



# **REDEVELOPMENT AGENCY BOARD AMENDED AGENDA**

**MARCH 26, 2002**

LINDA J. LEZOTTE  
FORREST WILLIAMS  
CINDY CHAVEZ  
CHUCK REED  
NORA CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3  
DISTRICT 4  
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER  
GEORGE SHIRAKAWA, JR.  
DAVID CORTESE  
JOHN DIQUISTO  
PAT DANDO

DISTRICT 6  
DISTRICT 7  
DISTRICT 8  
DISTRICT 9  
DISTRICT10

**To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call 1 (408) 277-4424 or 1 (408) 998-5299 (TTY) at least two business days before the meeting.**

**On occasion, the Agency Board may consider agenda items out of order.**

- \* Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.  
Item 7.1 is to be considered in a joint Redevelopment Agency Board/City Council session.  
See Item 10 on the City Council Agenda for description of any City Council agenda items relating to the Redevelopment Agency.

## **1 CEREMONIAL ITEMS**

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## **2 CONSENT CALENDAR**

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**Notice to the public:** There will be no separate discussion of Consent Calendar items as they are considered to be routine by the Agency Board and will be adopted by one motion. If a member of the Agency Board, staff, or public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.

### **2.1 Report of the Rules Committee – February 27, 2002** **Vice Mayor Shirakawa, Jr., Chair**

- (a) Review March 12, 2002 Draft Agenda.
- (b) Add New Items to the March 5, 2002 Agenda; Meeting Canceled.

### **2.2 Report of the Rules Committee – March 6, 2002** **Vice Mayor Shirakawa, Jr., Chair**

- (a) Review March 19, 2002 Draft Agenda.
- (b) Add New Items to the March 12, 2002 Agenda.

### **\*2.3 Approval of a FIP grant agreement in an amount not to exceed \$146,122, for renovation of the facility located at 1465 West San Carlos Street, Lou's Village.**

**Recommendation:** Approval of a Facade Improvement Program (FIP) grant agreement with Timothy and Thomas Muller, owners of 1465 West San Carlos

Street, Lou's Village, in the amount of \$132,838, for renovation of the property, and establishment of a contingency in the amount of \$13,284, for a total grant amount not to exceed \$146,122. **(NEIGHBORHOOD BUSINESS DISTRICTS)**

- \*2.4 Approval of a FIP agreement in an amount not to exceed \$190,196, for renovation of the facility located at 1915 West San Carlos Street, Antique Colony.**

**Recommendation:** Approval of a Facade Improvement Program (FIP) Grant Agreement with Paul and Linda Dorsa, owners of 1915 West San Carlos, and Mike Kelly and Richard Trimble, tenants of Antique Colony, in the amount of \$172,906, for renovation of the building, and establishment of a contingency in the amount of \$17,290, for a total grant amount not to exceed \$190,196. **(NEIGHBORHOOD BUSINESS DISTRICTS)**

- \*2.5 Approval of a FIP agreement in an amount not to exceed \$127,843, for renovation of the facility located at 349 South Bascom Avenue, Time Deli.**

**Recommendation:** Approval of a Facade Improvement Program (FIP) Grant Agreement with Anthony Traina, owner of 349 South Bascom Avenue, and Bill and Berty Jusson, business owners, in the amount of \$116,221, for exterior improvements of the Time Deli building located at 349 South Bascom Avenue, and establishment of a contingency in the amount of \$11,622, for a total grant amount not to exceed \$127,843. **(NEIGHBORHOOD BUSINESS DISTRICTS)**

### **3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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*(Revitalize commercial and residential neighborhoods so they are livable, safe, diverse and economically sustainable.)*

### **4 HOUSING**

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*(Enhance the Quality and Supply of the City's Housing Stock)*

- 4.1 Approval of a Purchase Agreement in the amount of \$16,500,000, plus related closing costs, for the acquisition of parcels located on Bassett, West Julian, Terraine, Devine, and North San Pedro Streets, known as the Brandenburg Site, and related budget actions.**

