

# CITY COUNCIL AGENDA

**JUNE 11, 2002**

## SYNOPSIS

LINDA J. LE ZOTTE  
FORREST WILLIAMS  
CINDY CHAVEZ  
CHUCK REED  
NORA CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3  
DISTRICT 4  
DISTRICT 5

RON GONZALES MAYOR

KEN YEAGER  
GEORGE SHIRAKAWA, JR.  
DAVID D. CORTESE  
JOHN DIQUISTO  
PAT DANDO

DISTRICT 6  
DISTRICT 7  
DISTRICT 8  
DISTRICT 9  
DISTRICT 10

Welcome to the San José City Council meeting!

This Agenda contains both a Consent Calendar section for routine business items that require Council approval, and general business items arranged to correspond with San José's City Service Areas (CSAs). City Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the City provides to the community. They are:

- ***Strategic Support Services*** — The internal functions that enable the CSAs to provide direct services to the community in an effective and efficient manner.
- ***Economic and Neighborhood Development*** — Manage the growth and change of the community in order to create and preserve healthy neighborhoods and ensure a diverse range of employment and housing opportunities.
- ***Recreation and Cultural Services*** — Serve, foster, and strengthen community by providing access to lifelong learning and opportunities to enjoy life.
- ***Transportation Services*** — A safe and efficient transportation system that contributes to the livability and economic health of the City.
- ***Environment and Utility Services*** — Manage environmental services and utility systems to ensure a sustainable environment for the community.
- ***Aviation Services*** — Provide for the air transportation needs of the community and the region at levels that are acceptable to the community.
- ***Public Safety Services*** — Commitment to excellence in public safety by investing in neighborhood partnerships as well as prevention, enforcement, and emergency preparedness services.

Items listed in Section 10 require approval of both the City Council and the San José Redevelopment Agency Board.

You may speak to the City Council about any item that is on the agenda, and you may also speak on items that are not on the agenda during Open Forum. If you wish to speak to the City Council, please refer to the following guidelines:

1. **Fill out a Yellow Speaker's Card and submit it to the City Clerk seated at the front table. Do this before the meeting or before the item is heard.** This will ensure that your name is called for the item/s that you wish to address, and it will help ensure the meeting runs smoothly for all participants.
2. When the Council reaches your item on the agenda, Mayor Ron Gonzales will open the public hearing and call your name. Please address the Council from the podium, which is located to the left of the City Clerk's table.
3. Each speaker generally has two minutes to speak per item. The amount of time allotted to speakers may vary at the Mayor's discretion, depending on the number of speakers or the length of the agenda.
4. To assist you in tracking your speaking time, there are three lights 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 turns on when your speaking time is up.

Please be advised that, by law, the City Council 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.

**The San José City Council meets every Tuesday at 1:30 p.m. and every first and third Tuesday at 7 p.m., unless otherwise noted. If you have any questions, please direct them to the City Clerk's 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.**

- **Call to Order and Roll Call**  
**9:30 a.m. - Closed Session, Room 600, City Hall**  
**Absent: Council Members – None.**
  
- 1:30 p.m. - Regular Session, Council Chambers, City Hall**  
**Absent: Council Members – None.**
  
- 7:00 p.m. - Evening Session, Council Chambers, City Hall**  
**Absent: Council Members - None.**
  
- **Invocation (District 6)**  
**Rabbi Dana Magat, Temple Emanu El delivered the Invocation.**
  
- **Pledge of Allegiance**  
**Mayor Gonzales led in the Pledge of Allegiance.**
  
- **Orders of the Day**  
**Approved.**

## **1 CEREMONIAL ITEMS**

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- 1.1** Presentation of plaques to Susan Bradford-Moore for 4 years service on the Deferred Compensation Advisory Committee, and to Amy Ly for 2 years 1 month service on the Youth Commission. (Mayor)  
**Susan Bradford-Moore and May Ly joined Mayor Gonzales at the podium to receive their commendations.**

## **2 CONSENT CALENDAR**

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### **2.1 Approval of Minutes.**

**Recommendation:** Approval of City Council Minutes for:

- (a) Regular meeting of December 4, 2001  
**Approved.**
  
- (b) Regular meeting of December 11, 2001  
**Approved.**
  
- (c) Joint Council/Redevelopment Agency Board meeting of December 11, 2001  
**Approved.**

## 2 CONSENT CALENDAR

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### 2.2 Final adoption of ordinances.

**Recommendation:** Final adoption of ordinances:

- (a) ORD. NO. 26641 - Amends Parts 14 and 15 of Chapter 3.36 of Title 3 of the San José Municipal Code to provide medical and dental benefits for certain persons who separated from City service prior to July 5, 1992, and are receiving benefits from the medical benefits account in the Police and Fire Department Retirement Plan.

**Ordinance No. 26641 adopted.**

- (b) ORD. NO. 26642 – Amends Chapter 3.28 of Title 3 of the San José Municipal Code (Federated Retirement Plan) by amending Sections 3.28.1970 and 3.28.1980 to permit family medical insurance coverage for surviving spouses who have been appointed guardians of minor children.

**Ordinance No. 26642 adopted.**

- (c) ORD. NO. 26643 – Amends Part 9.5 of Chapter 3.36 of Title 3 of the San José Municipal Code to provide an election for an optional settlement for surviving spouses married after retirement.

**Ordinance No. 26643 adopted.**

### 2.3 Approval of an agreement to provide insurance broker services.

**Recommendation:** Adoption of a resolution authorizing the City Manager to negotiate and execute an agreement with Arthur J. Gallagher and Company to provide insurance broker services for the period March 26, 2002 through June 30, 2005, and authorizing the City Manager to exercise up to two 1-year options for extension through June 30, 2007. (Finance)

**Resolution No. 71012 adopted.**

### 2.4 Approval of open purchase orders for the purchase of supplies, materials, equipment, and services.

**Recommendation:** Approval of award of open purchase orders for supplies, materials, equipment, and services for FY 2001-2002 #37, and authorization for the Director of General Services to execute the purchase orders. (General Services)

**Approved.**

## 2 CONSENT CALENDAR

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### 2.5 Approval of the Relocation Impact Study and Last Resort Housing Plan.

