

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

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KIM WALESH, CITY MANAGER'S OFFICE
ED MORAN, CITY ATTORNEY'S OFFICE
RU WEERAKOON, MAYOR'S OFFICE

AGENDA

1:30 p.m.

September 22, 2014

Wing 118/119

(a) Call to Order and Roll Call

(b) Review of Workplan

Items recommended to be added, dropped, or deferred are usually approved under this section, unless the Committee directs otherwise.

- (1) **General Plan and Urban Village Implementation**
RECOMMEND DEFERRAL TO OCTOBER 27
- (2) **Homeless Response**
RECOMMEND DEFERRAL TO November 17

(c) Consent Calendar

- (1) **[Curb Café Pilot Program Update](#)**
Recommendation: Accept report and forward recommendation to the full City Council to extend the Curb Café Pilot Program to authorize additional curb cafés through December 2015. (Economic Development/Public Works/Transportation)

(d) Reports to Committee

- (1) **Verbal Report on Economic Development Activities**
Recommendation: Accept verbal report and presentation from the Director of Economic Development. (Economic Development)

(2) **Downtown Highrise Development Activities**

Recommendation: Forward the following recommendations to the full City Council for consideration:

1. Adopt a resolution modifying the 2,500 unit limit of the 2007 Parks Specific High Rise Incentive Program to add 50 units to the maximum limit of units that are eligible to receive the incentive and sunset the program by June 30, 2016 even if the unit count is not reached.
2. Update the City Council on the Administration's workplan and timeline to establish a Downtown Parks Maintenance District for high rise and mid rise residential projects.
3. Direct the City Attorney to draft an ordinance amending Chapter 4.46 of Title 4 of the San Jose Municipal Code and Chapter 4.47 of Title 4 of the San Jose Municipal Code to add sections to suspend the collection of the building and structure construction tax for a single commercial high rise development project within two years.

Extension of North San Jose Development Incentive

Recommendation: Forward a recommendation to the full City Council to adopt a resolution amending the North San Jose Area Development Policy to:

1. Extend the North San Jose Traffic Impact Fee Incentive deadline for Tier 2 projects (build to suit projects of over 1 million square feet) to obtain building permits for one year to December 31, 2015, and to receive a certificate of occupancy for one year to December 31, 2017,
2. Limit the amount of development capacity in the incentive to a total of 4 million square feet across both Tiers; and
3. Designate the point at which the allocation of the incentive occurs is at the time of payment of the Traffic Impact Fee, or upon execution of an Industrial Project Completion Agreement upon approval of a valid development permit.

(Economic Development) ***DEFERRED FROM AUGUST***

(3) **Development Services Process Improvement Workplan
& Development Services Staffing**

Attachment

Attachment – Memo from Councilmember Khamis

Recommendation: Accept the staff report on the Development Services Process Improvement Workplan and Development Services staffing.

(Planning, Building & Code Enforcement) ***DEFERRED FROM AUGUST***

- (4) **Homeless Housing: Potential Tools for Combating Homelessness**
Recommendation: Accept verbal report on potential tools for combating homelessness and provide feedback on travel trailer parks as a way to implement the micro-housing concept and on overnight safe parking as potential interim shelter and housing options. (Housing) **DEFERRED FROM AUGUST**
- (5) **Susan and Phil Hammer Theatre Center**
Recommendation: Accept report on the status of the bankruptcy of the San Jose Repertory Theatre and future reuse of the Hammer Theatre Center. (Economic Development)

- 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 Committee.

- Adjournment

The Community and Economic Development Committee meets every fourth Monday of the month at 1:30 p.m. Thank you for taking the time to attend today's meeting. Agendas, staff reports and some associated documents for Council Committee items may be viewed on the Internet at www.sanjoseca.gov/clerk/agenda.asp. Committee Meetings are televised live and rebroadcast on Channel 26.

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call (408) 535-8179 or (408) 294-9337 (TTY) at least two business days before the meeting.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at San José City Hall, 200 E. Santa Clara Street, 2nd Floor Wing, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

For questions, please contact Isela Chaparro, Office of Economic Development at (408) 535-8179.