



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Dan McFadden

SUBJECT: City/ County Co-operative Agreement **DATE:** August 16, 2006

Approved

 Date 8/21/06

RECOMMENDATION

- (a) Approval of a Cooperation Agreement between City of San José and the County of Santa Clara related to real property issues within the old Civic Center area.
- (b) Adoption of a resolution requesting designation by the federal government of a local redevelopment authority for the Pvt. George L. Richey United States Army Reserve Center (155 West Hedding Street).
- (c) Adoption of a resolution establishing an advisory board for the redevelopment plan for the Pvt. George L. Richey United States Richey Army Reserve Center, located in the old Civic Center Area, and a joint land use advisory committee for the former City Hall site.

OUTCOME

Improved communication and co-operation between the City and County in land use planning in the old Civic Center.

BACKGROUND

The Federal government has declared the Richey Army Reserve Center as surplus and available for re-use. The site is immediately adjacent and integral to the County government operations center (map see attachment A). The County has proposed serving as the Local Redevelopment Agency (L.R.A.) for the site as required by the federal base closure process.

The City desires to undertake a land use planning process where the City would examine, evaluate, and develop a re-use plan for the former City Hall site. This site is immediately adjacent to the County government center. County staff has expressed interest in discussing City plans for the eventual re-use or disposition of the property.

Since both the City and the County want the land use planning in the old Civic Center to proceed expeditiously a co-operative agreement was developed to facilitate this goal.

ANALYSIS

The County will form an L.R.A. for the Richey site which will consist of (3) County staff and (2) City staff. The City Manager shall recommend the City staff to the Board of Supervisors. This advisory committee shall implement the Federal L.R.A. process and make recommendations on

the site redevelopment plan to the Board. The County will provide all administrative support and reimburse the City for staff time, costs and expenses of City staff pursuant to the terms of a federal grant the County has applied for in conjunction with this process.

The City shall form a Land Use Advisory Committee (L.U.A.C.) for the former City Hall site consisting of (3) City staff and (2) County staff to advise the City Council. The County Executive will recommend the County appointments to the City Council. The City is free to form additional advisory boards to assist the Council in determining the re-use of the City Hall site.

It should be noted that the Cooperative Agreement specifies that the City retains all land use authority over both the Richey site and the former City Hall site subject to the County's right to be exempt from the City's zoning and building ordinances as provided by state law. Staff believes this co-operative arrangement will facilitate planning and development in the, County Civic Center, and will serve the mutual interests of the City and County.

POLICY ALTERNATIVES

Not Applicable

PUBLIC OUTREACH

A public outreach consistent with Council Policy 6-30 will be undertaken as part of the re-use of the former City hall/ E-Lot site.

COORDINATION

This memo has been coordinated with the City Attorneys Office.

FISCAL/ POLICY ALIGNMENT

Not Applicable

COST IMPLEMENTATION

There are no costs associated with the implementation of this advisory process.

CEQA

Not a Project


Dan McFadden
Deputy City Manager

For questions please contact Dan McFadden, Deputy City Manager, at (408) 535-8120.