**Recommendation:** Adoption of a resolution approving the Relocation Impact Study and Last Resort Housing Plan for the potential displacement of existing residents of the Sunset Square Apartments, a 96-unit development located at 2080 Alum Rock Avenue. Council District 5. (Housing)

**See Item 4.5(b) for Council action to be taken.**

### 2.6 Approval to submit grant applications for the Franklin-McKinley School and the San José Unified School District School Readiness Initiatives.

**Recommendation:**

(a) Adoption of a resolution authorizing the City Manager to submit a grant application in an amount not to exceed \$455,186 to the Children and Families First Commission of Santa Clara County for the Franklin-McKinley School Readiness Initiative; to execute all documents related to the application and to accept the grant if awarded. (Library)

**Resolution No. 71013 adopted.**

(b) Adoption of a resolution authorizing the City Manager to submit a grant application in an amount not to exceed \$600,110 to the Children and Families First Commission of Santa Clara County for the San José Unified School District School Readiness Initiative; to execute all documents related to the application and to accept the grant if awarded. (Library)

**Resolution No. 71014 adopted.**

### 2.7 Approval of a Cost Sharing Agreement for the Alum Rock Branch Library.

**Recommendation:** Approval of a Cost Sharing Agreement with the Santa Clara County Library Joint Powers Authority for shared operational funding for library operations at the proposed new City Alum Rock Branch Library. Council District 5. SNI: East Valley/680 Communities. (Library)

**Approved.**

### 2.8 Approval to initiate proceedings to consider two properties as historic landmarks.

**Recommendation:**

(a) Adoption of a resolution to:

(1) Initiate proceedings to consider 89 Pierce Avenue as a landmark of special historic, architectural, cultural, aesthetic, or engineering interest or value of a historic nature.

(2) Set a public hearing on August 6, 2002 at 1:30 p.m.

## 2 CONSENT CALENDAR

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### 2.8 Approval to initiate proceedings to consider two properties as historic landmarks. (Cont'd)

**Recommendation:**

- (a) Adoption of a resolution to:
- (3) Refer the matter back to the Historic Landmarks Commission for its consideration at a public hearing, report, and recommendation.  
Council District 3. SNI: Market/Almaden. (Planning, Building and Code Enforcement)  
**Resolution No. 71015 adopted.**
- (b) Adoption of a resolution to:
- (1) Initiate proceedings to consider 1818 The Alameda as a landmark of special historic, architectural, cultural, aesthetic, or engineering interest or value of a historic nature.
  - (2) Set a public hearing on August 6, 2002 at 1:30 p.m.
  - (3) Refer the matter back to the Historic Landmarks Commission for its consideration at a public hearing, report, and recommendation.  
Council District 6. (Planning, Building and Code Enforcement)  
**Resolution No. 71016 adopted.**

### 2.9 Acceptance of a \$25,000 gift for school safety related projects.

**Recommendation:** Adoption of a resolution accepting a \$25,000 gift from the Silicon Valley Auto Dealers Association for school safety related projects and adoption of appropriation ordinance and funding sources resolution amendments in the Gift Trust Fund in the amount of \$25,000. (Police/City Manager's Office)

**Resolution No. 71017 adopted.**

**Ordinance No. 26655 adopted.**

**Resolution No. 71018 adopted.**

### 2.10 Approval to award a contract for the Solari Park and Vinci Park Play Area Renovation Projects.

**Recommendation:** Report on bids and award of contract for the Solari Park and Vinci Park Play Area Renovation Projects to the low bidder, Beacon Construction, Inc., in the amount of \$245,345, and approval of a contingency in the amount of \$12,300. CEQA: Solari, Exempt, PP02-02-12. CEQA: Vinci, Exempt, PP02-04-074. Council Districts 7 and 4. (Public Works)

**Approved.**

## 2 CONSENT CALENDAR

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**2.11 Approval to award a contract for the Improvement of Aborn Square Loop Sidewalk Project.**

**Recommendation:** Report on bids and award of contract for the Improvement of Aborn Square Loop Sidewalk Project to the low bidder, and approval of a five percent contingency. CEQA: Exempt, PP02-01-001. Council District 8. (Public Works)

**This Item was dropped.**

**2.12 Approval to set a public hearing on the City's intention to form a Community Facilities District (Communications Hill).**

**Recommendation:** Adoption of a resolution of intention to form Community Facilities District No. 8 (Communications Hill) and levy a special tax to the owners of land within the District and setting a public hearing on August 6, 2002 at 1:30 p.m. Council District 7. (Public Works)

**Resolution No. 71019 adopted.**

**2.13 Approval of an agreement for the purchase of a parcel of land located at 75 South White Road.**

**Recommendation:** Approval of an agreement with Charles E. Fraser, Arleen C. Fraser, Betty B. Fraser, and Edmund S. Fraser for the purchase of a parcel of land located at 75 South White Road for the Alum Rock Branch Library in the amount of \$1,500,000, and authorization for the Director of Public Works to execute the necessary documents to complete the transaction. Council District 5. SNI: East Valley/680 Community. (Public Works)

**This item was deferred to June 18, 2002.**

**2.14 Approval to award a contract for the Wooster Avenue Bridge Project over Silver Creek.**

**Recommendation:** Report on bids and award of contract for the Wooster Avenue Bridge Project over Silver Creek to the low bidder, and approval of a ten percent contingency. CEQA: Negative Declaration, PP 97-06-156. Council District 3. SNI: Five Wounds/Brookwood Terrace. (Public Works)

**This Item was deferred to June 18, 2002.**

## 2 CONSENT CALENDAR

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### 2.15 Approval to award a contract for the construction of the Camden, McAbee, and Santa Teresa Median Island Improvements to the second low bidder.

**Recommendation:** Report on bids, relieve the low bidder, Terra-Cal Construction, Inc. of its bid without forfeiture of its bid security, award of contract for the construction of the Camden, McAbee, and Santa Teresa Median Island Improvements to the second low bidder, Blossom Valley Construction Company, Inc., to include the base bid and Add Alternate No. 1 in the amount of \$1,177,250, and approval of a contingency in the amount of \$59,000. CEQA: Exempt, PP02-03-036, PP02-03-037, PP03-03-045. Council Districts 2, 9, and 10. (Public Works)

**Approved.**

### 2.16 Approval of Contract Change Order for the San Tomas Expressway Trunk Sanitary Sewer Rehabilitation Project (Phase I).

