

# **REDEVELOPMENT AGENCY AMENDED AGENDA**

**JANUARY 11, 2005**

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  
NANCY PYLE

DISTRICT 6  
DISTRICT 7  
DISTRICT 8  
DISTRICT 9  
DISTRICT 10

Welcome to the San Jose Redevelopment Agency's Board meeting. Our Board is composed of the ten City Council Members and the Mayor, who serve as our Boardmembers and Chairperson.

Attached is the Redevelopment Agency's agenda for this meeting. The Agenda contains both a Consent Calendar section for routine business items requiring Redevelopment Agency approval, as well as general business items arranged corresponding to the Agency's Critical Service Areas. The Critical Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the Agency provides to the community and to the City. The four Critical Service Areas are:

- ***Promote and Implement Neighborhood Improvement Strategies*** — Through collaboration, revitalize commercial and residential neighborhoods so they are livable, safe, diverse and economically sustainable.
- ***Enhance the Quality and Supply of the City's Housing Stock*** — Enhance the Quality and Supply of the City's Housing Stock
- ***Initiate and Facilitate Public Facilities and Spaces*** — To guide the creation of a fabric of public facilities and spaces that is useful, stable, inviting, delightful and instills pride in the community to foster the opportunity for other investments
- ***Initiate and Facilitate Private Development*** — Capitalize on market opportunities and facilitate private development in the fastest possible time with the highest quality customer service

You may provide input on agenda items by filling out a BLUE Speaker's Card and submitting it to the Agency's Clerk seated at the front table. If you wish to address the Redevelopment Agency about an issue that is not on the agenda, you may speak during the "Open Forum" during the City Council's meeting. The Council/Agency is unable to take action on issues presented during "Open Forum." If you wish to speak to the Agency, some tips to help you are noted below:

- **Submit a speaker's card before the meeting and before the item is heard.** This will ensure that your name is called for the item(s) you wish to address, and ensure the meeting runs smoothly for all participants.
- When the Board reaches your item on the agenda, the Chairperson will open the public hearing and call your name. Please address the Agency from the large podium located to the left of the Clerk's table.
- Each speaker generally has two minutes to speak per item. The amount of time allotted to speakers may vary at the Chairperson's discretion however, depending on the number of speakers and length of agenda.
- There are three lights to assist you with tracking your speaking time. They are located to the far right of the podium. The green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and, the red light comes on when your speaking time is up.

If you have any questions, please direct them to Agency staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings. The Redevelopment Agency meets on Tuesdays, following the City Council's meeting at 1:30 p.m.

Meeting agendas are posted outside City Hall and the agendas and Agency Board Staff Reports may be viewed on the Internet at <http://www.sjredevelopment.org/agendas.htm>. 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 2.5 is to be moved and renumbered as 8.3 for consideration during the Joint City Council/Redevelopment Agency portion of the meeting.

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 CONSENT CALENDAR**

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

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

- (a) Regular meeting of November 16, 2004
- (b) Regular meeting of November 30, 2004

### **2.2 Report of the Rules Committee – December 1, 2004.**

- (a) Review December 14, 2004 Draft Agenda.
- (b) Addition of new items to the December 7, 2004 Agenda.

### **2.3 Report of the Rules Committee – December 8, 2004.**

- (a) Review December 21, 2004 Draft Agenda: Dropped for holiday closure.
- (b) Addition of new items to the December 14, 2004 Agenda.

### **2.4 Report of the Rules Committee – December 15, 2004.**

- (a) Review January 11, 2005 Draft Agenda.
- (b) Addition of new items to the December 21, 2004 Agenda: Dropped for holiday closure.

### **2.5 Award of a contract to Bianchi Construction Inc., the low bidder, for construction of the Tully Road Soundwall Extension Project.**

#### **Recommendations:**

- (a) Adoption of a resolution by the City Council making determinations consistent with the Health and Safety Code Section 33445; and,
- (b) Adoption of a resolution by the Agency Board awarding a construction contract to Bianchi Construction Inc., the low bidder, for the Tully Road Soundwall Extension Project, for a total contract amount of \$88,272.56, and authorizing a construction contingency in the amount of \$8,828.

CEQA: Exempt, PP04-298 [SNI]

\* **(Moved and renumbered as Item 8.3)**

## 2 CONSENT CALENDAR

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### 2.6 **Approval of the acquisition of portions of property located at 990 South King Road and 1703 Story Road, for a proposed streetscape.**

**Recommendation:** Approval of a Purchase and Sale Agreement with The Hoady Family LLC, a California Limited Liability Company, in the amount of \$110,330 plus related closing costs, for the acquisition of a portion of 990 South King Road (APN: 481-38-019) and 1703 Story Road (APN: 481-38-008), for a proposed streetscape for the Story Road Redevelopment Project Area. CEQA: Mitigated ND [**STORY ROAD**]

## 3 GENERAL

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### 3.1 **Acceptance of Agency Financial Reports**

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

## 4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

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## 5 HOUSING

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## 6 PUBLIC FACILITIES AND SPACES

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### 6.1 **Approval of the acquisition of property at 1101 South King Road, for development of the southwest corner of Story and King Roads.**

**Recommendation:** Approval of a Purchase and Sale Agreement with Albert and Lily Toy, in the amount of \$2,203,470 plus related closing costs, for the acquisition of 1101 South King Road (APN: 486-10-068 ), for development of the southwest corner of Story and King Roads. CEQA: Mitigated ND [**STORY ROAD**]

## 7 PRIVATE DEVELOPMENT

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## 8 JOINT REDEVELOPMENT AGENCY/COUNCIL

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### 8.1 **Approval of an amendment to the City of San Jose Policy on Implementation of the Inclusionary Housing Requirement.**

**Recommendation:** Adoption of resolutions by the City Council and Agency Board clarifying that the City's Policy on Inclusionary Housing requires that the payment of the in-lieu fee on for-sale Small Housing Projects be based on twenty percent of the project's total units. [MERGED]

### 8.2 **City Council and Redevelopment Agency actions for the award of a contract to Watkin & Bortolussi, the low bidder, for the Winchester Boulevard Tree Planting Project.**

**Recommendations:**

- (a) Adoption of a resolution by the City Council making certain determinations required by Redevelopment Law, Health and Safety Code Section 33445, for Agency funding of streetscape work in the Winchester Strong Neighborhoods Initiative Redevelopment Area.
- (b) Adoption of a resolution by the Redevelopment Agency Board awarding a contract to Watkin & Bortolussi, the low bidder, in the amount of \$181,570 and establishing a contingency in the amount of \$18,157 for the Winchester Boulevard Tree Planting Project.

CEQA: Exempt; PP03-03-079 [SNI: Winchester]

### \*8.3 **Award of a contract to Bianchi Construction Inc., the low bidder, for construction of the Tully Road Soundwall Extension Project.**

**Recommendations:**

- (a) Adoption of a resolution by the City Council making determinations consistent with the Health and Safety Code Section 33445; and,

## **8 JOINT REDEVELOPMENT AGENCY/COUNCIL**

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- 8.3** (b) Adoption of a resolution by the Agency Board awarding a construction contract to Bianchi Construction Inc., the low bidder, for the Tully Road Soundwall Extension Project, for a total contract amount of \$88,272.56, and authorizing a construction contingency in the amount of \$8,828.  
CEQA: Exempt, PP04-298 [SNI]  
**(Moved and renumbered from Item 2.5)**

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