



City Council Meeting Agenda

Tuesday, December 2, 2025

1:30 PM

Council Chambers

Closed Session at 9:30 a.m.

MATT MAHAN, MAYOR
ROSEMARY KAMEI, DISTRICT 1
PAMELA CAMPOS, DISTRICT 2
ANTHONY TORDILLOS, DISTRICT 3
DAVID COHEN, DISTRICT 4
PETER ORTIZ, DISTRICT 5
MICHAEL MULCAHY, DISTRICT 6
BIEN DOAN, DISTRICT 7
DOMINGO CANDELAS, DISTRICT 8
PAM FOLEY, VICE MAYOR, DISTRICT 9
GEORGE CASEY, DISTRICT 10

Please scroll to the end for information about the City Council Agenda and for the Rules of Conduct of the meeting.

Public Comment in Person Only

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- Adaptaciones para discapacitados serán proporcionadas a pedido. Mande correo electrónico ADA@sanjoseca.gov; Llame (408) 535-8430.
- Bất kỳ ai trong công-đồng cần sự hỗ-trợ xin gửi điện-thư cho Điều-phối-viên ADA theo địa-chỉ ADA@sanjoseca.gov hoặc gọi đến số (408) 535-8430.

THE LEVINE ACT

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<https://www.sanjoseca.gov/your-government/appointees/city-clerk/levine-act/-fsiteid-1#!/>

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- 1) Cable Channel 26.
- 2) <https://sanjoseca.gov/news-stories/watch-a-meeting>
- 3) <https://youtube.com/CityofSanJoseCalifornia>
- 4) By Phone: (888) 475 4499. Webinar ID is 931 9759 7876. Alternative phone numbers are: US: +1 (213) 338-8477 or +1 (408) 638-0968 or (877) 853-5257 (Toll Free).
- 5) Online at: <https://sanjoseca.zoom.us/j/93197597876>

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How to provide spoken Public Comment during the City Council Meeting:

You may speak to the City Council about any discussion item that is on the agenda, and you may also speak during Open Forum on items that are not on the agenda and are within the subject matter jurisdiction of the City Council. 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.

Each speaker generally has two minutes to speak per item. The total amount of time allocated for public testimony for each public speakers or for an agenda item may be limited at the Mayor’s discretion, depending on the number of speakers or the length of the agenda. (California Government Code Section 54954.3; Council Policy 0-37)

Fill out a Yellow Speaker’s Card and submit it to boxes at the bottom of the Chambers. Do this before the meeting or before the item is heard. This will ensure that the name on the card is called for the item(s) that you wish to address, and it will help ensure the meeting runs smoothly for all participants by calling speakers in an orderly manner. You may remain anonymous, but please fill out a card so we may call you. You can put “anonymous speaker” or “no name” on the card. When the Council reaches your item on the agenda, the Mayor 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. To assist you in tracking your speaking time, there is a display on 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.

- **Call to Order and Roll Call**

9:30 a.m. - Closed Session, Call to Order in Council Chambers

Open Session, Labor Negotiations Update (See Item 3.2)

Adjourn to Closed Session in Council Chambers Conference Room, W133

See Separate Agenda

[25-992](#)

Closed Session Agenda

1:30 p.m. - Regular Session, Council Chambers, City Hall

- **Pledge of Allegiance**

- Invocation (Mayor)
- Orders of the Day

Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.

- Adjournment Recognition
- Closed Session Report

To be heard after Ceremonial Items

1. CEREMONIAL ITEMS

1.1 Presentation of a proclamation declaring December 1, 2025, as World AIDS Day in the City of San José to urge all residents to remain steadfast in the campaign to end the HIV/AIDS epidemic. (Foley and Tordillos)

1.2 Presentation of a commendation to Joseph Rodrigues for his exceptional five decades of public service, his steadfast leadership as Federal Security Director for San José Mineta International Airport and Monterey Regional Airport, and his enduring commitment to safeguarding travelers and serving his community with honor, integrity, and dedication. (Mulcahy)

1.3 Presentation of a commendation to Enrique Arguello, Business Manager and Secretary-Treasurer of LiUNA Local 270, in recognition of his leadership, advocacy for working families, and longstanding commitment to empowering union members and investing in the next generation through education and community service in the City of San José. (Ortiz)

2. CONSENT CALENDAR

Notice to the public: There will be no separate discussion of Consent Calendar items as they are considered to be routine by the City Council and will be adopted by one motion. If a member of the City Council requests discussion on a particular item, that item may be removed from the Consent Calendar and considered separately.

