



# **REDEVELOPMENT AGENCY AMENDED AGENDA**

**AUGUST 10, 2004**

LINDA J. LE ZOTTE  
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.

Items 7.1 and 7.2 are to be considered in a joint Redevelopment Agency/City Council session.

- \* Recommend deferral of Item 7.2, high-rise residential incentive program, to August 17, 2004.

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 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 June 22, 2004
- (b) Regular meeting of June 29, 2004

## **2.2 Report of the Rules Committee – June 23, 2004.**

**Vice Mayor Dando, Chair**

- (a) Review July 6, 2004 Draft Agenda, Cancelled.
- (b) Addition of new items to the June 29, 2004 Agenda.
- (c) Staff Reports Outstanding for the June 29, 2004 Agenda.

## **2.3 Acceptance of Agency Financial Reports**

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

# **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 an agreement with Isis Properties for the rehabilitation of the buildings located at 35-49 East Santa Clara Street.**

**Recommendation:** Approval of an Owner Participation and Loan Agreement with Isis Properties, LLC, in the amount of \$2,900,000 (\$1,550,000 HUD funds / \$1,350,000 Agency funds), for the rehabilitation of the buildings located at 35-49 East Santa Clara Street, also known as the Dr. Eu Building. CEQA: Resolution No. 71039.1; RCP03-002 [CENTURY CENTER]

**6.2 Approval of an ENA with Mesa SoFA Partners, LLC, for a 120-day term, for the proposed sale of the Dimensions Site located at 351-369 South First Street/360-396 South Market Street.**

**Recommendation:** Approval of an Exclusive Negotiations Agreement (ENA) with Mesa SoFA Partners, LLC, for a 120-day term with an option to extend for an additional 90-day period for the proposed sale of the Dimensions Site located at 351-369 South First Street/360-396 South Market Street, for development as a mixed-use high rise residential and retail complex. CEQA: Exempt, PP04-05-158 [MARKET GATEWAY] (Deferred 6/29/04, Item 6.2)

**RECOMMEND DEFERRAL**

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

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**7.1 Approval of an amendment to the DDA with Regis Homes of Northern California, for the development of residential units at 320 North First Street and acceptance of the revised 33433 Summary Report and Re-Use Appraisal.**

**Recommendation:** Adoption of resolutions:

(a) By the City Council and Agency Board accepting the summary of costs and findings of the enclosed Amended Summary 33433 Report, pursuant to the California Health and Safety Code Section 33433, for the planned 38 to 42 unit for-sale residential project, and that the consideration for the site is not less than the fair reuse value; and,

(b) By the Agency Board approving the First Amendment to the Disposition and Development Agreement and authorizing the Executive Director to execute ancillary documents as contemplated by the First Amendment to the DDA, and to negotiate and execute additional amendments to this amended DDA substantially in conformance with the intent of the First Amendment to the DDA as reasonably necessary to comply with lender restrictions.

CEQA: Resolution No. 68839, PDC02-077 [SNI: 13th Street]

(Continued from 6/8/04, 6/29/04, Item 7.3) [DROP]

**7.2 Approval of a high-rise residential incentive program for the Downtown Core.**

\* **Recommendation:** Adoption of resolutions by the City Council and Agency Board approving a high-rise residential incentive program for the Downtown Core City's Inclusionary Housing Policy temporary high-rise residential incentive program for the Downtown Core exempting from the City's Inclusionary Housing

Policy eligible projects that meet specific timing/location/size criteria. CEQA:  
Resolution No's 64273, 68839, PP04-07-224. **[MERGED]**  
**[DEFER TO 8/17/04]**

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