

# **REDEVELOPMENT AGENCY AMENDED AGENDA**

**MARCH 14, 2006**

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  
MADISON P. NGUYEN  
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.

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."

The Agenda following this page contains 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 City Clerk or Agency's Clerk during the meeting. 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 items 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 speaker's podium.
- 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.

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 (408) 535-1260 or (408) 294-9337 (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, City Hall Tower, 18<sup>th</sup> Floor, 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.

See Item 9 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 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 15, 2006.**

- (a) Review February 28, 2005 Draft Agenda.
- (b) Addition of new items to the February 21, 2006 Agenda.
- (b) Staff Reports outstanding for February 21, 2006: as of February 15, 2006.

### **2.2 Report of the Rules Committee – February 22, 2006.**

- (a) Review March 7, 2005 Draft Agenda: Meeting Cancelled.
- (b) Addition of new items to the February 28, 2006 Agenda.
- (b) Staff Reports outstanding for February 28, 2006: as of February 22, 2006.

### 3. GENERAL

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#### 3.1 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – January 2006
- (b) Capital Cost Report - January 2006
- (c) Cash Flow Projection - January 2006

### 4. NEIGHBORHOOD IMPROVEMENT STRATEGIES

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### 5. HOUSING

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### 6. PUBLIC FACILITIES AND SPACES

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### 7. PRIVATE DEVELOPMENT

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#### 7.1 Approval of an Owner Participation Agreement for 1609 McKee Road.

**Recommendation:** Approval of an Owner Participation Agreement with Daniel and Vina Yet, in the amount of \$710,000, for exterior improvements at the property located at 1609 McKee Road, also known as the Anne Darling Shopping Center. CEQA: Exempt; File No. PP05-273 (Deferred 1/24/06, Item 7.2) [**FIVE WOUNDS/BROOKWOOD TERRACE**]

#### 7.2 Approval of contingency increase to the agreement with HSR, Inc.

\* **Recommendation:** Adoption of a resolution increasing the contingency for the agreement with HSR, Inc., by \$19,972 for a total contingency amount of \$28,592, for additional work connected with the removal and disposal of petroleum hydrocarbon contaminated soil at the 1101 South King Road and 1696 Story Road Building Demolition Project at the southwest corner of Story and King Roads, for a total construction budget of \$114,798. CEQA: Mitigated Negative Declaration, File No. PP02-017 [**STORY ROAD**]

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

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*See item 9.1 on the City Council's Agenda, relating to "Acquisition of Properties for the Alma Community Center", which will be heard and action taken only during the Council meeting that begins at 1:30 p.m. today*

### **CONVENE CITY COUNCIL TO CONSIDER ITEMS 8.1 – 8.2 IN A JOINT SESSION**

#### **8.1 Approval of an exception to the City street light policy.**

**Recommendation:** Adoption of a resolution by the City Council approving an exception to the City street light policy to allow the use of high pressure sodium lighting for the Burbank/Del Monte Streetscape Project, which includes pedestrian scale lighting. CEQA: Negative Declaration, File No. PP05-296 [SNI: BURBANK/DEL MONTE] (Deferred 2/28/06, Item 8.1)

#### **8.2 Authorization to submit a grant application to EDA.**

- \* **Recommendation:** Adoption of a resolution by the Redevelopment Agency Board authorizing submission of a grant application to the Economic Development Administration (EDA) of the U.S. Department of Commerce for a grant, in the amount of \$200,000, for the planning and development phase of the proposed Electronic Transportation Development Center and approving a local match in an amount of \$200,000, of which the Agency contribution is a total of \$90,000.

### **ADJOURN CITY COUNCIL PORTION OF THE MEETING**

- Closed Session Report
- Open Forum - To be heard jointly during City Council's Public Discussion.
- Adjournment