**Recommendation:**

(a) Approval of Contract Change Order No. 2 with Spiniello Companies for the San Tomas Expressway Trunk Sanitary Sewer Rehabilitation Phase I Project, in the amount of \$270,000, for a total contract amount of \$1,687,833. CEQA: Exempt, PP 99-04-088.

**Approved.**

(b) Adoption of the following appropriation ordinance amendments in the Sanitary Sewer Connection Fee Fund:

(1) Increase the San Tomas Expressway Trunk Project in the amount of \$270,000.

(2) Decrease the Ending Fund Balance in the amount of \$270,000.

Council District 1. (Public Works/City Manager's Office)

**Ordinance No. 26656 adopted.**

### 2.17 Approval of an agreement for the Silicon Valley Smart Corridor ITS Enhancement Project.

**Recommendation:** Approval of a first amendment to the agreement for consultant services between the City of San José and DKS Associates, for the development of the Silicon Valley Smart Corridor ITS Enhancement Project, to amend the scope of services, reallocate task funds, and decrease the maximum compensation by \$31,530, from \$1,332,000 to \$1,300,470. CEQA: Exempt, PP 96-06-101. (Transportation)

**Approved.**

## 2 CONSENT CALENDAR

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### 2.18 Approval of a contribution agreement for the construction of the Route 87 Freeway Project.

**Recommendation:** Approval of an agreement with Caltrans for further construction of the Route 87 Corridor Freeway Upgrade Project, requiring the City to fund a contribution amount of \$1,400,000. CEQA: Resolution No. 65071. (Transportation)

**Approved.**

### 2.19 Approval to award contracts for various Sanitary Sewer Rehabilitation Projects.

**Recommendation:**

- (a) Report on bids and award of contract for the Evergreen Sanitary Sewer Rehabilitation Phase II Project to the low bidder, Spiniello Companies, in the amount of \$1,088,080, and approval of a contingency in the amount of \$55,000. CEQA: Exempt, PP01-08-140. Council District 7. (Public Works)
- (b) Report on bids and award of contract for the Forest - Rosa Sanitary Sewer Rehabilitation Phase IV Project to the low bidder, Spiniello Companies, in the amount of \$1,436,175, and approval of a contingency in the amount of \$72,000. CEQA: Exempt, PP01-12-210. Council Districts 1 and 6. (Public Works)
- (c) Report on bids and award of contract for the Monterey-Riverside Sanitary Sewer Phase III Rehabilitation Project to the low bidder, Wesco Infrastructure Technologies, Inc., in the amount of \$893,540, and approval of a contingency in the amount of \$45,000. CEQA: Exempt, PP01-08-138. Council District 2. (Public Works)
- (d) Report on bids and award of contract for the Newhall Street Sanitary Sewer Rehabilitation Project to the low bidder, Gelco Services, Inc., in the amount of \$424,690, and approval of a contingency in the amount of \$21,000. CEQA: Exempt, PP02-02-031. Council District 3. (Public Works)

**Approved.**

### 2.20 Approval of various grant actions related to the Tully branch library.

**Recommendation:** Adoption of resolutions:

- (a) Authorizing the City Manager to submit a grant application to the California State Library under the California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 for the new Tully Branch Library; to execute all documents related to the application; to accept the grant if awarded; and
- (b) Making the certification regarding funding for this project as required by the Public Library Construction and Renovation Bond Act of 2000.

## 2 CONSENT CALENDAR

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### 2.20 Approval of various grant actions related to the Tully branch library.

- (c) Authorizing the City Manager to negotiate and execute a joint use cooperative agreement with the Franklin-McKinley School District for shared programming within the new Tully Branch Library.

CEQA: Tully Road – Mitigated Negative Declaration, PP 02-04-080.

Council Districts 4 and 7. SNI: Rockspring/Tully-Senter. (Library)

[Deferred from 6/4/02 – Item 2.8(b) (1), (2), and (3)]

**This Item renumbered to 5.2**

### 2.21 Approval of various actions related to the new San José Civic Center Project.

**Recommendation:** Adoption of a resolution that:

- (a) Authorizes the City Manager to negotiate and execute a second amendment to the continuation agreement with Turner Construction Company in an amount not to exceed \$963,000, for a contract total not to exceed \$2,976,000, for construction management services through completion of construction documents for the new San José Civic Center Project; and

- (b) Repeals Resolution No. 70980, adopted by the City Council on May 21, 2002.

CEQA: Resolution No. 68905. (Public Works)

(Rules Committee referral 6/5/02)

**Resolution No. 71020 adopted.**

### 2.22 Approval to petition support for the detachment from the City of San Jose.

**Recommendation:** Adopt and transmit a resolution to the Local Government Formation Commission indicating that the City of San Jose does not oppose the reorganization of territory involving detachment of a portion of property located at 327 Casa Loma Road from the City of San Jose to the County of Santa Clara and authorizing the Director of Planning, Building, and Code Enforcement to execute a waiver of protest proceedings related to this detachment for LAFCO.

(Planning, Building and Code enforcement/City Attorney)

(Orders of the Day)

**Resolution No. 71021 adopted.**

### 3 STRATEGIC SUPPORT SERVICES

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#### 3.1 Report of the Study Session

Mayor Gonzales, Chair

No Report.

#### 3.2 Report of the Rules Committee – May 29, 2002

Vice Mayor Shirakawa, Jr., Chair

(a) Redevelopment Agency items reported out at Redevelopment Agency meeting  
**The Redevelopment Agency items to be reported out at Redevelopment Agency Board meeting**

(b) City Council

(1) Review June 11, 2002 Draft Agenda

**The Committee recommended approval of the June 11, 2002 City Council Agenda.**

(2) Add New Items to June 4, 2002 Amended Agenda

**The Committee made no changes to the June 4, 2002 City Council Agenda.**

(c) City Council Committees

(1) Amendments to Council Committee Agendas

(a) Finance and Infrastructure Committee

**The Committee recommended two additions to the June 12, 2002 Finance and Infrastructure Committee agenda: Item e, “An Audit of the San Jose Police Department’s Method of Projecting Sworn Officer Retirements and Other Separations (Auditor)”, and Item g, “San Jose Permits On-line (IDTS) System Demonstration (Planning, Building and Code Enforcement).”**