2.1 Approval of City Council Minutes.

[25-1239](#)**Approval of City Council Minutes.****Recommendation:**

- (a) Special City Council Closed Session Minutes of November 3, 2025.
 - (b) Regular City Council Meeting Minutes of November 4, 2025.
- CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

Attachments

- [\(a\) 11/03/2025 SCS Minutes](#)
- [\(b\) 11/04/2025 CC Minutes](#)

2.2 Final Adoption of Ordinances.[25-1276](#)**Final Adoption of Ordinances.****Recommendation:**

- (a) Ordinance No. 31273 - An Ordinance of the City of San José Amending Chapter 6.88 of Title 6 of the San José Municipal Code to Update the Term of Registration to Be Based on Fiscal Year to Align with the Annual Operating Fee; Increase the Number of Allowed Delivery Locations to Correspond with the Number of Allowed Retail Storefront Locations Per Business; Approve Other Changes to Update the San José Municipal Code to Better Align with State Regulations; and Make Other Technical, Non-Substantive, or Formatting Changes.
[Passed for Publication on 11/18/2025 - Item 2.22 (25-1204)]
- (b) Ordinance No. 31274 - An Ordinance of the City of San José Rezoning Certain Real Property of Approximately 1.0 Gross Acres Situated on the East Side of Roberts Avenue, Approximately 300 Feet Northwest of Le Compte Place (1170 Roberts Avenue; APN: 477-11-003) from the R-1-8 Single-Family Residence Zoning District to the R-1-8(Pd) Planned Development Zoning District.
[Passed for Publication on 11/18/2025 - Item 10.1(a)(2) (25-1218)]
- (c) Ordinance No. 31275 - An Ordinance of the City Of San José Rezoning Certain Real Property of Approximately 1.02 Gross Acres Situated on the East Side of Roberts Avenue, Approximately 100 Feet Northwest of Le Compte Place (1190 Roberts Avenue; APN: 477-11-001) from the R-1-8 Single-Family Residence Zoning District to the R-1-8(Pd) Planned Development Zoning District.
[Passed for Publication on 11/18/2025 - Item 10.1(b)(2) (25-1219)]

2.3 Approval of Council Committee Minutes.

25-1240**Approval of Council Committee Minutes.****Recommendation:**

- (a) Regular Joint Meeting for the Rules and Open Government Committee Minutes of October 29, 2025.
 - (b) Regular Joint Meeting for the Rules and Open Government Committee Minutes of November 5, 2025.
 - (c) Regular Joint Meeting for the Rules and Open Government Committee Minutes of November 12, 2025.
 - (d) Regular Joint Meeting for the Rules and Open Government Committee Minutes of November 19, 2025.
- CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

Attachments

- [\(a\) 10/29/2025 ROGC Minutes](#)
- [\(b\) 11/05/2025 ROGC Minutes](#)
- [\(c\) 11/12/2025 ROGC Minutes](#)
- [\(d\) 11/19/2025 ROGC Minutes](#)

2.4 Mayor and Council Excused Absence Requests.**2.5 City Council Travel Reports.****2.6 Report from the Council Liaison to the Retirement Boards.**

2.7 [25-1269](#) Boards and Commissions Appointment.

Recommendation:

Approve the following Boards and Commissions appointments:

(a) Airport Commission:

(1) Citywide Seat: Appoint Julian Lake for a term ending June 30, 2029; and

(2) District 9 Seat: Appoint Mitchell Ehrlich for a term ending June 30, 2029.

