

**CITY OF GILROY
LEAVESLEY ROAD POLICY
1980**

Approved by City Council June 16, 1980

Statement of Intent:

This Policy is intended to be used as a guideline by City Staff, The Architectural and Site Committee and the Planning Commission in reviewing development proposals in the Leavesley Road area. Care and flexibility should be exercised in application of this policy to specific development proposals.

LEAVESLEY ROAD POLICY

Leavesley Road Policy Area

The Leavesley Road Policy area will include that portion of the Gilroy Planning Area bounded on the west by the Southern Pacific Railroad tracks, on the east by the boundaries of the Gilroy City limits, and extending 1000 feet to the north and south of Leavesley Road. The South Valley Freeway (U.S. 101) will mark the boundary between the West and East Leavesley Road Policy areas.

Welburn Avenue – Church Street Policy Area

The Welburn Avenue – Church Street addendum to the Leavesley Road Policy Area includes that portion of the Gilroy Planning Area bounded on the east by Monterey Street, the Miller Slough drainage channel on the west, and extending 1000 feet to the north and south of Welburn Avenue.

General Leavesley Road Policy

The City of Gilroy envisions the Leavesley Road area as being a balanced mixture of uses to include residential, commercial, industrial and to the east agriculture. The main emphasis for the area will be a blending of those uses in a harmonious way, and making Leavesley Road an attractive gateway to Gilroy.

For the West Leavesley Road area, in general, commercial uses will be encouraged on the southside and industrial uses on the north of Leavesley Road.

For the East Leavesley Road Area, commercial and industrial uses will be encouraged up to 900 feet east of San Ysidro Avenue-Leavesley Road intersection. No further residential, commercial or industrial development will be allowed more than 900 feet east of the intersection of San Ysidro Avenue and Leavesley Road. All land east of the commercial nodes and industrial area adjacent to the freeway shall be reserved for agricultural uses.

For the Welburn Avenue - Church Street area local commercial, general services, and commercial industrial uses should be designed to integrate with the neighboring residential uses. No further commercial development will be allowed, north of Pierce Street, along Church Street. West side of Monterey Street, between Pierce and Howson Streets, will remain as auto and visitor serving commercial uses. These uses require the higher visibility and traffic flow associated with major thoroughfares such as Monterey Street and Leavesley Road.

Public Right -of- Way Improvements Policy

The City of Gilroy recognizes the importance of Leavesley Road as a Gateway to the City. Therefore, the City will strive to improve and enhance the appearance of Leavesley Road through the following measures:

- A. Leavesley Road Beautification Project. Upon availability of funding, the City will initiate a Leavesley Road Beautification project which will include:
 - 1. Planting of street trees in the parkway.
 - 2. Center median strip landscaping, irrigation, and maintenance by the City.
 - 3. Community entrance sign.
- B. Street and Circulation improvements. The City will establish a priority, based on the availability of funding and development of Leavesley Road area, to promote smooth traffic flow and the elimination of road hazards as follows:
 - 1. Improvement of the Welburn Avenue – Leavesley Road – Monterey Street intersection. Pending State approval and cooperation by the Southern Pacific Railroad, the City will improve the intersection by reducing the radical changes in street grade and improve the drainage system.
 - 2. Forest Street extension. The City will require extension of Forest Street to serve future industrial development on the north side of Leavesley Road.
- C. Utilities. The City will encourage, and cooperate with, local utility companies in the undergrounding of existing utility lines. Additionally, all future utility lines will be required to be undergrounded in the Leavesley Road study area.

Commercial Development Policy

- A. West Leavesley Road Area and Welburn Avenue – Church Street Area.
 - 1. The West Leavesley Road design theme will be rural-oriented in character.
 - 2. Architecture and Materials.
 - a. Buildings shall be primarily small scale in mass, height and proportion.
 - b. Exterior construction materials shall consist of natural materials such as wood siding or shingles, brick, plaster, stone and tile.
 - c. Exterior colors shall be limited to subdued earth tones to avoid glaring or gaudy appearances.
 - d. Rooflines shall be gabled or hipped rather than mansard or flat.
 - e. Building and site design should incorporated passive solar heating and cooling systems to minimize energy requirements.