(b) Economic Development and Environment Committee

**None Filed.**

(c) Education, Neighborhoods, Youth, and Seniors Committee

**None Filed.**

(d) Meeting Schedules

**There were none.**

(e) The Public Record

**The Committee noted and filed the Public Record.**

### 3 STRATEGIC SUPPORT SERVICES

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#### 3.2 Report of the Rules Committee – May 29, 2002 (Cont'd)

**Vice Mayor Shirakawa, Jr., Chair**

(f) Boards, Commissions and Committees

**There were none.**

(g) Council Referrals for Assignment to Appropriate Committee, Administration, or Council Appointee

(1) Request for rental dispute data

**The Committee deferred this item to the June 5, 2002 Rules Committee meeting.**

(h) Administrative Reviews and Approval

(1) Workload assessment to provide Stroke Awareness Training

**The Committee accepted Fire Chief Alarcon's report.**

(2) Workload assessment to conduct an audit of Hayes Renaissance, LP  
**City Auditor Gerald Silva informed the Committee that his staff will begin an audit of Hayes Renaissance, LP in one-two weeks. He also assured the Committee that the audit would not interfere with his current work plan.**

(i) Oral communications

**Pete Campbell stated that due diligence was not performed in analyzing the civic center alternative sites and submitted his presentation for the record.**

(j) Adjournment

**The meeting was adjourned at 2:20 P.M.**

#### 3.3 Report of the Finance and Infrastructure Committee

**Council Member Dando, Chair**

**No Report.**

#### 3.4 Approval of the finance plan for the Civic Center Project.

**Recommendation:** Direction to the City Manager to proceed with the financing plan for the new City Hall at the 4<sup>th</sup> and Santa Clara Street site and the related off-site parking facility (the "Civic Center Project") including conceptual approval of the following:

(a) Financing of the on-site parking facility with the proceeds of lease revenue bonds issued by the Authority for the new City Hall.

(b) Use of the proceeds from the sale of the "E" lot site in FY 2006-07 to pay debt service due on the Authority lease revenue bonds issued to finance the Civic Center Project.

(c) Issuance of an amount not to exceed \$80.0 million in lease revenue bond anticipation notes, Series 2002A by the Authority to provide an interim source of funding for the Civic Center Project.

(Finance/Public Works)

Approved.

### 3 STRATEGIC SUPPORT SERVICES

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#### 3.5 Approval of fiscal actions related to the Library, Parks, and Public Safety Projects.

**Recommendation:** Adoption of a resolution:

- (a) Authorizing the issuance of City of San José General Obligation Bonds, Series 2002 (Libraries, Parks, and Public Safety Projects) (the "2002 Bonds") in the not-to-exceed aggregate principal amount of \$116,090,000 to be sold at a competitive sale, with proceeds from the 2002 Bonds will be allocated as follows:
  - (1) \$30,000,000 for the Neighborhood Library [Measure O (2002)] projects;
  - (2) \$46,715,000 for the Safe Neighborhood Parks & Recreation [Measure P (2000)] projects; and
  - (3) \$39,375,000 for the San José 911, Fire, Police, Paramedic and Neighborhood Security Act [Measure O 2000] projects.
- (b) Approving, in substantially final form, the Fiscal Agent Agreement, the Notice Inviting Bids, and the Preliminary Official Statement; authorizing the Director of Finance to execute and, as appropriate, to negotiate, execute, and deliver these documents and other related documents as necessary in connection with the financing of the Library [Measure O (2000)], Parks [Measure P (2000)], and Public Safety [Measure O (2002)] projects through the issuance of the 2002 Bonds.

(Finance)

**Resolution No. 71022 adopted.**

#### 3.6 Approval of changes to contract authority for Affordable Housing Development.

**Recommendation:** Approval of an ordinance amending Chapter 5.06 of Title 5 of the San José Municipal Code to make changes to contract authority for development of affordable housing, providing additional authority to the City Manager, the Director of Housing, and the Director of Finance.

(Housing/Finance)

[Finance and Infrastructure Committee referral 5/22/02 – Item 3.3(b)]

(Deferred from 6/4/02 – Item 3.5)

**Ordinance No. 26657 passed for publication.**

#### 3.7 Approval of the Multifamily Housing Revenue Bond Financing Policy.

**Recommendation:** Adoption of a resolution approving the Multifamily Housing Revenue Bond Financing Policy. (Housing/Finance)

[Finance and Infrastructure Committee referral 5/22/02 – Item 3.3(c)]

(Deferred from 6/4/02 – Item 3.6)

**Resolution No. 71023 adopted.**

## **4 ECONOMIC & NEIGHBORHOOD DEVELOPMENT**

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### **4.1 Report of the Economic Development & Environment Committee Council Member Williams, Chair No Report.**

### **4.2 Public Hearings and approval of 3 Business Improvement District's assessments for 2002-2003.**

#### **Recommendation:**

- (a) PUBLIC HEARING and adoption of resolutions to:
- (1) Approve the Willow Glen Business Improvement District's budget report for 2002-2003, as filed or as modified by City Council.
  - (2) Levy the Willow Glen Business Improvement District's assessments for 2002-2003.  
CEQA: Exempt, PP 02-05-123. Council District 6.  
**Resolution No. 71024 adopted.**
- (b) PUBLIC HEARING and adoption of a resolution to:
- (1) Approve the Japantown Business Improvement District's budget report for 2002-2003, as filed or as modified by City Council.
  - (2) Levy the Japantown Business Improvement District's assessments for 2002-2003.  
CEQA: Exempt, PP 02-05-123. Council District 3. SNI: 13<sup>th</sup> Street.  
**Resolution No. 71025 adopted.**
- (c) PUBLIC HEARING and adoption of a resolution to:
- (1) Approve the Downtown Business Improvement District's budget report for 2002-2003, as filed or as modified by City Council
  - (2) Levy the Downtown Business Improvement District's assessments for 2002-2003.  
CEQA: Exempt, PP 02-05-123. Council District 3. SNI: St. James Square; University; Josefa/Auzerais; Burbank/Del Monte.  
(Economic Development)  
**Resolution No. 71026 adopted.**

## 4 ECONOMIC & NEIGHBORHOOD DEVELOPMENT

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### 4.3 Approval of various actions related to the Pollard Plaza Apartments (formerly Story Plaza Apartments).