(b) Arts Commission:

(1) District 5 Seat: Appoint Minerva Sarellano for a term ending June 30, 2026.

(c) Climate Advisory Commission:

(1) Community Representative Seat: Appoint Christine Nguyen Vaeth for a term ending December 31, 2027;

(2) Community Representative Seat: Appoint Eric Michaud for a term of January 1, 2026 to December 31, 2029;

(3) Climate Science Expertise Seat: Appoint Glen Garfunkel for a term of January 1, 2026 to December 31, 2029;

(4) Climate Science Expertise Seat: Appoint Macwin Savio Dsouza for a term of January 1, 2026 to December 31, 2029;

(5) Power Planning Expertise Seat: Appoint Victor Niemeyer for a term of January 1, 2026 to December 31, 2029; and

(6) Community-Based Organization Seat: Appoint Karen Nelson for a term of January 1, 2026 to December 31, 2029.

(d) Historic Landmarks Commission:

(1) Citywide Seat: Appoint Jimi Kogura for a term ending June 30, 2026.

(e) Housing and Community Development Commission:

(1) District 3 Seat: Appoint Marika Buchholz for a term ending June 30, 2029;

(2) District 4 Seat: Appoint Thoa Hoang for a term ending June 30, 2027;

(3) District 6 Seat: Appoint Jennifer Cretella for a term ending June 30, 2027; and

(4) District 8 Seat: Appoint Oscar Quiroz-Medrano for a term ending June 30, 2027.

(f) Library and Education Commission:

(1) District 3 Seat: Appoint Karina Solano for a term ending June 30, 2029; and

(2) District 10 Seat: Appoint Sharon Holt for a term ending June 30, 2027.

(g) Measure T Community Oversight Committee:

(1) District 8 Seat: Appoint Sheikh Nayeem for a term beginning on the

date of appointment.

(h) Parks and Recreation Commission:

(1) District 3 Seat: Appoint Robert Gonzalez for a term ending June 30, 2029.

(i) Planning Commission:

(1) District 3 Seat: Appoint Aimee Escobar for a term ending June 30, 2028.

CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative activities resulting in no changes to the physical environment. (City Clerk)

Attachments [Memorandum](#)
[Memorandum - Conflicts of Interest](#)
[Supplemental Memorandum from Housing](#)
[Applications](#)

2.8 [25-1250](#) **Actions Related to Purchase Order with Bluum USA, Inc. for Citywide Ruggedized Laptops and Related Accessories.**

Recommendation: Adopt a resolution authorizing the City Manager, or her designee, to amend OP65997 issued in favor of Bluum USA, Inc. (Phoenix, AZ) for the procurement of ruggedized laptops and related accessories, to increase the total not-to-exceed amount by \$3,450,000 from \$550,000 to \$4,000,000, subject to the appropriation of funds.

CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. (Finance)

Attachments [Memorandum](#)

2.9 [25-1251](#) **Amendment to Spectator Fines for Illegal Fireworks Exhibitions.**

Recommendation: Adopt a resolution amending the Administrative Citation Schedule of Fines for violations of San José Municipal Code Chapter 10.17, Part 2, Section 10.17.105, to amend the fine amount to \$500 for spectators of illegal fireworks exhibitions.

CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment. (Fire)

Attachments [Memorandum](#)
[Resolution](#)

2.10 [25-1252](#) **Seventh Amendment to the Master Agreement with Conger Moss Guillard Landscape Architecture for the St. James Park Design Project.**

Recommendation: Adopt a resolution authorizing the City Manager, or her designee, to negotiate and execute a Seventh Amendment to the Master Agreement with Conger Moss Guillard Landscape Architecture for the St. James Park Design Project to increase the maximum total compensation by \$800,000, from \$5,950,000 to \$6,750,000, and to extend the master agreement through June 30, 2027.

