

REDEVELOPMENT AGENCY AMENDED AGENDA

APRIL 13, 2010

PETE CONSTANT
ASH KALRA
SAM LICCARDO
KANSEN CHU
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

CHUCK REED – CHAIR

PIERLUIGI OLIVERIO DISTRICT 6
MADISON P. NGUYEN DISTRICT 7
ROSE HERRERA DISTRICT 8
JUDY CHIRCO DISTRICT 9
NANCY PYLE 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 but that is within the subject matter jurisdiction of the Redevelopment Agency Board., 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.”

This Agenda 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

Items listed in Section 8 require approval of both the Redevelopment Agency Board and the City Council. **You may provide input on any agenda item 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, which is located to the left of the City 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.

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.

Agendas and staff reports for Redevelopment Agency Board agenda items may be viewed on the Internet at <http://www.sjredevelopment.org/agendas.htm>. Board Meetings are televised live and rebroadcast on Channel 26.

All public records relating to an open session item on this agenda that are not exempt from disclosure pursuant to the California Public Records Act and that are distributed to a majority of the legislative body will be available for public inspection at the Redevelopment Agency at San Jose City Hall, 200 E. Santa Clara St, 14th Floor, San Jose, CA 95113-1903 at the same time that the public records are distributed or made available to the Redevelopment Agency Board.

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**
- * 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 the City Council's Open Forum. Members of the Public are invited to speak on any item that does not appear on today's agenda and that is within the subject matter jurisdiction of the Redevelopment Agency Board.
- **Orders of the Day**
See Item 9 on the City Council Agenda for description of any City Council agenda items relating to the Redevelopment Agency.
Items 8.1 – 8.7 are to be considered in a joint Redevelopment Agency Board/City Council session.
- * **Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.**
- **Closed Session Report**

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.

2.1 Approval of Minutes.

- (a) Approval of Redevelopment Agency Minutes for the Regular meeting of March 23, 2010.

2.2 Approval of Council/Board Committee Reports.

Recommendations:

- (a) Report of the Public Safety, Finance and Strategic Support Committee – March 18, 2009. (Nguyen)
- (b) Report of the Rules and Open Government Committee – March 10, 2010. (Mayor)
- (c) Report of the Rules and Open Government Committee – March 17, 2010. (Mayor)
- (d) Report of the Rules and Open Government Committee – March 24, 2010. (Mayor)

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

7 PRIVATE DEVELOPMENT

7.1 Approval of an amendment to the OMA with CIM/Twohy LLC allowing subordination of a HUD Loan Agreement on the Twohy Building.

*** Recommendation:** Approval of the first amendment to the [Operations and Maintenance Agreement](#) (OMA) between the Agency and CIM/Twohy LLC, and Subordination and Estoppel Agreement, allowing subordination of the OMA and other Agency documents to a Housing and Urban Development (HUD) Loan Agreement on the Twohy Building located at 210 South First Street. CEQA: Not a project. [SAN ANTONIO PLAZA]

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 ITEM 8.1 – 8.7 IN A JOINT SESSION

8.1 Approval of a Cooperation Agreement authorizing conveyance of property at 406 N. Autumn Street.

Recommendation: City Council and Redevelopment Agency Board approval of a Cooperation Agreement authorizing the conveyance of the property located at 406 N. Autumn Street from the City to the Agency. CEQA: Autumn Extension/Coleman Widening EIR, Resolution No. 74870. [JULIAN/STOCKTON] (Deferred 3/23/10, Item 8.1)
[DEFERRED TO APRIL 20, 2010]

8.2 Approval of a Purchase and Sale and Development Agreement with Sobrato Interests III for the sale of Properties located in San Antonio Plaza Redevelopment Project Area.

