

JAPANTOWN REDEVELOPMENT PLAN

The Redevelopment Agency of
the City of San Jose

November 1993

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Japantown Redevelopment Plan
Adopted
City Council Ordinance No. _____

Japantown Redevelopment Plan

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Exhibit A - Legal Description, Japantown Redevelopment Area
Exhibit B - Plat to Accompany Legal Description

DESCRIPTION OF PROJECT

101. INTRODUCTION

This Redevelopment Plan (hereinafter the "Plan") for the Japantown Redevelopment Project (hereinafter the "Project") has been prepared by the Redevelopment Agency of the City of San Jose (hereinafter the "Agency") pursuant to the Community Redevelopment Law of the California Health and Safety Code, and all applicable local laws and ordinances.

This Plan conforms to the General Plan of the City of San Jose insofar as the General Plan applies to the Project.

This Plan provides the Agency with powers, duties, and obligations to implement the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project (hereinafter the "Project Area"). Because of the needs of the Project and the need for flexible response to such factors as market and financial conditions, and participating property owner and potential developer needs, as well as opportunities for Agency action, the Plan does not otherwise present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of the Project Area. Neither does the Plan present specific proposals to solve or alleviate the identified problems and issues relating to the Project Area. Instead, the Plan presents a process and a basic framework within which specific plans may be presented, specific solutions proposed, and specific projects approved.

The purposes of the Community Redevelopment Law will be attained through, and the goals of the Plan are:

- A. Elimination, by public and private actions, of blighting conditions in the area.
- B. Strengthening the economic base of the Project Area and the community in general by providing necessary assistance to stimulate revitalization and new commercial expansion.

- C. Replanning, redesign, and further development of underdeveloped areas that are economically stagnant, physically constrained, and/or underutilized.
- D. Rehabilitation or replacement of substandard and deteriorated public improvements in the area.
- E. Provision of more adequate parking resources.
- F. Encouragement, by the provision of appropriate assistance, of the rehabilitation and seismic strengthening of commercial buildings in the area.
- G. Creation of a more attractive environment as a means of attracting more people and activity to this unique commercial district.
- H. Attraction of additional private investment and employment into the Redevelopment Area and adjoining areas.