#### **Recommendation:**

- (a) Adoption of a resolution:
- (1) Authorizing the issuance of tax-exempt multifamily housing revenue bonds in the principal amount not to exceed \$14.0 million.
  - (2) Approving a loan of bond proceeds to Story Plaza Apartments, L.P., a California limited partnership, for financing the construction of the Pollard Plaza Apartments development located at 1178 McLaughlin Avenue in San José.
  - (3) Approving in substantially final form the Bonds, Trust Indenture, Financing Agreement, Regulatory Agreement and Declaration of Restrictive Covenants, Intercreditor Agreement, Bond Purchase Agreement, Official Statement and Remarketing Agreement; authorizing the Directors of Finance and Housing to execute and, as appropriate, to negotiate, execute, and deliver these documents and other related documents as necessary.
  - (4) Approval of an exception to the City's Investment Policy to allow the proceeds of the Bonds and the repayment of the Mortgage Loan to be invested in an investment agreement with an institution with minimum ratings of "AA" from Standard & Poor's and whose participation in the financing will not adversely affect the expected rating on the Bonds, as approved by the Director of Finance.
- Council District 7. SNI: Tully/Senter. (Finance/Housing)
- (b) Adoption of a resolution approving business terms for a construction loan of up to \$10,305,051 and a permanent loan of up to \$7,909,734 to Story Plaza Apartments, LP, an affiliate of Story LIH, LLC, for the development of the Pollard Plaza Apartments (formerly Story Plaza Apartments), a 130-unit development affordable to very low and low-income households, on a total of 1.98 acres located on the east side of McLaughlin Avenue, southerly of Story Road, and on a separate but contiguous parcel located at 1178 McLaughlin Avenue. Council District 7. SNI: Tully/Senter. (Housing)
- This Item was deferred to June 18, 2002.**

## **4 ECONOMIC & NEIGHBORHOOD DEVELOPMENT**

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### **4.4 Approval of various actions related to the Villa Monterey Apartments.**

#### **Recommendation:**

- (a) Adoption of a resolution:
- (1) Authorizing the issuance of tax-exempt multifamily housing revenue bonds in the aggregate principal amount not to exceed \$11,000,000;
  - (2) Approving a loan of bond proceeds to KDF Villa Monterey, L.P., a California limited partnership, created by KDF Communities-Villa Monterey, LLC, a California limited liability company, Paramount Financial Group, and Affordable Housing Access, Inc. for financing the acquisition and rehabilitation of the Villa Monterey Apartments located at 2898 Villa Monterey Road;
  - (3) Approving in substantially final form the Bonds, Trust Indenture, Financing Agreement, Regulatory Agreement and Declaration of Restrictive Covenants, Assignment and Intercreditor Agreement, Bond Purchase Agreement, Preliminary Official Statement and Remarketing Agreement; and authorizing the Directors of Finance and Housing to execute and, as appropriate, to negotiate, execute, and deliver these documents and other related documents as necessary.

Council District 7. (Finance/Housing)

**Resolution No. 71027 adopted.**

- (b) Adoption of a resolution:
- (1) Approving business terms for a loan of up to \$2,950,000 to KDF Communities-Villa Monterey, LLC, or an affiliated entity, for the acquisition, rehabilitation and permanent financing of the 120-unit Villa Monterey Apartments development affordable to low- and very low-income households on a 7.49-acre site located at 2898 Villa Monterey Drive.
  - (2) Approving the Relocation Plan for the Villa Monterey Apartments for potential displacement of existing tenants.

Council District 7. (Housing)

**Resolution No. 71028 adopted.**

## 4 ECONOMIC & NEIGHBORHOOD DEVELOPMENT

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### 4.5 Approval of various actions related to the Sunset Square Apartments.

**Recommendation:**

- (a) (1) Authorizing the issuance of a single series of tax-exempt multifamily housing revenue bonds in a not-to-exceed principal amount of \$10,904,000.
- (2) Approving a loan of the proceeds to a limited partnership created by Charities Housing Development Corporation, Inc. for financing the acquisition and rehabilitation of the Sunset Square Apartments Project located at 2080 Alum Rock Avenue in San José.
- (3) Approving, in substantially final form, the Bonds, Trust Indenture, Loan Agreement, Regulatory Agreement and Declaration of Restrictive Covenants, Intercreditor Agreement, Assignment of Deed of Trust, Preliminary Official Statement, Bond Purchase Contract and Remarketing Agreement; authorizing the Directors of Finance and Housing to execute and, as appropriate, to negotiate, execute, and deliver these documents and other related documents as necessary.
- (4) Approval of an exception to the City's Investment Policy to allow the proceeds of the Bonds to be invested in one or more investment agreements with an institution(s) with minimum ratings of "Aa/AA" from Moody's and Standard & Poor's and whose participation in the financing will not adversely affect the expected rating on the Bonds, as approved by the Director of Finance.

Council District 5. (Finance/Housing)

**Resolution No. 71029 adopted.**

- (b) Adoption of a resolution approving the Relocation Impact Study and Last Resort Housing Plan for the potential displacement of existing residents of the Sunset Square Apartments, a 96-unit development located at 2080 Alum Rock Avenue.  
Council District 5. (Housing)

**Resolution No. 71030 adopted.**

**This Item renumbered from Item 2.5**

### 4.6 Public Hearing and approval of an ordinance related to the Parkland Dedication and Park Impact Ordinances.

**Recommendation:** PUBLIC HEARING and approval of an ordinance amending Section 19.38.320 of Chapter 19.38 of Title 19 of the San José Municipal Code to provide that any housing types that are not included in the most recent Federal Census may be specified in a resolution of the Council for purposes of calculating the parkland dedication requirement under Parkland Dedication and Park Impact Ordinances, Chapters 19.38 and 14.25 of the San José Municipal Code. CEQA: Exempt, PP02-05-117.  
(Parks, Recreation and Neighborhood Services)

**Ordinance No. 26658 passed for publication.**

## **4 ECONOMIC & NEIGHBORHOOD DEVELOPMENT**

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### **4.7 Final adoption of the Blight Ordinance (Ordinance No. 26619).**

**Recommendation:** Final adoption of Ordinance No. 26619 – Amends and restates Chapter 17.72 of Title 17 of the San José Municipal Code, Property Blight, in order to reorganize the Chapter, to make clarifying changes, to specify landscaping requirements for single family and multi-family dwellings and parkstrips, and to specify storage requirements for certain items in residential zones, and amending Section 20.30.430 of Chapter 20.30 of Title 20 to provide a cross reference to the provisions of Chapter 17.72 of Title 17 and to move certain provisions from Section 20.30.430 regarding the parking and storage of motor vehicles on the front setback of lots located in residential districts to an uncodified section of this ordinance. (Planning, Building, and Code Enforcement) (Deferred from 5/28/02 – Item 4.5)