CEQA: Environmental Impact Report for the St. James Park Capital Vision and Levitt Pavilion (Resolution No. 79770), File No. PP16-037. Council District 3. (Parks, Recreation and Neighborhood Services)

Attachments [Memorandum](#)

2.11 [25-1254](#) **Actions Related to the 9157 - Fire Station 8 Relocation (2018 Measure T) Project.**

Recommendation: (a) Approve an increase to the construction contingency for the 9157-Fire Station 8 Relocation (2018 Measure T) Project from 10% to 12%, in the amount of \$210,520, resulting in a new contingency amount of \$1,263,120.

(b) Adopt the following 2025-2026 Appropriation Ordinance amendments in the Public Safety and Infrastructure Bond Fund:

(1) Increase the Measure T - Fire Station 8 Relocation appropriation to the Public Works Department by \$900,000; and

(2) Decrease the Measure T - Program Reserve (Public Safety) by \$900,000.

CEQA: Mitigated Negative Declaration for the Fire Station No. 8 Relocation Project, File No. ER-22-063 (Resolution No. RES2023-295). Council District 3. (Public Works/City Manager)

Attachments [Memorandum](#)

**2.12 [25-1253](#) Report on Bids and Award of Contract for the 10593 - 2026 Local Streets
ADA Curb Ramps #1 Project.**

Recommendation: (a) Report on bids and award a contract for the construction of 10593 -
2026 Local Streets ADA Curb Ramps #1 Project to the lowest
responsive, responsible bidder, Spencon Construction, Inc., in the
amount of \$1,442,450; and
(b) Approve a 10% contingency in the amount of \$144,245.
CEQA: Categorically Exempt, File No. ER24-313, CEQA Guidelines
Section 15301(c), Existing Facilities. Council Districts 1, 9, 10.
(Transportation/Public Works)

Attachments [Memorandum](#)

**2.13 [25-1272](#) Approval of Proclamation for the Holiday Children Book Drive and the
Holiday Children Book Drive Sponsored by Council District 1 as a City
Council Sponsored Special Event to Expend City Funds and Accept Donations
of Materials and Services for the Event.**

Recommendation: As recommended by the Rules and Open Government Committee on
November 19, 2025:
(a) Approve the Proclamation for the Holiday Children Book Drive
scheduled on December 4, 2025 and the Holiday Children Book Drive
scheduled on December 4-18, 2025 as a City Council sponsored Special
Event and approve the expenditure of funds; and
(b) Approve and accept donations from various individuals, businesses,
or community groups to support the event
in collaboration with the Fire Department.
CEQA: Not a Project, File No. PP17-011, Temporary Special Events
resulting in no changes to the physical environment. (Kamei)
[Rules Committee referral 11/19/2025 - Item B.2]

Attachments [Memorandum](#)

2.14 [25-1275](#) Retroactive Approval and Approval of Various Events Sponsored by Council District 9 as City Council Sponsored Special Events to Expend City Funds and Accept Donations of Materials and Services for the Events.

Recommendation: As recommended by the Rules and Open Government Committee on November 19, 2025:

(a) Retroactively approve the Tower Lighting for the National Women's Soccer League Championship Welcome scheduled on November 20-22, 2025 as a City Council sponsored Special Event and approve the expenditure of funds;

(b) Approve the World AIDS Day Flag Raising scheduled on December 2, 2025, World AIDS Day Tower and Rotunda Lighting scheduled for December 1-4, 2025, and World AIDS Day Quilt Display in the Rotunda on December 1-2, 2025, as City Council sponsored Special Events and approve the expenditure of funds;

(c) Approve the Music in the Valley Festival scheduled on May 2, 2026 as a City Council sponsored Special Event and approve the expenditure of funds; and

(d) Approve and accept donations from various individuals, businesses, or community groups to support the events.

CEQA: Not a Project, File No. PP17-011, Temporary Special Events resulting in no changes to the physical environment. (Foley)

[Rules Committee referral 11/19/2025 - Item B.3]

Attachments [Memorandum](#)

3. STRATEGIC SUPPORT

3.1 Report of the City Manager, Jennifer Maguire (Verbal Report).

3.2 Labor Negotiations Update.

Accept Labor Negotiations Update.
TO BE HEARD AT 9:30 A.M.

