

REDEVELOPMENT AGENCY BOARD

SYNOPSIS

October 22, 2002

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
GEORGE SHIRAKAWA, JR.
DAVID CORTESE
JOHN DIQUISTO
PAT DANDO

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT10



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

This Agenda contains both a Consent Calendar section for routine business items requiring Board approval, and general business items arranged to correspond to the Agency's Core Service Areas. The Core 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 Core 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 speak to the Board about items on the agenda by submitting a Speaker's Card to the Agency's Clerk seated at the front table. If you wish to address the Board about an issue that is not on the Board agenda, you may speak during the "Open Forum" during the City Council's meeting. The Board is unable to discuss or take action on issues presented during Open Forum. According to State Law (the Brown Act), items must first be noticed on the agenda before any discussion or action. Tips for speaking to the Board:

- **Please submit a Blue Speaker's Card before the meeting or before the item is heard.** This ensures that your name is called for item(s) you wish to address, and that 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 Board 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's Board meets on Tuesdays, following the City Council meeting at 1:30 p.m. Agendas of future meetings are posted immediately outside City Hall's main entrance and at: www.sjredevelopment.org.

CALL TO ORDER AND ROLL CALL

Mayor Ron Gonzales called the meeting to order at 3:02 p.m.

**PRESENT: GONZALES, CAMPOS, CHAVEZ, CORTESE, DANDO,
DIQUISTO, REED, SHIRAKAWA, JR., YEAGER,
WILLIAMS.**

ABSENT: LEZOTTE (EXCUSED)

ORDERS OF THE DAY

See Item 10 on the City Council Agenda for description of any City Council agendized items relating to the Redevelopment Agency. Items 7.1 – 7.2 are to be considered in a joint Redevelopment Agency Board/City Council session.

Orders of the Day Approved. Absent: LeZotte.

1 CEREMONIAL ITEMS

None.

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of June 11, 2002.
- (b) Regular meeting of June 18, 2002.
- (c) Regular meeting of June 25, 2002.
- (d) Regular meeting of August 6, 2002.

Approved. Item 2.1(a) was approved with the following correction: That the Minutes of June 11, 2002 include the revision that the memorandum of the Executive Director stated that there will be a report back to Council on the Phase III, IV and V funding plan for the Rincon flood control line item in Rincon de Los Esteros by the end of the calendar year. Absent: LeZotte.

2.2 Report of the Rules Committee – September 18, 2002

Vice Mayor Shirakawa, Jr., Chair

- (a) Review October 1, 2002 Draft Agenda.
- (b) Add new items to September 24, 2002 Agenda.

Approved. Absent: LeZotte.

2.3 Report of the Rules Committee – September 25, 2002

Vice Mayor Shirakawa, Jr., Chair

- (a) Review October 8, 2002 Draft Agenda.
- (b) Review October 1, 2002 Draft Agenda.

Approved. Absent: LeZotte.

2.4 Report of the Rules Committee – October 2, 2002

Vice Mayor Shirakawa, Jr., Chair

- (a) Review October 15, 2002 Draft Agenda.
- (b) Add new items to October 8, 2002 Draft Agenda.

Approved. Absent: LeZotte.

2.5 Approval of an agreement with LSA Associates, Inc., for preparation of an Environmental Impact Report.

Recommendation: Approval of an agreement with LSA Associates, Inc., in an amount not to exceed \$165,000, for preparation of an Environmental Impact Report for the proposed Brandenburg Site Project.

Approved. Absent: LeZotte.

2.6 Approval of the first amendment to the master agreement with Harding ESE, Inc., for environmental services on an as-needed basis.

Recommendation: Approval of the first amendment to the master agreement with Harding ESE, Inc., in the amount of \$150,000, for a total contract amount not to exceed \$300,000, for environmental consulting services on an as-needed basis.

Approved. Absent: LeZotte.

2 CONSENT CALENDAR (Continued)

2.7 Approval of an amendment and continuation agreement with Calthorpe Associates for planning services in the Five Wounds/Brookwood Terrace SNI areas.

Recommendation: Approval of the second amendment and continuation agreement with Calthorpe Associates, in an amount not to exceed \$36,000, for a total amount not to exceed \$186,000, for planning services in the Five Wounds/Brookwood Terrace SNI areas, and extending the agreement by two months through December 30, 2002

Approved. Absent: LeZotte.

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

None.

4 HOUSING

None.

5 PUBLIC FACILITIES AND SPACES

5.1 Findings of need and necessity for eminent domain acquisition of the properties at 51 and 65 Notre Dame Avenue for a proposed public parking garage.

Recommendation:

- (a) Adoption of a resolution determining that the public interest and necessity requires the acquisition by eminent domain of the property owned by Dorothy Rubino, Trustee, et al., and located at 51 Notre Dame Avenue (APN 259-35-033), for a proposed public parking garage, and authorizing the General Counsel to file suit in eminent domain with respect to such property.

5 PUBLIC FACILITIES AND SPACES (Continued)

Item 5.1 – Continued

- (b) Adoption of a resolution determining that the public interest and necessity requires the acquisition by eminent domain of the property owned by Sharon Britt, Trustee, et al., and located at 65 Notre Dame Avenue (APNs 259-35-027 and 032), for a proposed public parking garage, and authorizing the General Counsel to file suit in eminent domain with respect to such property.

CEQA: Resolution No. 68839

Item 5.1 deferred to 10/29/02.

6 PRIVATE DEVELOPMENT

6.1 Approval of Relocation Plans for the Story and King Revitalization Project.

Recommendation: Adoption of a resolution:

- (a) Approving a Relocation Plan for the Story and King Revitalization Project (southeast corner); and,
(b) Approving a Relocation Plan for the Story and King Revitalization Project (southwest corner).

CEQA: Mitigated ND.

Public testimony received. Approved. Noes: Dando, Reed. Absent: LeZotte.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

7.1 Rejection of all bids for miscellaneous capital improvements at the Children's Discovery Museum and approval to rebid the project.

Recommendation: Approval of the rejection of all bids for the enhancements to the Children's Discovery Museum Project and direction to rebid the project.

CEQA: Exempt. PP 02-06-145

Approved. Absent: LeZotte.

7 JOINT REDEVELOPMENT AGENCY/COUNCIL (Continued)

7.2 Approval of an ordinance deleting the time limit on establishment of indebtedness in Redevelopment Project Areas.

Recommendation: Approval by the City Council of an ordinance deleting the time limit on establishment of indebtedness in Almaden Gateway, The Alameda, Alum Rock Avenue, Century Center, East Santa Clara Street, Edenvale, Guadalupe-Auzerais, Japantown, Julian-Stockton, Market Gateway, Olinder, Park Center, Pueblo Uno, Rincon de los Esteros, San Antonio Plaza, Story Road and West San Carlos Redevelopment Project Areas. (Deferred 10/15/02, Item 7.1)
Public testimony received. City Ordinance # 26765 approved. Absent: LeZotte.

CLOSED SESSION REPORT

Closed Session Item, Redevelopment Agency of the City of San Jose v. Blair, et. al.

OPEN FORUM

None.

ADJOURNMENT

The meeting was adjourned at 4:09 p.m.