**Ordinance not adopted.**

**Staff to return to Council within 60 days with wording modifications contained in the memo from Mayor Gonzales and Council Member Chavez.**

**Additional direction to include (1) a definition of "un-mounted camper", (2) recreational vehicles must be parked perpendicular to the street and (3) the owners of the stored or parked vehicles must be residents of the house at which the vehicle is stored or parked.**

## **5 RECREATION & CULTURAL SERVICES**

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### **5.1 Report of the Education, Neighborhoods, Youth, and Seniors Committee Council Member Chavez, Chair**

**No Report.**

### **5.2 Approval of the Tully Road Multi-Use Facility Master Plan and various grant actions related to the new Tully branch library.**

**Recommendation:**

(a) Approval of the Tully Road Multi-Use Facility Master Plan. CEQA: Mitigated Negative Declaration, PP02-04-080. Council District 7.  
(Parks, Recreation and Neighborhood Services)

**Approved.**

(b) Adoption of a resolution:

(1) Authorizing the City Manager to submit a grant application to the California State Library under the California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 for the new Tully Branch Library; to execute all documents related to the application; to accept the grant if awarded; and

*This Item continued on the next page.*

## 5 RECREATION & CULTURAL SERVICES

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### 5.2 Approval of the Tully Road Multi-Use Facility Master Plan and various grant actions related to the new Tully branch library. (Cont'd)

**Recommendation:**

- (b) Adoption of a resolution:
  - (2) Making the certification regarding funding for this project as required by the Public Library Construction and Renovation Bond Act of 2000.
  - (3) Authorizing the City Manager to negotiate and execute a joint use cooperative agreement with the Franklin-McKinley School District for shared programming within the new Tully Branch Library.

CEQA: Tully Road – Mitigated Negative Declaration, PP 02-04-080.

Council Districts 4 and 7. SNI: Rockspring/Tully-Senter. (Library)

[Deferred from 6/4/02 – Item 2.8(b) (1), (2), and (3)]

**Resolution No. 71031 adopted.**

**This Item renumbered from 2.20**

### 5.3 Approval of the University Neighborhoods Revitalization Plan, Strong Neighborhoods Initiative Update.

**Recommendation:** Approval of the University Neighborhoods Revitalization Plan, Strong Neighborhoods Initiative Update, as a shared City/community vision for improvement of the University area. CEQA: Resolution No. 65459. Council District 3. SNI: University. (Planning, Building and Code Enforcement)

**Approved.**

**This Item was heard in the evening.**

### 5.4 Acceptance of the 3rd Quarterly SNI Report.

**Recommendation:** Acceptance of the 3rd Quarterly Strong Neighborhoods Initiative (SNI) Report. (City Manager's Office)

**Report Accepted.**

**This Item was heard in the evening.**

### 5.5 Naming of Public Facilities.

**Recommendation:** Consideration of the Parks and Recreation Commission's recommendation to name the swimming pool complex at Bacchus Drive near Crucero Drive the "San José Recreational Swim Center." Council District 7. (City Clerk/Parks and Recreation Commission)

(Deferred from 6/4/02 – Item 5.2)

**This Item was dropped.**

## 6 TRANSPORTATION SERVICES

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## **7 ENVIRONMENTAL & UTILITY SERVICES**

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### **7.1 Approval of actions related to the City's cable-related needs and interests.**

#### **Recommendation:**

- (a) Adoption of a resolution:
- (1) Approving and adopting the findings of the "Report on Cable-Related Needs and Interests and Operator Past Performance" (and the City-commissioned studies referenced in it) and the contents of the Request For Renewal Proposal ("RFRP"), including the findings therein with respect to the cable-related needs and interests of the community, and the past performance of AT&T Broadband HC of California LLC and its predecessors collectively (AT&T HC).
  - (2) Authorizing the issuance of the RFRP as attached to this report with an August 12, 2002 deadline for response.
  - (3) Authorizing the City to issues such notices as may be required to protect its interests under federal law.
  - (4) Confirming that the requirements and model system are the requirements and the model system that the City Council believes will help meet the needs and interests of this community.

(City Manager's Office)

(Referred from 4/23/02 and 5/21/02 – Item 7.2)

**Resolution No. 71032 adopted.**

- (b) Approval of an ordinance amending Chapter 15.28 of Title 15 of the San José Municipal Code to regulate the occupancy and use of public rights-of-way by cable systems and open video systems.
- (c) Approval of an ordinance granting a cable franchise to AT&T Broadband HC of California to construct and operate a cable system to provide cable service within the City of San José.
- (d) Adoption of an urgency ordinance extending the term of the current cable television franchise originally granted to Gill Industries, Inc. from June 30, 2002 to July 31, 2002.

(City Manager's Office)

(Referred from 4/23/02 and 5/21/02 – Item 7.2)

**Council did not approve Items 7.1(b)(c)(d).**

## 7 ENVIRONMENTAL & UTILITY SERVICES

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### 7.2 Approval to amend the 2002 Recycle Plus contracts.

**Recommendation:** Approval of the first amendment to the agreements with Norcal Waste Systems of San José, Inc. and GreenTeam of San José for Integrated Waste Management Services, and to the agreements with Norcal Waste Systems of San José, Inc. and Green Waste Recovery, Inc. for yard trimmings collection and residential street sweeping services, to provide adjustments due to economic, programmatic, and legislative changes which will reduce the cost to the City by \$128,500. CEQA: Exempt, PP02-05-125. (Environmental Services)

**This Item deferred to June 18, 2002.**

## 8 AVIATION SERVICES

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### 8.1 Approval of an amendment to the Airport Newsstand and General Merchandise agreement.