3.3 [25-1255](#) California Community Choice Financing Authority Clean Energy Project Revenue Bonds (Green Bonds).

Recommendation:

Adopt a resolution:

(a) Approving, in connection with the issuance and sale of the California Community Choice Financing Authority Clean Energy Project Revenue Bonds (Green Bonds) in an aggregate principal amount not-to-exceed \$1,250,000,000 to finance the acquisition of a long-term supply of electricity on a prepaid basis for the City of San José, in substantially final form, Appendix A to an Official Statement, a Power Supply Contract, a Custodial Agreement, a Letter Agreement, and a Prepaid Energy Project Administration Agreement; and

(b) Authorizing the City Manager, or her designee, and other authorized officers of the City of San José to execute and deliver such documents and any other related documents in connection therewith.

CEQA: Not a Project, File No. PP17-004, Government Funding Mechanism or Fiscal Activity with no commitment to a specific project which may result in a potentially significant physical impact on the environment. (Finance/Energy)

Attachments

[Memorandum](#)

[Appendix A](#)

[Agreement - Power Supply](#)

[Agreement - Custodial](#)

[Agreement - Form of Limited Assignment](#)

[Agreement - Prepaid Energy Project Administration](#)

[Letter Agreement](#)

[Resolution](#)

3.4 [25-1256](#) Acceptance of Retirement Plans' Comprehensive Annual Investment Fee Reports for Calendar Year 2024.

Recommendation:

Accept the following reports:

(a) Police and Fire Retirement Plan Comprehensive Annual Fee Report for calendar year 2024.

(b) Federated City Employees' Retirement System Comprehensive Annual Fee report for calendar year 2024.

CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memorandums that involve no approvals of any City action. (Retirement Services)

Attachments

[Memorandum](#)

3.5 [25-1257](#) Actions Related to the 10400 - Park Bundle - 9111 North San Pedro Park and 9102 Bassett Park Project for the Elizabeth P. Boyer Park and City Gardens Park.

Recommendation:

- (a) Report on bids and award a contract for the construction of 10400 - Park Bundle - 9111 North San Pedro Park and 9102 Bassett Park Project for the Elizabeth P. Boyer Park and City Gardens Park to the lowest responsive, responsible bidder, QLM Inc., for the base bid and Bid Alternate Nos. 1, 2, 3, and 8 in the amount of \$5,603,700.
 - (b) Approve a 10% contingency in the amount of \$560,370.
 - (c) Adopt the following 2025-2026 Appropriation Ordinance amendments in the Subdivision Park Trust Fund:
 - (1) Establish the North San Pedro Parks Area Construction appropriation to the Parks, Recreation and Neighborhood Services Department in the amount of \$6,668,000;
 - (2) Decrease the North San Pedro Area Parks Reserve by \$5,642,000;
 - (3) Decrease the Future PDO / PIO Projects Reserve by \$837,000; and
 - (4) Decrease the North San Pedro Area Parks Master Plans appropriation by \$189,000.
 - (d) Adopt the following 2025-2026 Appropriation Ordinance amendments in the Construction Tax and Property Conveyance Tax Fund: Parks Purposes Council District 3:
 - (1) Establish the North San Pedro Area Parks Construction appropriation to the Parks, Recreation, and Neighborhood Services Department in the amount of \$786,000; and
 - (2) Decrease the North San Pedro Area Parks Reserve by \$786,000.
 - (e) In accordance with City Council-approved Budget Principle #8, certify that funding the annual operations and maintenance costs for the City Gardens Park (initially referred to as Bassett Park Project), which is estimated to exceed \$100,000 annually in the General Fund, shall be made available in the applicable year of the cost impact.
- CEQA: Addendum to Downtown Strategy 2040 Final Environmental Impact Report (Resolution No. 78942), File No. PP20-001. Council District 3. (Public Works/Parks, Recreation, and Neighborhood Services/City Manager)

Attachments [Memorandum](#)

3.6 [25-1268](#) Annual Merit Increases and Additional Executive Leave for Council Appointees.

