



Meeting
of the
San José
Community & Economic Development Committee
September 24, 2007 at 1:30 P.M.

Roll Call: Chair Nancy Pyle, Vice-Chair Campos, Sam Liccardo, Member, Ru Weerakoon, Paul Krutko, Ed Moran, John Weis

Absent: Pete Constant, Member

Staff: Nanci Klein, Walter Rossman, Dave Sykes, Richard Keit, Julie Amato, Bill Ekern, Leslye Krutko, Laurel Prevetti, Ed Tolentino, David Schoonover, Andrew Crabtree, Rich Buikema, Kip Harkness

Guests: Melinda Richter, Managing Director of the San Jose BioScience Center, Dan Fenton, Meghan Horrigan, Jerry VonTress, Dan Cunningham, Erik Ferris, representing Team San Jose

This meeting began at 1:35 P.M.
Items were heard out of order.
Vice-Chair Campos left the meeting at 3:37 P.M.

a. Review of Today's Agenda and the Fall Committee Workplan

At the August 27th committee meeting, direction was given to staff to schedule an additional meeting in October in order to accommodate the long list of agenda items scheduled for October 22nd. Staff was successful in scheduling a special meeting for October 9th at 1:00 P.M., and dividing agenda items between the two dates. Item 4g on the October 22nd will now report out to the Council Study Session scheduled for December 17, 2007, and is formally dropped from that committee agenda.

b. Local/Small Business Contracting (Finance, Public Works, Economic Development)

Nanci Klein, Manager of Corporate Outreach, Office of Economic Development, introduced Walter Rossman, Deputy Director of Finance and Dave Sykes, Assistant Director of Public Works. Staff presented this annual report on City contracting with small and local businesses for fiscal year 2006-07. The Small

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Business Opportunity Program consists of three key elements to enhance public outreach:

- Performance measurements
- Outreach and education
- Process improvements

Staff discussed the level of local and small business participation in City agreements.

Upon motion by Vice-Chair Campos, seconded by Councilmember Liccardo, the committee accepted this report.

c. San Jose Bioscience and Emerging Technologies Initiative (Economic Development, Redevelopment Agency)

Nanci Klein, Manager of Corporate Outreach, Office of Economic Development, Richard Keit, Director, Redevelopment Agency, and Julie Amato, Development Officer for the Redevelopment Agency provided this joint staff report. The purpose of this initiative is to attract companies and jobs, such as clean technology businesses. In the past five years, the number of bioscience companies in San Jose has grown from approximately 25 to 60, making San Jose the fastest-growing bioscience cluster in the United States. The BioCenter has achieved regional, national, and an international reputation, fulfilling its initial purpose of attracting young bioscience companies to San Jose and helping them grow.

Upon motion by Councilmember Liccardo, seconded by Vice-Chair Campos, the committee accepted this report.

d. Convention Center Deferred Maintenance and Expansion (Redevelopment Agency, Team San Jose)

Dan Fenton, Chairman and Chief Executive Officer, Meghan Horrigan, Director of Public Affairs Jerry VonTress, Director of Operations, Dan Cunningham, Chief Financial Officer, Erik Ferris, Director of Client Operations, representing Team San Jose, together with Bill Ekern, Director of the Redevelopment Agency, provided an overview on operating and managing the Convention Center and the various cultural facilities (Montgomery Theater, California Theater, Civic Auditorium, and the Center for the Performing Arts). A detailed capital improvement plan program was attached to this report outlining what types of maintenance and improvements were necessary to keep these facilities operating, competitive and up to code. An update on the proposed expansion and master plan for the McEnery Convention Center was also provided.

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Councilmember Liccardo requested continued outreach to residents along Balbach Street and asked that staff be responsive to their suggestions and complimentary to the neighborhood with regards to the expansion options being explored.

Upon motion by Councilmember Liccardo, seconded by Vice-Chair Campos, the committee accepted this report.

e. San Jose Retail Strategy (Economic Development, Redevelopment Agency)

Nanci Klein, Manager of Corporate Outreach, Office of Economic Development, provided this staff report focusing on large dollar retail projects outside of the Redevelopment Agency's neighborhood retail areas. In February 2007, Council held a priority setting and strategic planning study session and directed staff to identify likely retail sites and evaluate the benefits of allocating additional resources to encourage development of those sites. In March 2007, the Mayor's Budget Message was approved and included a request that potential sites for retail development be presented to the City Council and the opportunities and resources be identified to allow major retailers to get through the approval process. Anchor tenants generate nearly 10 times the revenue as neighborhood retail.

