

City of Gilroy

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For Immediate Release

Date: July 7, 2011

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City Holds Rancho Hills Development Neighborhood Briefing

A public informational meeting was held on Wednesday, July 6th at Christopher High School for residents in the vicinity of the proposed Rancho Hills development. The purpose of the meeting was to provide information to neighboring residents on the design, scope and potential impacts of the proposed development.

The project will be built on approximately 70.7 acres on the west side of Rancho Hills Drive. Proposed are 50 residential hillside lots ranging from 7,360 square feet to 20.1 acres and 21 single-family lots that range from 7,030 square feet to 13,460 square feet.

The applicant, Glen Loma Group, was awarded Residential Development Ordinance (RDO) allocations for the 71 lots by the Gilroy City Council in the 2001 competition. The proposed project conforms to the land use designation for the property on the General Plan map, and is generally consistent with the intent of the General Plan Document text and policies and various stages of the residential approval process have been completed during the past two decades.

City staff presented the history of the project and was on hand to answer questions from residents. The main concerns from residents were preservation of open space, impacts to local schools and traffic control. The meeting lasted approximately two hours with time following for residents to talk one-on-one with City staff. A project related chronology of the various steps in the development approval process was provided to the approximately 300 persons in attendance and is attached to this release. The city's website at http://www.cityofgilroy.org/cityofgilroy/city_hall/community_development/planning/default.aspx contains information related to the Rancho Hills development as well as presentation materials reviewed with attendees.

The project has submitted its final map to the City and the City Council will consider approval of the project's final map on July 18, 2011. State law, specifically Government Code Section 66474.1, does not permit a legislative body such as a city council to deny approval of a final map if the legislative body has previously approved a tentative map and finds that the final map is in conformance with that previously approved tentative map. Glen Loma Group received approval of its tentative map for the project in 2007.

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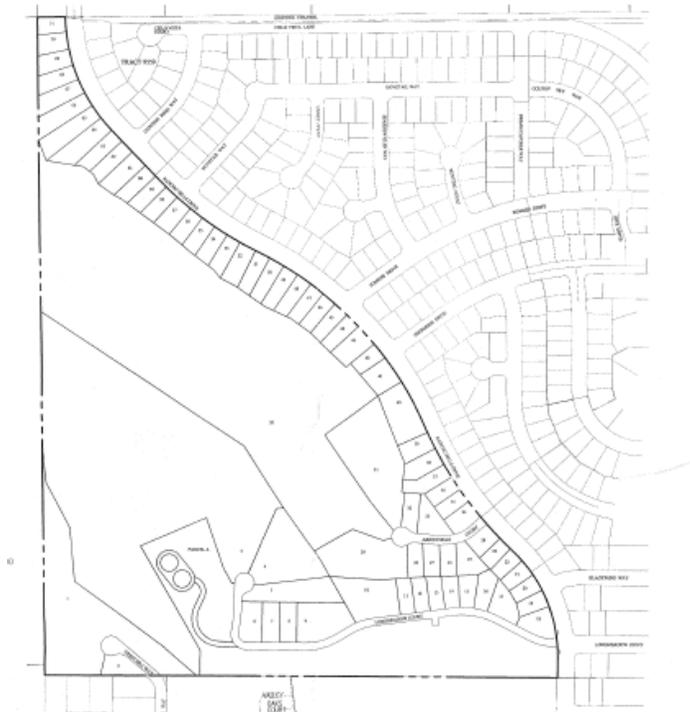
Pictures of the briefing are attached below.

RANCHO HILLS SUBDIVISION EDUCATIONAL BRIEFING SESSION

7:00 PM Wednesday July 6, 2011
Christopher High School Gymnasium
850 Day Road, Gilroy, CA 95020

AGENDA

1. Introduction
 - a. City Administrator Tom Haglund
2. Presentation of Project History and Current Process
 - a. Melissa Durkin, Planner II
 - b. Rick Smelser, Public Works Director
3. Questions on Process
4. Closing



