexican ranchers began raising cattle in the region in the early 1800s. The California Gold Rush created a large demand for beef, making the cattle industry very profitable. Hay was used to feed cattle through the winter months when fresh grass was unavailable. By the 1880s, thousands of acres were dedicated to growing wheat and hay. Today, agriculture in Santa Clara County is focused more on high-value crops such as fruits, vegetables, and wine grapes.



Hay Rack
The hayrack is used to dry hay. The hay is cut and then placed in the rack to dry.

Dairy Farms

Alameda County's Dairy Industry was one of the most important in the state. The dairy industry was a major source of food for the state and provided a source of income for many families.



Pacheco Pass Cattle

Cattle and sheep from the Pacheco Pass area were used for meat and wool. The area was a major source of food for the state and provided a source of income for many families.



Grain Storage

Grain storage was an important part of the ranching industry. The grain was used to feed the cattle and sheep and was also sold to other farmers.



Water Management

Water management was an important part of the ranching industry. The water was used to feed the cattle and sheep and was also sold to other farmers.



Vaqueros

Joe Rodriguez (1817-1894) was a "boss" vaquero for Miller & Lux. The vaquero culture evolved from the Spanish colonial introduction of cattle and horses into the western United States. The designation of cowboys and buckaroos was based on the skill sets of vaqueros in horsemanship and handling livestock.

Brands

The brand is a symbol that was registered for legal protection. The brand was used to identify the cattle and sheep and was also sold to other farmers.



Brands were used to mark cattle and sheep. The brand was used to identify the cattle and sheep and was also sold to other farmers.



Why do you think ranching has been so successful in this part of California?



What are some of the skills that a rancher needs to have?

Brands were used to mark cattle and sheep. How do you think brands were used to mark cattle and sheep?



THE COMPLETED PANEL FOR CATTLE & HAY DISPLAY

SANTA CLARA

THE VALLEY OF Heart's Delight

Santa Clara County was referred to as the "Valley of Heart's Delight" in the early 1900s as a way to capture the essence of this beautiful and fertile region. The climate and soil were ideal for fruit production, and by the 1930s, Santa Clara County was the largest fruit-producing region in the world, with vast orchards of apricots, cherries, peaches, prunes, and other fruits. In addition to fruit trees, the valley was known for its beautiful landscape, mild weather, and proximity to the San Francisco Bay Area, making it a desirable place to live and visit.

The largest
near-continuous
orchard
the world has
ever seen.

Land Acknowledgment

The Miller Red Barn is located on land that was once the home of the Uniyihayma Ohlone. The village of Kuluulistik is now known as Gilroy. Our community recognizes the responsibility to serve as stewards of the landscape and to honor the First Peoples who once called this special place home.

"A beauty so new and dazzling,
unlike anything else in the world."

— Bayard Taylor, 1850s



Why do you think it was called the
Valley of Heart's Delight?

What can you learn from Chinese
culture and way of life?

What characteristics define the
Santa Clara Valley today?



THE COMPLETED PANEL FOR VALLEY OF HEART'S DELIGHT DISPLAY

AGRICULTURE

AN INDUSTRY GROWN

On Fertile Soil

Gilroy has witnessed a variety of demographic changes since the original displacement of the Native Ohlone population. All of the newcomers recognized the potential for economic advancement based upon the abundant resources of the landscape. Immigrants that flooded into California from all parts of the world after the Gold Rush overwhelmed the small Mexican Californios presence. Multiple ethnicities and heritages abounded. The Gilroy Valley became a cultural melting pot. Over time, the diversity of peoples and land opportunities have provided the foundation for our prosperity.



Early Milling

The first mill in Gilroy was built in 1850. It was a small, simple structure made of wood. The mill was used to grind wheat into flour. The mill was built by a man named John S. Miller. It was the first of many mills that were built in the area. The mill was used for many years and was a very important part of the community.



Cattle Raising

Cattle raising was one of the main industries in Gilroy. The area was known for its rich soil and water, which made it perfect for raising cattle. Many farmers in the area had large herds of cattle. The cattle were used for meat and milk. The industry was very important to the economy of the area.



John Miller

John Miller was a man who was very important to the community. He was a farmer and a businessman. He was known for his hard work and his dedication to the community. He was a very successful man and was respected by everyone in the area.



Farm Workers

Farm workers were an important part of the agricultural industry in Gilroy. They were responsible for planting, tending, and harvesting the crops. Many farm workers came from other parts of the country and the world. They worked hard and were very dedicated to their jobs. The industry was very important to the economy of the area.



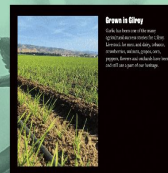
The Santa Clara Valley is
To those who hold it dear
A veritable paradise
Each season of the year.