- f. Standardized franchise development will be encouraged to incorporate design features that are unique to the community and the site.
- g. Signs shall be low in profile, made of materials to match the building, and be in conformance with the City sign ordinance.

3. Landscaping and Site Design

- a. Extensive landscaping shall be provided and properly maintained to enhance building design and conform with the City Landscape Policy.
- b. Trees shall be provided to shade walkways and parking areas for climate modification.
- c. Mounding and dense landscaping will be encouraged to screen parking and service areas from streets.
- d. All existing on-site trees must be shown on preliminary plans and major trees should be preserved and enhanced by building and site design.
- e. Street trees shall be provided as required.
- f. Buildings shall be set back at least 30 feet from Leavesley Road, of which 10 feet shall be densely landscaped.
- g. Lighting shall be directed toward parking lots and away from streets and adjacent residences to reduce glare.
- h. Curbs, gutters and sidewalk along streets shall be required.
- i. Undergrounding of utility lines shall be required.

B. East Leavesley Road Area

- 1. Design theme - The East Leavesley Road design theme shall be contemporary in character.
- 2. Architecture and Materials
 - a. Buildings shall be primarily medium to large in scale. Breakup of building mass to provide variety and pleasing proportions shall be encouraged.
 - b. Exterior construction material shall consist of natural materials such as wood, brick, plaster, stone, or tile.

- c. Building and site design should incorporate passive solar heating and cooling systems to minimize energy requirements.
- d. Standardized franchise developments will be encouraged to incorporate design features that are unique to the community and the site.
- e. Signs should be low in profile, made of materials to match the building, and be in conformance with the City sign ordinance.

3. Landscape and Site Design

- a. Extensive landscaping shall be provided and properly maintained which will enhance building design and to conform with the City Landscape Policy.
- b. Trees shall be provided to shade walkways and parking lots for climate modification.
- c. Mounding and dense landscaping will be encouraged to screen parking and service areas from Leavesley Road and the South Valley Freeway.
- d. Curbs, gutters and sidewalks along streets shall be required.
- e. Undergrounding of utility lines shall be required.

Industrial Development Policy

- 1. Design Theme and Building Scale – The design theme of industrial areas shall be contemporary in character with building scale related to the requirements and function of use.
- 2. Architecture.
 - a. New industrial development shall harmonize with, and not detract from commercial development along Leavesley Road. Industrial development located in proximity to existing commercial or residential development shall be of the same approximate scale.
 - b. Building and site design should incorporate passive solar heating and cooling elements.
 - c. Signs should be low in profile, harmonize with building design and landscaping, and be in conformance to the City sign ordinance.

3. Landscaping and Site Design

- a. Extensive landscaping shall be provided and properly maintained to enhance building design and conform to the City Landscape Policy.
- b. Trees should be provided to shade parking areas for climate modifications.
- c. Mounding and dense landscaping will be encouraged to screen parking and service areas from streets and the South Valley Freeway.
- d. Heavy buffering is required where any new industrial development abuts commercial uses. An 8 foot minimum landscape buffer will be required.
- e. Loading facilities should be located in the rear rather than in the front of the building unless well screened from roadways by landscaping.
- f. Trash facilities will be required to be enclosed and integrated with building design.
- g. Permanent outdoor storage should be screened by landscaping or materials integral with the building design.
- h. Outdoor lighting should provide security but not illuminate adjacent structures.
- i. The undergrounding of utility lines shall be required.
- j. Bicycle storage facilities shall be provided to encourage the use of City bikeways.

Review Procedures

The Architectural and Site Approval Committee shall review all new site and architectural designs and sign proposals (signs over 75 square feet in area or higher than 30 feet). In reviewing these design proposals, the A/S Committee shall adhere to the general guidelines of this policy.