Site Map

RANCHO HILLS SUBDIVISION APPROVAL CHRONOLOGY

- 1979: 1979-1999 the property is designated in the General Plan as a combination of hillside residential, low density residential, and park/public facility. Zoning during this time was RH (Residential Hillside), R1 (Single Family Residential), and PF (Park/Public Facility).
- 1982: City Council awards first Residential Development Ordinance (RDO) allocations for growth management of the property. Thereafter, the property consistently receives RDO allocations until the final RDOs are awarded in 2002 (2001 RDO competition).
- March 23, 1995: Valley Title Company submits Z 95-03 to place a Planned Unit Development (PUD) overlay on this property. The PUD would allow the on-site density transfer PF public facility areas and RH residential hillside homes to be transferred from the upper hillside to multi-family (attached homes) and higher-density single-family homes (4,000 sq. ft. lots) areas below the upper hillside in order to preserve the hillside from development.
- December 1, 1995: Valley Title Company submits A/S 95-34, which is a PUD architectural and site review of 247 homes and a land plan that proposes to transfer density from the RH and PF portions of the property to the R1 portions of the property. This would allow the preservation of the hillside area in exchange for development of attached homes on the south end of project site, west of Rancho Hills Drive (future—number of units unidentified); 4,000 square-foot lots north of Sunrise Drive, west of Santa Teresa Blvd (future—80+/- units proposed); and 4,000 square-foot lots on Arapaho Drive and Benbow Drive, west of Santa Teresa Blvd (19 lots—approved as part of TM 95-02). All other lots in the PUD would be single-family homes on 6,000+ square-foot lots. This was intended to preserve the upper hillside for posterity.
- April 22, 1996: City Council approves PUD architectural and site review A/S 95-34, which permits, but does not require, density transfer of approximately 48 units from RH and PF to R1 portions of the site.
- May 6, 1996: City Council adopts the rezoning (Z 95-03) from RH, R1 and PF to RH-R1-PF/PUD.
- Prior to the 1996 hearings the City receives several letters and hundreds of petition signatures opposing the density transfer because it would allow 4,000 square-foot lots and attached homes. In response to strong opposition the developer proposes not to pursue a density transfer. The city subsequently approves maps on this property without the density transfer.
- December 7, 2006: The Planning Commission recommends approval of TM 05-01 and the environmental document (negative declaration). [Reference: Resolution No. 2010-60, TM 05-01 & Resolution No. 2007-09]
- December 18, 2006: The City Council holds a public hearing to consider TM 05-01 and the environmental document (negative declaration). [Reference: Resolution No. 2010-60, TM 05-01 & Resolution No. 2007-09]
- January 22, 2007: City Council approves TM 05-01 for 21-Single Family Residential and 50-Hillside Residential Lots and adopts the Negative Declaration.
- October 4, 2010: City Council extends expired performance agreement for RDO units (Tentative Map has remained continuously valid since approval).
- City of Gilroy is in the process of reviewing the final map for conformance with the tentative map which is tentatively scheduled for approval at the July, 18, 2011 City Council Meeting.

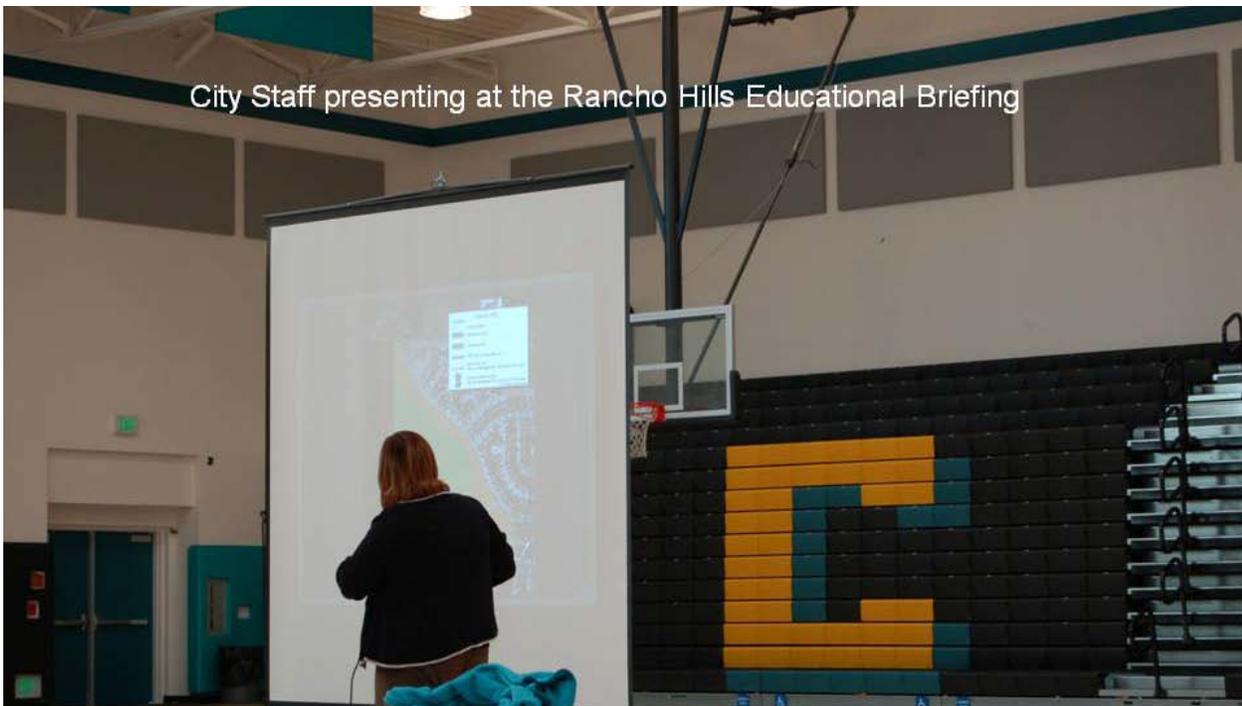


Residents arriving to the Rancho Hills Educational Briefing.





The line for a turn at the microphone.



City Staff presenting at the Rancho Hills Educational Briefing



Attendees at the Rancho Hills Educational Briefing



Residents asking questions and staff ready answer.