Recommendation:

- (a) [The Redevelopment Agency Board approve a Purchase and Sale and Development Agreement with Sobrato Interests III for the sale of Agency-owned properties located at 285 South Market Street and 8 East San Fernando Street for a sale price in the amount of \\$20,000,000, less related closing costs and,](#)

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.2 (b) The City Council adopt a resolution approving the sale of certain sites located at 285 South Market Street and 8 East San Fernando Street to Sobrato Interests III, accepting the 33433 Summary Report and Re-Use Valuation, and finding that the sale of the property will assist in the elimination of blight, is consistent with the Implementation Plan for the San Antonio Plaza Project Area, and that the consideration for the property is not less than the fair reuse value for the proposed use, with the covenants and conditions and obligations authorized.

CEQA: Downtown Strategy 2000 EIR, Resolution No. 72767; PP05-272. [SAN ANTONIO PLAZA]

[DEFERRED TO APRIL 20, 2010]

- 8.3 **Approval of Purchase and Sale Agreement for acquisition of a portion of 111 West Saint John Street for the North San Pedro Housing Project.**

Recommendation:

- * (a) Redevelopment Agency Board approval of a Purchase and Sale Agreement with Community Towers I, LLC, Community Towers II, LLC, Community Towers III, LLC and Community Towers IV, LLC in the amount of \$510,600 plus related closing costs, for the acquisition of a portion of 111 West Saint John Street to allow for development of the North San Pedro Housing Project.
- (b) Adoption of a resolution by the City Council authorizing the City Manager to accept the property and execute any and all related documents.
CEQA: Resolution No 72170. (Proposition 1C Funding) [JULIAN-STOCKTON]

- 8.4 **Approval of Purchase and Sale Agreement for acquisition of a portion of 210 West Saint James Street for the North San Pedro Housing Project.**

Recommendation:

- (a) Redevelopment Agency Board approval of a Purchase and Sale Agreement with Green Valley Corporation in the amount of \$149,600 plus related closing costs, for the acquisition of a portion of 210 West Saint James Street to allow for development of the North San Pedro Housing Project.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.4** (b) Adoption of a resolution by the City Council authorizing the City Manager to accept the property and execute any and all related documents.
CEQA: Resolution No 72170. (Proposition 1C Funding) **[JULIAN-STOCKTON]**
- 8.5 Approval of Purchase and Sale Agreement for acquisition a portion of 180 West Saint James Street for the North San Pedro Housing Project.**

Recommendation:

- (a) Redevelopment Agency Board approval of a Purchase and Sale Agreement with St. James Enterprises in the amount of \$611,400 plus related closing costs, for the acquisition of a portion of 180 West Saint James Street to allow for development of the North San Pedro Housing Project.
- (b) Adoption of a resolution by the City Council authorizing the City Manager to accept the property and execute any and all related documents.
CEQA: Resolution No 72170. (Proposition 1C Funding) **[JULIAN-STOCKTON]**
- 8.6 Approval of an amendment to the Inclusionary Housing Policy.**

Recommendation: Redevelopment Agency Board and City Council approval of an amendment to the City/Agency Inclusionary Housing Policy in Redevelopment Project Areas, temporarily suspending inclusionary housing requirements related to newly constructed rental units until the earlier of: January 1, 2013, or the effective date of the City's Inclusionary Housing Ordinance to ensure compliance with case law. CEQA: PP08-258, addendum to the General Plan Update EIR, Resolution No. 65459 **[MERGED]**

- 8.7 Approval of actions related to the installation of new fixed seats for the Civic Auditorium.**

Recommendation:

- (a) Adoption of a resolution by the Agency Board approving the proposed increase of \$386,027.70 to the Agency's FY 2009-10 Adopted Capital Budget Miscellaneous Revenue and adjustments to the Agency's FY 2009-10 Adopted Capital Budget by adding \$386,027.70 to the Civic Auditorium Project line item in the Park Center Redevelopment Area, amending the FY 2009-2010 Agency appropriations resolution.

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

- 8.7** (b) Agency Board approval of a contract with Irwin Seating Company in the amount of \$386,027.70, including three alternates, for the Civic Auditorium Fixed Seating Project.
CEQA: Exempt, File No. PP09-122. **[PARK CENTER]**

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.