One loves it best in April
When the fruit trees are in bloom
And a mass of snowy blossoms
Yields a subtle sweet perfume.

When orchard after orchard
Is spread before the eyes
When the whitest of white blossom
'Neath the bluest of blue skies.

No brush can paint the picture
No pen describe the sight
That one can find in April
In "The Valley of the Heart's Delight."

— Clara Louise Lawrence,
"The Valley of the Heart's Delight" (1930)



Grown in Gilroy

Gilroy is known for its wine and agriculture. The area is perfect for growing grapes and other crops. Many farmers in the area have been successful in growing high-quality products. The industry is very important to the economy of the area.

J. P. Bubb

R. C. STILLER

E. VAN DINE

45



Scan Me

How does a farmer decide what crops to grow to plant?

How does a farmer decide what crops to grow to plant?

How does a farmer decide what crops to grow to plant?

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How does a farmer decide what crops to grow to plant?

THE COMPLETED PANEL FOR ON FERTILE SOIL DISPLAY

VINEYARDS

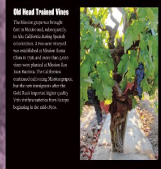
PROUD HISTORY OF Winemaking

Winemaking in Southern Santa Clara County has a rich history dating back to the 18th century, when Spanish missionaries introduced grape cultivation for sacramental wine. Vineyards thrived here due to the Mediterranean-like climate. In the mid-19th century, commercial wineries emerged, producing some of California's finest wines. The late 19th and 20th centuries saw a boom in wine production until Phylloxera, a crop damaging aphid, impacted our region, resulting in many vineyards transitioning to orchards and row crops. By the mid-20th century, urbanization and economic shifts further reduced the prominence and number of vineyards. Recently, a resurgence of vineyards and boutique winemaking in Gilroy and Morgan Hill has occurred that continues to reinvigorate the area's viticultural heritage.

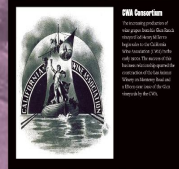


In the early 1950's, more vines were grown in the Santa Clara Valley than in any other region in California.

By December 1904, more than 2,000 tons of wine grapes were being harvested in the Gilroy area, mostly from newly planted vineyards in the Solis District.



Santa Clara County has two Agricultural Viticultural Districts – one for the valley vineyards and one for those located in the Santa Cruz Mountains.



Why do grapes – and the wine they produce – taste different based on where they are grown?

Why was prohibition passed as a constitutional law in the United States? Why was it repealed?

What are some ways that winemaking might be different for the local economy than other crops?

THE COMPLETED PANEL FOR WINEMAKING DISPLAY

COMMUNITY

ALL ABOUT Gilroy

During the early years of its formation in 1870, Gilroy was primarily an agricultural community, with farming and ranching as the primary economic activities. In the late 19th and early 20th centuries, Gilroy experienced significant growth following the arrival of the railroad. In the mid-20th century, another wave of growth and development ensued, fueled by the post World War II boom. Today, Gilroy offers a mix of suburban living and small-town charm, with a range of amenities, parks, and cultural attractions. Our proximity to employment centers in Silicon Valley makes it an attractive place to live for those working in the tech industry. While agriculture continues to be an important part of the community, the city is also home to a growing number of manufacturing, technology, and retail businesses.



Pages from the 1880 Gilroy Yearbook
This yearbook was published by the Gilroy Chamber of Commerce to celebrate the city's 10th anniversary. It features a variety of historical photographs and text, including a map of the city and a list of the city's residents.



Marlin Capital

Marlin Capital is a leading provider of capital for small businesses. They offer a variety of financing options, including term loans, lines of credit, and equipment financing. They also offer a variety of services, including business consulting and financial planning.



South Bay Silly Grow

South Bay Silly Grow is a leading provider of organic produce. They offer a variety of fresh fruits and vegetables, including tomatoes, cucumbers, and leafy greens. They also offer a variety of services, including delivery and pickup.



Early Southern Pacific Rail Station
This is a view of the early Southern Pacific Rail Station in Gilroy. The station was built in 1875 and was the first of its kind in the city.

A Pioneer Store
This is a view of a pioneer store in Gilroy. The store was built in 1875 and was the first of its kind in the city.



Scan Me
For More Info

If you were to have a place named after you, where would it be?

What do you like most about this town where you live?

What factors contribute to a strong sense of community?



THE COMPLETED PANEL FOR GILROY DISPLAY

STONE FRUIT

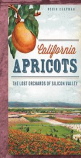
PITTED & PRESERVED

Canned or Dried

The Miller Red Barn is the only remaining structure on Henry Miller's Glen Farm that once included extensive pasture lands, vineyards, and fruit orchards. In 1888, the ranch had 135 acres dedicated to cultivating grapes, black and English walnuts, olives, plums, apples, apricots, cherries, peaches, and French prunes. Apples and pears are also known as pome fruits. Stone fruits with a single pit, such as peaches, are called drupes. Stone fruits were generally dried or canned for long-term storage and shipping. The grapes that once grew in the vineyards were processed locally into wine.

