



# **REDEVELOPMENT AGENCY AMENDED AGENDA**

**MARCH 9, 2004**

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  
TERRY GREGORY  
DAVID D. CORTESE  
JUDY CHIRCO  
PAT DANDO - VICE CHAIR

DISTRICT 6  
DISTRICT 7  
DISTRICT 8  
DISTRICT 9  
DISTRICT 10

**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 Redevelopment Agency may consider agenda items out of order.**

- **Call to Order and Roll Call**

9:30 a.m. - Closed Session, Room 600, City Hall

See Separate Agenda

1:30 p.m. - Regular Session, Council Chambers, City Hall

- **Orders of the Day**

**Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.**

\* 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/City Council session.

See Item 10 on the City Council Agenda for description of any City Council agendized 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 and will be adopted by one motion. If a member of the Redevelopment Agency, staff, or public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.

### **2.1 Approval of Board Meeting Minutes:**

**Recommendation:** Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of December 2, 2003.
- (b) Regular meeting of December 9, 2003.
- (c) Regular meeting of December 16, 2003.
- (d) Regular meeting of January 13, 2004.
- (e) Regular meeting of January 27, 2004.

**2.2 Report of the Rules Committee – February 11, 2004.**

**Vice Mayor Dando, Chair**

- (a) Review February 24, 2004 Draft Agenda.
- (b) Add new items to the February 17, 2004 Agenda, Cancelled.

**2.3 Report of the Rules Committee – February 18, 2004.**

**Vice Mayor Dando, Chair**

- (a) Review March 2, 2004 Draft Agenda.
- (b) Add new items to the February 24, 2004 Agenda.

**2.4 Report of the Rules Committee – February 25, 2004.**

**Vice Mayor Dando, Chair**

- (a) Review March 9, 2004 Draft Agenda.
- (b) Add new items to the March 2, 2004 Agenda.

**2.5 Acceptance of Agency Financial Reports**

- (a) Monthly Financial Statements – January 2004
- (b) Capital Cost Report – January 2004
- (c) Cash Flow Projection - January 2004

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**3 NEIGHBORHOOD IMPROVEMENT STRATEGIES**

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**4 HOUSING**

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**5 PUBLIC FACILITIES AND SPACES**

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**6 PRIVATE DEVELOPMENT**

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**6.1 Approval of a Master Agreement with Overland, Pacific & Cutler, Inc., for real estate and relocation coordination services.**

**Recommendation:** Approval of a Master Agreement with Overland, Pacific & Cutler, Inc., reducing the scope of real estate and relocation coordination services from the prior agreement and setting a maximum compensation in an amount not to exceed \$75,000 for remaining services, with a term through June 30, 2005.  
[MERGED]

**6.2 Approval of a FIP Grant Agreement with Salvatore Campagna, Lena Campagna and Judith Lopina, for facade improvements of a shopping center located at 3687-3695 Union Avenue.**

**Recommendation:** Approval of a Facade Improvement Program (FIP) Grant Agreement, in the amount of \$206,800, including a contingency amount of \$18,800, with Salvatore Campagna, Lena Campagna and Judith Lopina, owners of a building located at 3687-3695 Union Avenue in the Union and Camden Neighborhood Business Cluster Redevelopment Project Area, for facade improvements to the building at that location. CEQA: Exempt, PP04-02-046 (UNION/CAMDEN NBC)

**6.3 Approval for an amendment to the Commercial Building Loan Agreement with Camera Pavilion Management Corporation, for rehabilitation of the theater located at 201 South Second Street.**

\* **Recommendation:** Adoption of a resolution:

- (a) Authorizing the Executive Director to negotiate and execute an amendment to the Commercial Building Loan Agreement with Camera Pavilion Management Corporation for rehabilitation of the theater located at 201 South Second Street, increasing the loan amount by \$750,000 to a total of \$3,250,000, and modifying the costs eligible for reimbursement under the loan; and,
- (b) Approving the addition of \$750,000 to the Camera 3 Expansion project line in the San Antonio Plaza Redevelopment Area and the reduction of \$750,000 from the House of Blues project line in the Pueblo Uno Redevelopment Area; and,
- (c) Amending the Agency's FY 2003-04 Appropriation resolution.  
CEQA: Resolution No. 68839; RCP02-06-008 [SAN ANTONIO PLAZA]

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**7 JOINT REDEVELOPMENT AGENCY/COUNCIL**

**7.1 Approval of an agreement with Hexagon Transportation Consultants.**  
(Getting Families Back to Work directive)

**Recommendation:** Approval of an agreement with Hexagon Transportation Consultants, in the amount of \$200,000, for consultant services associated with a traffic study for proposed high-density land use development scenarios on the North First Street Corridor in the Rincon de Los Esteros Redevelopment Project Area. **[RINCON DE LOS ESTEROS]** (Deferred 2/24/04, Item 7.1)

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