Councilmember Campos asked that staff return and include an analysis on what types of retail might be developed within the Redevelopment Agency neighborhood business districts.

This report will be cross-referenced at the October 16, 2007 Council meeting.

Upon motion by Vice-Chair Campos, seconded by Councilmember Liccardo, the committee accepted this report.

f. North San Jose Vision 2030 Update (Planning, Building, & Code Enforcement, Economic Development, Redevelopment Agency)

Andrew Crabtree, Principal Planner, from the Planning, Building & Code Enforcement, Rich Buikema, Senior Planner, Planning, Building & Code Enforcement, and Kip Harkness, Project Manager of the Redevelopment Agency provided this report on the progress of the implementation of the Vision North San Jose Policy.

Upon motion by Councilmember Liccardo, seconded by Chair Pyle, the committee accepted this report.

g. Quarterly Update on Performance Measurements (Housing, Planning, Building, & Code Enforcement, Economic Development, Redevelopment Agency) [DEFERRED TO NOVEMBER 26, 2007]]

h. Quarterly Update on Council Directives

Paul Krutko, Chief Development Officer, City Manager's office provided a brief status on the following items presently on the council referral list.

- Hispanic Baseball Hall of Fame: Rules requested staff to report out to this committee on 10-09-07. Staff will provide a presentation and have invited the principals involved to discuss options for developing a permanent facility in San Jose.
- Public/Private Partnership Update: The Rules committee asked staff to report out to Council on the Prevailing Wage issue. This report is agendaized for 10-16-07 Council meeting.
- General Plan Amendments: Staff was asked by Rules to provide an overview of pending issues and clarity on 'what is in the pipeline'. Staff is preparing a "Framework" council memo that will be agendaized in October 2007.
- Inclusionary Zoning was recently referred from the 9-05-07, Rules meeting, asking for a workload analysis. Staff is presently working on a response.
- Berryessa Flea Market: This is a council referral (8-14-07 CC) asking staff to review the relocation of the Flea Market. Staff has met with the property owner's representative and have prepared a presentation for the 10-09-07 Community and Economic Development Committee meeting.

Upon motion by Councilmember Liccardo, seconded by Chair Pyle, the committee accepted this report.

i. Process Report and Timeline update for Adoption of 2007 California Building Standards, CCR Title 24, Parts 2-6, 8-10, and 12 (Planning, Building & Code Enforcement [RULES ADD 08-15-08]

Deputy Chief, David Schoonover, Fire Department, and Ed Tolentino, Senior Engineer, Fire Department presented to the committee a recommendation to approve the process report and timeline update for the adoption of the 2007 California Building Standards, California Code of Regulations. This will also report out to the Public, Safety, Finance and Strategic Support Committee on October 19, 2007 and return to this committee meeting agenda on October 22, 2007, with a memo regarding the 2007 California Building Standards Adopting Ordinance.

Upon motion by Councilmember Liccardo, seconded by Chair Pyle, the committee accepted this report.

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j. Status Report on Secondary Units Pilot Program (Housing) [DEFERRED FROM AUGUST 27, 2007]

Leslye Krutko, Director of Housing and Laurel Prevetti, Assistant Director, Planning, Building, & Code Enforcement presented this report requesting an extension of six months for this program. Approval of the proposed secondary unit ordinance and park in lieu fee exemption would allow the continued production of secondary units, while the City tests revised secondary unit development parameters. Laurel reviewed the chart on page nine of the report and the proposed changes that would be beneficial.

Upon motion by Councilmember Liccardo, seconded by Chair Pyle, the committee accepted this report.

k. Oral Petitions

None

l. Adjournment

Meeting adjourned at 4:00 P.M.

By:



Chair Nancy Pyle
Community & Economic Development
Committee

Please note that his meeting can be viewed in its entirety on the City's website, www.sanjoseca.gov and click on the link to view meeting broadcast, you can find all Committee meetings as well as Council meetings.