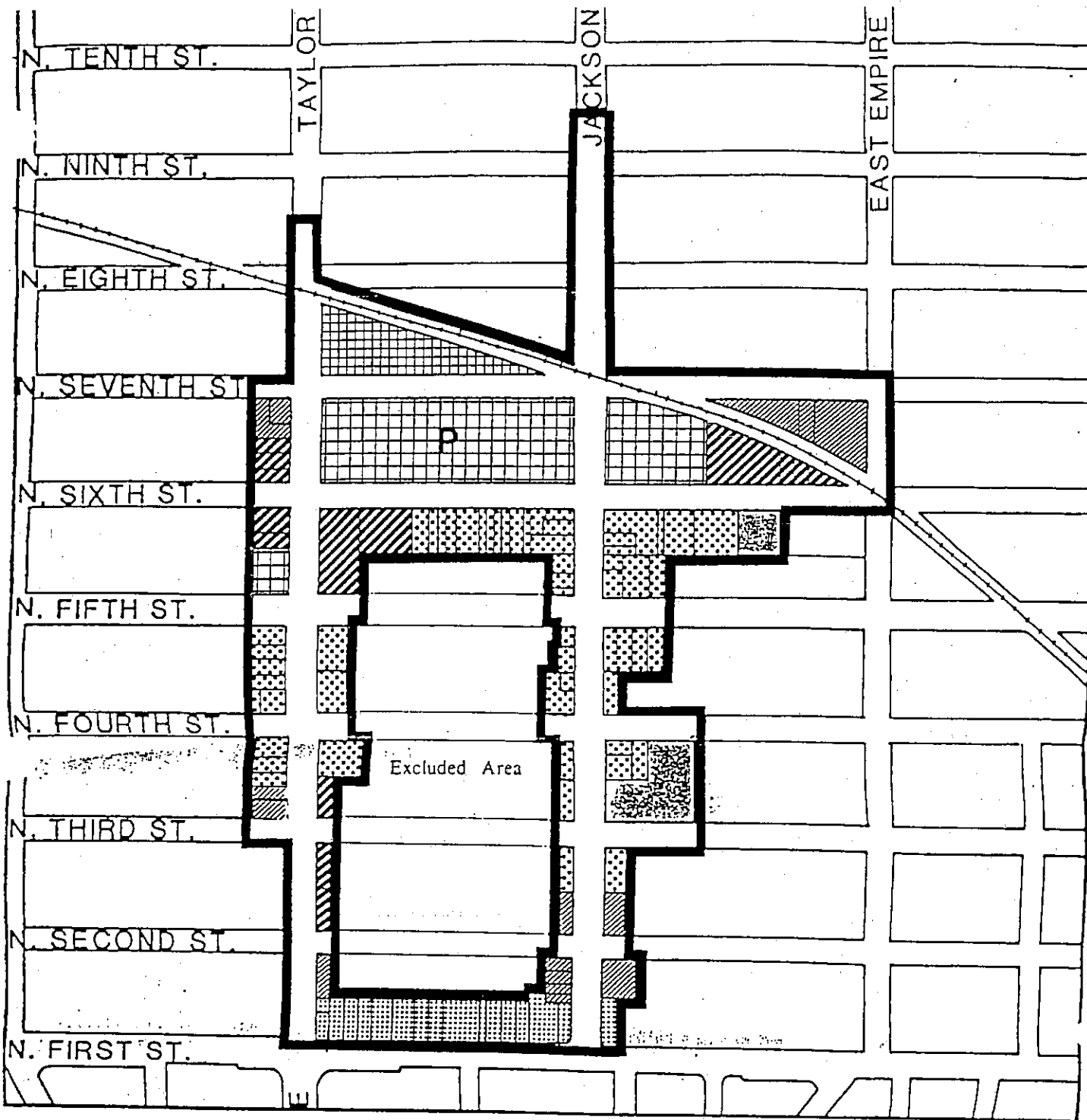
102. BOUNDARY DESCRIPTION

The boundaries of the project are delineated on the Project Boundary Map shown in Figure 1 and are set forth in the legal description and plat map attached as Exhibits A and B.

103. SUMMARY OF PROPOSED ACTIONS

The Agency, in accordance with and pursuant to applicable law, will endeavor to remedy as necessary, or cause to be remedied as necessary, conditions causing blight in the Project Area through the use of any of the following approaches, singly or in combination:

- A. Rehabilitation, alteration, modernization, general improvement, seismic upgrading, or any combination thereof (hereinafter called "rehabilitation") of certain existing non-residential structures.
- B. Reservation of certain areas for public streets, rights-of-way, parking facilities, and other public purposes.
- C. Acquisition of real property by purchase, gift, devise, exchange, condemnation to the extent authorized by this Plan, or any other lawful means.
- D. Relocation of the occupants presently residing in structures that are acquired or, as necessary, in structures subject to rehabilitation.



The Redevelopment Agency of the City of San Jose
JAPANTOWN REDEVELOPMENT PROJECT

Redevelopment Plan

Land Use Map

<ul style="list-style-type: none"> Residential Residential/ NBD Overlay Commercial Commercial/ NBD Overlay Public/Quasi-Public NBD Overlay 	<ul style="list-style-type: none"> Mixed Residential/ Commercial Mixed Residential/ Commercial/NBD Overlay Mixed Residential/ Commercial/NBD Overlay/Park
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- E. Demolition and removal of certain existing buildings and structures on land acquired by the Agency.
- F. Sale or lease of all land acquired by the Agency for re-use in accordance with the Plan and such additional conditions as may be established by the Agency in any manner authorized by law in order to carry out the purpose of redevelopment.
- G. Coordination with proper authorities to promote a comprehensive development effort.
- H. Land use approval actions in conformance with the General Plan that are necessary to implement the Plan.
- I. Installation and relocation of certain necessary site improvements, utilities, and facilities.
- J. Coordination with proper authorities and, where appropriate, assistance to such authorities, to insure an adequate transportation system and related facilities.
- K. Assistance in land assembly on a limited basis to stimulate private development, particularly on heretofore hard to develop parcels, and for public improvements consistent with the goals of the Jackson-Taylor Revitalization Plan, the Nihonmachi Business District Plan and the Jackson-Taylor Residential Strategy.
- L. Initiation of a rehabilitation program for privately owned properties, particularly those that have historical or architectural merit.
- M. Application of re-use/rehabilitation strategies that are consistent with the historical value of buildings in the Project Area.
- N. Administration of the adopted rules and regulations for owner participation.
- O. Administration of the adopted rules governing reasonable preference to persons who are engaged in business in the Project Area to reenter in business within the redevelopment area.
- P. Implementation of certain recommendations of the Jackson-Taylor Revitalization Plan, the Nihonmachi Business District Plan and the Jackson-Taylor Residential Strategy.
- Q. Utilization of any other technique or approach authorized by law necessary or convenient for the implementation of the Plan.