**Recommendation:** Approval of a second amendment and continuation agreement to Newsstand and General Merchandise Agreement and Lease with DFS Group L.P. (“DFS”), continuing and extending the term of the agreement from November 1, 2000 to October 31, 2007, with minimum annual guaranteed concession revenues to the City of \$1,200,000, and making certain adjustments to the concession fee and operational provisions of the agreement. CEQA: Resolution No. 67380. (Airport)  
(Deferred from 6/4/02 – Item 8.1)

**Approved.**

### 8.2 Approval of various actions related to the Airport Food and Beverage Concession Agreement.

**Recommendation:** Approval of a third amendment to the Airport Food and Beverage Concession Agreement with Host International (“Host”), Inc., to:

- (a) Reimburse Host for the cost of constructing certain improvements to correct unanticipated structural defects and to bring several of the concession spaces into compliance with the fire requirements of the Uniform Building Code, increasing the already-approved total reimbursement of \$250,000 for concession improvements constructed by Host by \$139,400, for a total not to exceed reimbursement amount of \$389,400; and
- (b) Add two new concession locations to the agreement, which will serve the upcoming Interim Federal Inspection Service Facility (“FIS”), with expected additional annual revenue to the City of \$60,000; and
- (c) Authorize reimbursement to Host for utility stub-outs and “vanilla shell” construction for the new FIS locations, in an amount not to exceed \$230,000; and

*This Item continued on the next page.*

## 8 AVIATION SERVICES

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### 8.2 Approval of various actions related to the Airport Food and Beverage Concession Agreement. (Cont'd)

**Recommendation:** Approval of a third amendment to the Airport Food and Beverage Concession Agreement with Host International (“Host”), Inc., to:

- (d) Temporarily modify the rent structure for one of the new FIS locations by authorizing an initial rent of 8% of gross revenues per month, to increase to 12% of gross revenues once Host’s total gross revenues in Terminal A achieve a threshold of \$11,500,000 in any 12-month period.

CEQA: Resolution No. 67380. (Airport)

(Deferred from 6/4/02 – Item 8.2)

**This Item deferred to June 18, 2002.**

## 9 PUBLIC SAFETY SERVICES

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## 10 JOINT COUNCIL/REDEVELOPMENT AGENCY

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**REVELOPMENT AGENCY BOARD CONVENED AT 2:05 P.M. TO CONSIDER ITEMS 10.1, 10.2, IN A JOINT SESSION.**

### 10.1 Approval of the Mayor’s June Budget Message.

**Recommendation:** Approval of the Mayor’s June Budget Message. (Mayor)

**Approved.**

**Noes: Reed**

### 10.2 Approval of the FY 2002-2003 Operating and Capital Budgets for the City of San José and Redevelopment Agency and Schedule of Fees and Charges.

**Recommendation:**

- (a) Adoption of resolutions by the City Council approving:

- (1) Operating Budget for Fiscal Year 2002-2003 for the City of San José.

**Resolution No. 71033 adopted.**

**Noes: Reed.**

- (2) Capital Budget for Fiscal Year 2002-2003 for the City of San José.

**Resolution No. 71034 adopted.**

**Noes: Reed.**

- (3) Five Year Capital Improvement Program for Fiscal Year 2003-2007 for the City of San José.

**Resolution No. 71035 adopted.**

**Noes: Reed.**

## **10 JOINT COUNCIL/REDEVELOPMENT AGENCY**

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### **10.2 Approval of the FY 2002-2003 Operating and Capital Budgets for the City of San José and Redevelopment Agency and Schedule of Fees and Charges. (Cont'd)**

**Recommendation:**

- (a) Adoption of resolutions by the City Council approving:
- (4) Adoption of a resolution establishing the Schedule of Fees and Charges for Fiscal Year 2002-2003.  
**Resolution No. 71036 adopted.**  
**Noes: Reed.**
  - (5) Adoption of a resolution establishing fees and charges for recreational and park activities.  
**Resolution No. 71037 adopted.**  
**Noes: Reed.**
- (b) Adoption of resolutions by the Agency Board approving:
- (1) Operating Budget for Fiscal Year 2002-2003 for the Redevelopment Agency of the City of San José.
  - (2) Capital Budget for Fiscal Year 2002-2003 for the Redevelopment Agency of the City of San José.
  - (3) Five Year Capital Improvement Program for Fiscal Year 2003-2007 for the Redevelopment Agency of the City of San José.
- (City Manager's Office/Redevelopment Agency)  
**Agency Board Resolution adopted.**  
**Noes: Reed.**

**The Joint Redevelopment Agency/Council reconvened at 8:32 to hear Item 10.3 in the City Council Chambers, City Hall, San Jose, CA.**

## **10 JOINT COUNCIL/REDEVELOPMENT AGENCY**

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### **10.3 Approval of various actions related to the Proposed Strong Neighborhoods Initiative Redevelopment Plan and the Merger of the Strong Neighborhoods Initiative Redevelopment Plan into the Existing San Jose Merged Project Area.**

**Recommendation:** Public Hearing and:

- (a) Adoption of resolutions by the City Council and Redevelopment Agency Board approving the report accompanying the Proposed Strong Neighborhoods Initiative Redevelopment Plan and Merger.  
**Resolution No. 71042 adopted.**  
**Redevelopment Agency Board Resolution No. 5292 adopted.**  
**Noes: Reed.**

*This Item is continued o the next page.*

## 10 JOINT COUNCIL/REDEVELOPMENT AGENCY

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### 10.3 Approval of various actions related to the Proposed Strong Neighborhoods Initiative Redevelopment Plan and the Merger of the Strong Neighborhoods Initiative Redevelopment Plan into the Existing San Jose Merged Project Area.

**Recommendation:** Public Hearing and:

(b) Approval of an ordinance by the City Council adopting the proposed Strong Neighborhoods Initiative Redevelopment Plan with the recommended amendment to Section 306 as submitted by the Project Area Committee, which addresses community concerns about the use of eminent domain, and establishing Project Area boundaries from among the following alternative boundary options, and making certain findings:

- (1) With the boundaries set forth on Exhibit A-1, deleting the Century Center Added Area as shown on Exhibit A-2; and
- (2) If the Santa Clara County Board of Supervisors does not authorize inclusion of unincorporated County pockets with the Project Area, with boundaries excluding the County pockets, as shown on Exhibit A-3; and
- (3) With the boundaries set forth on Exhibit 1, excluding the Burbank Community Association's jurisdictional area, as shown on Exhibit A-4.

**Ordinance No. 26662 passed for publication/adopted.**

**Noes: Reed.**

(c) Adoption of resolutions by the City Council and Redevelopment Agency Board approving the Project Area Committee's policy recommendations.