**Recommendation:** Adoption of resolutions:

- (a) Approving a Purchase Agreement with Brandenburg, Staedler and Moore, Lee and Diane Brandenburg (as trustees), Eric Brandenburg (as trustee), Lee Brandenburg (as trustee) and The James W. Wayne Family Partnership (Wayne) in the amount of \$16,500,000, plus related closing costs of \$125,000 for a total amount of \$16,625,000, for the acquisition of 178 & 201 Bassett Street; 129, 149, 153, 160, 185, 188, 190 & 255 West Julian Street; 274, 276, 290, 331, 340 & 380 Terraine Street, and 181 Devine Street; 320, 328, 345, 353 North San Pedro; and authorizing the Executive Director to execute ancillary documents and take those actions necessary to close escrow; and,
- (b) Approving the new project budget of \$16,625,000 to the Adopted FY 2001-2002 Capital Budget Housing Acquisition Site, new project line in the Julian-Stockton Redevelopment Area and amending the FY x2001-2002 Agency appropriations resolution.  
CEQA: Resolution No. 68839 (**MERGED**)

**\*4.2 Approval of an amendment to the agreement with Paul, Hastings, Janofsky & Walker LLP, in the amount of \$145,000, for legal services in connection with the negotiation and documentation of the acquisition of the Brandenburg Properties, for a total contract amount not to exceed \$620,000.**

**Recommendation:**

- (a) Approval of the second amendment to the agreement with Paul, Hastings, Janofsky & Walker LLP, in the amount of \$145,000, for legal services in connection with the negotiation and documentation of the acquisition of the Brandenburg Properties located in the Julian-Stockton Redevelopment Project Area for a total contract amount not to exceed \$620,000; and,
- (b) Adoption of a resolution approving the addition of \$145,000, to the Adopted FY 2001-2202 Capital Budget Downtown Mixed Use project line in the Merged Project Area from the Capital Reserve, and amending the FY 2001-2002 Agency appropriation resolution.  
**(MERGED)** **[REPORT TO FOLLOW]**

## **5 PUBLIC FACILITIES AND SPACES**

*(Creation of public facilities and spaces that are useful, stable, inviting, delightful and instill pride in the community to foster the opportunity for other investments)*

**\*5.1 Approval of the Downtown Signage Program Master Plan and an agreement with Bohannon Eberts Design, LLC, to provide architectural and graphic**

**design services for the Greater Downtown Signage Program, in the amount of \$475,000.**

**Recommendations:**

- (a) Approval of the Downtown Signage Program Master Plan; and,
- (b) Approval of an agreement with Bohannon Eberts Design, LLC, to provide architectural and graphic design services for the Greater Downtown Signage Program, in an amount not to exceed \$475,000, and a term through June 30, 2003, and authorizing the Executive Director to extend the agreement one additional year at no additional cost.

CEQA: Resolution No. 68839 (MERGED)

**[DEFER TO APRIL 2, 2002]**

## **6 PRIVATE DEVELOPMENT**

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*(Capitalize on market opportunities and facilitate private development in the fastest possible time with the highest quality customer service)*

## **7 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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- \*7.1 Public Hearing and City Council and Agency Board actions related to the approval of Disposition and Development Agreements for historic houses at 394 and 450 North Fourth Street and making certain findings.**

**Recommendation:**

- (a) **Adoption of a resolution by the City Council approving the disposition of property located at 394 North Fourth Street to Spartan Shops, accepting the 33433 Summary Report, and making certain findings; and,**
- (b) Adoption of a resolution by the Agency Board approving the Disposition and Development Agreement (DDA) with Spartan Shops for the property located at 394 North Fourth Street, and authorizing the Executive Director to execute ancillary documents contemplated by the DDA and to close escrows and dispose of the property described in the DDA, subject to compliance with terms of the DDA.
- (c) Adoption of a resolution by the City Council approving the disposition of property located at 450 North Fourth Street to Melonee and Tranel

Hawkins and Warren Herndon, accepting the 33433 Summary Report, and making certain findings; and,

- (d) Adoption of a resolution by the Agency Board approving the Disposition and Development Agreement with Melonee and Tranel Hawkins and Warren Herndon for the property located at 450 North Fourth Street, and authorizing the Executive Director to execute ancillary documents contemplated by the DDA and to close escrows and dispose of the property described in the DDA, subject to compliance with terms of the DDA.

CEQA: Resolution No. 68905 (CIVIC PLAZA)

**[CONTINUE TO APRIL 2, 2002]**

- **Closed Session Report**
- **Open Forum—To be heard jointly with City Council  
Public Discussion**
- **Adjournment**