Girey was the
"The Home of the Prune"
in the early 1900s

Nearly
12,000 acres
of prunes were in production
during the 1920s



Stone fruits
of the state, from the Miller Red Barn to the Miller Red Barn, are the only ones that are not only the best but also the most delicious.

Irish Prunes

Irish prunes are a type of stone fruit that is native to Ireland. They are known for their sweet flavor and are often used in cooking and baking.



Assorted Stone Fruit

Assorted stone fruits include peaches, nectarines, and apricots. These fruits are known for their sweet flavor and are often used in cooking and baking.



Prune Juice

Prune juice is a beverage made from prunes. It is known for its laxative properties and is often used to relieve constipation.



Bartlett

Bartlett is a variety of pear that is known for its sweet flavor and is often used in cooking and baking.



Why was canned or dried food so essential 100 years ago?
If you worked in a processing facility, what types of jobs would you do?



Do you eat peaches, or cherries, or apricots, or prunes?
How can you find out where they were grown?

THE COMPLETED PANEL FOR CANNED OR DRIED DISPLAY

RESILIENCE

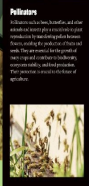
OUR FUTURE WITH

Farming & Food

To feed a growing world population, farming practices must adopt sustainable farming practices, increase crop yields, reduce food waste, and improve distribution channels. The success of farming will depend on embracing precision agriculture, utilizing artificial intelligence, science, biotechnology and adopting agroecological methods to enhance productivity. Investments in infrastructure, transportation, tracking, and storage systems will optimize supply chains, making them more robust and traceable. Growing more food locally would benefit Gilroy's economy, improve residents' health, improve the environment, while contributing to our local resiliency and self-sufficiency.



The Industry in Transition
The industry is in a state of transition, with many farmers and ranchers looking for ways to improve their operations. This includes adopting new technologies, such as precision agriculture, and finding ways to reduce costs and increase efficiency. The industry is also facing challenges from climate change, which is affecting crop yields and increasing the risk of drought and flooding.



Pollination
Pollination is a critical part of the food system, and it is essential to ensure that there are enough bees and other pollinators to do the job. This requires protecting the habitats of these animals and ensuring that they have access to the food and shelter they need to survive.



Water
Water is a vital resource for the food system, and it is essential to ensure that there is enough water to grow crops and raise livestock. This requires protecting the watersheds that provide the water and ensuring that it is used efficiently.



Food Systems
The food system is the way that food is produced, distributed, and consumed. It is essential to ensure that the food system is sustainable and that it provides access to healthy food for all people.



Food Waste
Food waste is a major problem in the food system, and it is essential to find ways to reduce it. This includes finding ways to use food scraps and reducing the amount of food that is thrown away.

The City of Gilroy has recognized future ag-tech opportunities and has targeted it as an economic strategy.

"Ag-tech users may have particularly good fit in Gilroy, based on the City's mid-point location between the Silicon Valley and Salinas. Although a location between these markets would seem to be an obvious advantage, this is a fast-changing landscape with many different manifestations 'on the ground.' As ag-tech is a diverse sector, specific types of opportunities most appropriate for and offering the most benefits to the City should be targeted."

— Excerpt from the City of Gilroy's 2019 Place-Based Economic Development Strategy



Scan Me
To Know More



Do you know anyone who works in agriculture or food processing?

Do you think that new technologies and innovations in farming will create jobs?

What topics related to food systems are you most interested in or passionate about?



THE COMPLETED PANEL FOR THE FUTURE OF FARMING DISPLAY



Community Development Department

7351 Rosanna Street, Gilroy, California 95020-6197
Telephone: (408) 846-0451 Fax: (408) 846-0429
<http://www.cityofgilroy.org>

TO: Planning Commission
FROM: Sharon Goei, Community Development Director
Ariana Fabian, Planning Technician
DATE: June 6, 2024
SUBJECT: Planning Division Staff Approvals

In conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46, the following table lists all Minor Deviation approvals and all Architectural and Site approval/denial actions taken by the Planning Division since the last report was provided to the Planning Commission at its May 2, 2024 meeting.ⁱ

APPROVED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
5/15/2024	AS 23-20	303 E.10 th Street	Dutch Bros new 950sf drive-through coffee shop.

DENIED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
None			

AS = Architectural and Site Review
VMD = Minor Deviation

The current status of other planning projects is available online at:
<https://www.cityofgilroy.org/298/Development-Activity-Projects>

ⁱ Submitted in conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46