**Resolution No. 71043 adopted.**

**Redevelopment Agency Board Resolution No. 5293 adopted.**

**Noes: Reed.**

(d) Adoption of resolutions by the City Council and Redevelopment Agency Board approving the Five-Year Implementation Plan for the Strong Neighborhoods Initiative.

**Resolution No. 71044 adopted.**

**Redevelopment Agency Board Resolution No. 5394 adopted.**

**Noes: Reed.**

(e) Approval of an ordinance by the City Council approving the merger of the Strong Neighborhoods Initiative Redevelopment Project into the San Jose Merged Project Area.

CEQA: Resolution to be adopted. (Redevelopment Agency)

**Ordinance No. 26663 passed for publication.**

**CEQA Resolution No. 71045 adopted.**

**The Joint Redevelopment Agency Council meeting adjourned at 11:55 P.M.**



## **JOINT REDEVELOPMENT AGENCY/COUNCIL**

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**2:45 P.M. Joint Session, Council Chambers, City Hall**  
**Absent Council Members: None.**

**7.1 Approval of various actions related to the proposed Fifteenth Amendment Century Center Redevelopment Plan; the Report accompanying the proposed Fifteenth Amended Century Center Redevelopment Plan; the Amended Five-Year Implementation Plan; and the Merger of the Fifteenth Amended Century Center Redevelopment Plan into the Existing San Jose Merged Project Area.**

**Recommendations:** Public Hearing and:

- (a) Adoption of resolutions by the City Council and Redevelopment Agency Board approving the Report Accompanying the Proposed Fifteenth Amended Century Center Redevelopment Plan and merger.

**Resolution No. 71038 adopted.**

**Noes: Reed**

- (b) Approval of an ordinance by the City Council adopting the proposed Fifteenth Amended Century Center Redevelopment Plan and making certain findings.

**Ordinance No. 26659 passed for publication.**

**Noes: Reed**

- (c) Adoption of resolutions by the City Council and Redevelopment Agency Board approving the Amended Five-Year Implementation Plan for the Amended Century Center Redevelopment Project Area.

**Resolution No. 71039 adopted.**

**Noes: Reed**

- (d) Approval of an ordinance by the City Council approving the merger of the Fifteenth Amended Century Center Redevelopment Plan into the San Jose Merged Area and making certain findings.

**CEQA: Resolution to be adopted (CENTURY CENTER)**

**Council approved the statement of overriding considerations.**

**Ordinance No. 26660 passed for publication.**

**Noes: Reed**

## **JOINT REDEVELOPMENT AGENCY/COUNCIL**

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### **7.2 Transfer of funds from the Agency to the City for the construction of the Northside Community Center.**

#### **Recommendation:**

- (a) Adoption of resolutions:
  - (1) By the City Council and Redevelopment Agency Board Authorizing the City Manager and Redevelopment Agency Executive Director to negotiate and execute the Second Amendment to the Cooperation Agreement for the Northside Community Center, authorizing the Agency to fund and additional amount of \$1,748,313, for total Agency funding of \$5,046,313 and;
  - (2) By the City Council authorizing the City Manager, or designee, to negotiate and execute amendments to the Master Developer Agreement with Bridge Economic Development Corporation on behalf of the City related to the development of the Northside Community Center to reflect the additional funds in the Second Amendment to the Cooperation Agreement, and a Guaranteed Maximum Price for the Community Center.  
**Resolution No. 71040 adopted.**  
**Redevelopment Agency Board Resolution No. 5290 adopted.**
- (b) Adoption of a resolution by the Redevelopment Agency Board amending the FY 2001-2002 Redevelopment Agency appropriations resolution.  
**Redevelopment Agency Board Resolution No. 5291 adopted.**
- (c) Adoption of Appropriation Ordinance and Funding Sources Resolution amendments by the City Council in the General Fund:
  - (1) Increasing the Northside Community Center appropriation amount by \$1,748,313; and,
  - (2) Increasing the estimate for Revenue from Local Agencies by \$1,748,313.  
**Ordinance No. 26661 adopted.**  
**Resolution No. 71041 adopted.**

### **7.3 Appropriation of various actions related to the Proposed Strong Neighborhoods Initiative Redevelopment Plan and the Merger of the Strong Neighborhoods Initiative Redevelopment Plan into the Existing San Jose Merged Project Area.**

#### **Recommendation:** Public Hearing and:

- (a) Adoption of resolutions by the City Council and Redevelopment Agency Board approving the report accompanying the Proposed Strong Neighborhood Initiative Redevelopment Plan and Merger.

*This Item is continued on the next page.*

## **JOINT REDEVELOPMENT AGENCY/COUNCIL**

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### **7.3 Appropriation of various actions related to the Proposed Strong Neighborhoods Initiative Redevelopment Plan and the Merger of the Strong Neighborhoods Initiative Redevelopment Plan into the Existing San Jose Merged Project Area. (Cont'd)**

**Recommendation:** Public Hearing and:

- (b) Approval of an ordinance by the City Council adopting the proposed Strong Neighborhoods Initiative Redevelopment Plan with the recommended amendments to Section 306 as submitted by the Project Area Committee, Which addresses community concerns about the use of eminent domain, and establishing Project Area boundaries from among the following alternative boundary options, and making certain findings:
  - (1) With the boundaries set forth on Exhibit A-1, deleting the Century Center Added Area as shown on Exhibit A-2; and
  - (2) If the Santa Clara County Board of Supervisors does not authorize inclusion of unincorporated County pockets with the Project Area, with boundaries excluding the County pockets, as shown on Exhibit A-3; and
  - (3) With the boundaries set forth on Exhibit 1, excluding the Burbank Community Association's jurisdictional area, as shown on Exhibit A-4.
- (c) Adoption of resolutions by the City Council and Redevelopment Agency Board approving the Project Area Committee's policy recommendations.
- (d) Adoption of resolutions by the City Council and Redevelopment Agency Board approving the Five-Year Implementation Plan for the Strong Neighborhoods Initiative.
- (e) Approval of an ordinance by the City Council approving the merger of the Strong Neighborhoods Initiative Redevelopment Project into the San Jose Merged Project Area.

(Redevelopment Agency/City Manager's Office)

CEQA: Resolution to be adopted.

**This Item was heard in the evening as Item 10.3 on the City Council Agenda.**