

REDEVELOPMENT AGENCY AMENDED AGENDA

OCTOBER 23, 2007

PETE CONSTANT
FORREST WILLIAMS
SAM LICCARDO
KANSEN CHU
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

CHUCK REED – CHAIR

PIERLUIGI OLIVERIO
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 at the City Hall Wing and the agendas and Agency Board staff reports may be viewed on the Internet at <http://www.sjredevelopment.org/agendas.htm>. Board meetings are televised live and rebroadcast on Channel 26.

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call (408) 535-8500 or (408) 294-9337 (TTY) at least three business days before the meeting.

On occasion the Redevelopment Agency may consider agenda items out of order.

- **Call to Order and Roll Call**
9:00 a.m. - Closed Session, Call to Order in Council Chambers
Adjourn to Closed Session in Council Chambers Conference Room W133
See Separate Agenda
1:30 p.m. - Regular Session, Council Chambers, City Hall
- **Open Forum - To be heard jointly during City Council's Public Discussion.**
- **Closed Session Report**
- **Orders of the Day**
- * Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.
Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.
See Item 9 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency.

1 CEREMONIAL ITEMS

2 CONSENT CALENDAR

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. CONSENT CALENDAR

2.1 Report of the Rules and Open Government Committee – October 3, 2007.

Chair Reed, Chairperson

- (a) Review October 9, 2007, Agenda: Meeting Cancelled
- (b) Review October 16, 2007 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

2.2 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of September 11, 2007
- (b) Regular meeting of September 25, 2007

2.3 Approval of an amendment to the agreement with EarthTech, Inc., for work at 105 South Montgomery Street.

Recommendation: Approval of the second amendment to the agreement with EarthTech, Inc., in the amount \$27,160 for a total contract amount of \$132,160, for the preparation of engineering plans and specifications for a proposed parking lot at the former Stephen's Meats site at 105 South Montgomery Street, and extending the term of the agreement by six months to June 28, 2008. CEQA: Addendum to the Final Environmental Impact Report on the Baseball Stadium in the Diridon/Arena Area, February 28, 2007, Resolution No. 07-009; File No. H07-029. [MERGED]

2.4 Approval of an amendment to the agreement with Fehr and Peers Inc., for parking analyses.

- * **Recommendation:** Approval of the third amendment to the agreement with Fehr and Peers Inc., in the amount of \$100,000 for a total amount not to exceed \$197,090, to assist in development of a parking analysis for the Convention Center expansion project, The Alameda Business District parking study and continued services in connection with the Downtown Parking Management Plan 2006/2007 Update. CEQA: Downtown Strategy 2000 EIR, Resolution 72767. [MERGED]

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

6.1 Approval of the first amendment to the agreement with Ken Kay Associates for design development services and acceptance of funds from 1st ACT Silicon Valley.

Recommendations:

- (a) Approval of the first amendment to the agreement with Ken Kay Associates, in the amount of \$310,000 for a total amount not to exceed \$350,000, to develop design development plans for the demonstration project sidewalk improvements along South First Street in the SoFA area and to develop a “Use of Public Realm Handbook” to supplement the Downtown Streetscape Master Plan; and,
- (b) Approval of the Agreement to Contribute Funds with 1st ACT Silicon Valley, allowing acceptance of its contribution of \$150,000 toward the development of design development plans and development of the “Use of Public Realm Handbook.”

* CEQA: Downtown Strategy 2000 EIR, Resolution 72767.

6.2 Approval of a Continued, Amended and Restated Agreement with Bellecci & Associates for civil engineering services.

Recommendation: Approval of a Continued, Amended and Restated Agreement with Bellecci and Associates, Inc., for civil engineering services for the Guadalupe River Park Parking Lot, decreasing the compensation in the amount of \$23,000, for a total revised amount of \$87,000, and extending the term of the agreement by one year, through June 30, 2008. CEQA: Downtown Strategy 2000 EIR, Resolution No. 72767. File No. PP07-223. **[MERGED]**

7 PRIVATE DEVELOPMENT

7.1 Approval of a Purchase and Sale Agreement for the Plaza Hotel located at 96 South Almaden Street.

Recommendation: Approval of a Purchase and Sale Agreement with Amrat K. Patel and Madhu C. Kuverji, as Trustees of the Kuverji Revocable Trust dated November 11, 2005, in the amount of \$1,950,000 plus related closing costs, for the acquisition of real property commonly known as the Plaza Hotel located at 96 South Almaden Street. CEQA: Downtown Strategy 2000 EIR, Resolution 72767. [ALMADEN GATEWAY]

7.2 Approval of a Facade Improvement Program Agreement for the Sainte Claire Hotel at 302 South Market Street.

Recommendation: Approval of a Facade Improvement Program Agreement, in the amount of \$330,000, including a construction contingency in the amount of \$30,000, with Sainte Claire Hotel, LLC, for the Sainte Claire Hotel located at 302 South Market Street. CEQA: Exempt. File No. HPA01-007-01. [MARKET GATEWAY] (Deferred 8/28, 9/11/07, Item 7.1)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

See item 9 on the [City Council's Agenda](#), which will be heard and action taken only during the Council meeting that begins at 1:30 p.m. today, for any Redevelopment-related actions on that agenda.

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

8.1 Approval of an agreement with Royston Hanamoto Alley & Abey for landscape architectural and construction phase services.

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 public improvements for the Guadalupe River Park and Gardens Heritage Plaza Project.

8. JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.1** (b) Redevelopment Agency Board approval of a consultant agreement with Royston Hanamoto Alley & Abey, in the amount of \$50,400, for landscape architectural and construction phase services in connection with the Guadalupe River Park and Gardens Heritage Plaza Project
CEQA: Addendum to Downtown Strategy 2000 EIR, Resolution 72767, File No. PP07-226. **[MERGED]**

8.2 Approval of a Relocation Plan for the proposed Diridon Mixed-use Site assembly area.

- * **Recommendation:** Adoption of resolutions by the City Council and Agency Board approving a Relocation Plan for the proposed Diridon Mixed-use Site assembly, generally bounded by West San Fernando Street, Park Avenue, the Union Pacific Railroad tracks and South Autumn Street. CEQA: Downtown Strategy 2000 EIR, Resolution 72767. **[MERGED]**

ADJOURN CITY COUNCIL PORTION OF THE MEETING

- Adjournment

CITY OF SAN JOSE CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.

CITY OF SAN JOSE CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)

- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.
3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:
- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
 - b) Meeting attendees are usually given two minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
 - c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
 - d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
 - e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
 - f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
 - g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.