Recommendation: Adopt a resolution approving a 2.5% merit increase for the City Manager, City Clerk, City Auditor, and Independent Police Auditor retroactively effective July 1, 2025, and granting an additional forty (40) hours of executive leave to each of these Council Appointees for the payroll calendar year 2026.

CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no changes to the physical environment. (Mayor)

[Rules Committee referral 11/19/2025 - Item A.2.a]

Attachments [Memorandum](#)
 [Resolution](#)

4. PUBLIC SAFETY SERVICES

4.1 [25-1258](#) Amendment to Title 16 (Gaming Control) of the San José Municipal Code.**Recommendation:**

Approve an ordinance amending Title 16 (Gaming Control) of the San José Municipal Code to:

- (a) Revise the immediate reporting requirement to the Police Department related to the discovery of crimes at cardroom premises from immediately upon discovery to either immediately upon discovery or, when immediate reporting is not feasible, then promptly upon making a determination that conduct has occurred which raises a reasonable suspicion that a crime has been committed, without compromising responsiveness to potential criminal conduct and revise the requirement to report to the Division of Gaming Control any conduct which raises a reasonable suspicion of a violation of Title 16 from four hours to no later than the next business day;
 - (b) Expand the allowable betting layout design from 10 to 20 betting squares per player-position per card table, requiring advance approval from the Division of Gaming Control and labeling of all betting opportunities on table layouts to align with modern gaming practices;
 - (c) Repeal Section 16.18.075 (Limitations on continuous presence at cardroom premises) as unnecessary given the minimal number of affected patrons and the disproportionate administrative effort required for enforcement;
 - (d) Remove the four-tournament-per-year limit and add an exception to the existing 25% charitable contribution requirement for cardrooms that make lump-sum charitable contributions under settlement agreements;
 - (e) Expressly permit the cardrooms to offer complimentary or discounted food and non-alcoholic beverages to patrons, provided such items are not conditioned on gambling participation and records are maintained, consistent with state law and responsible gaming principles; and
 - (f) Make other technical, non-substantive, or formatting changes.
- CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment.
(Police)

Attachments [Memorandum](#)
 [Ordinance](#)

5. TRANSPORTATION & AVIATION SERVICES**6. ENVIRONMENTAL & UTILITY SERVICES**

6.1 [25-1262](#) Climate Smart San José Semi-Annual Status Report and Updated Plan.**Recommendation:**

As recommended by the Transportation and Environment Committee on October 6, 2025:

(a) Accept the Climate Smart San José semi-annual update covering March to August 2025.

(b) Approve the updated Climate Smart San José plan.

(c) Approve the change from semi-annual to annual Climate Smart updates to the Transportation and Environment Committee and to the City Council.

CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (Energy)

[Transportation and Environment Committee referral 10/6/2025 - Item (d)3]

Attachments [Memorandum](#)
[Presentation, 10/6/25, T&E](#)
[Letter from the Public - 1 of 2](#)
[Letter from the Public - 2 of 2](#)

6.2 [25-1263](#) San José Clean Energy Pilot Program Options.**Recommendation:**

Adopt a resolution approving the development of a contractor incentive pilot program with a cost not to exceed \$100,000 to encourage local contractors to install electric heat pumps in lieu of proceeding with an electric leaf blower incentive pilot program.

CEQA: Not a Project, File No. PP17-004, Government Funding Mechanism or Fiscal Activity with no commitment to a specific project which may result in a potentially significant physical impact on the environment. (Energy)

Attachments [Memorandum](#)
[Memorandum from Mayor, Candelas, Cohen, Mulcahy & Tordill](#)
[Resolution](#)

6.3 [25-1264](#) San José Clean Energy Customer Bill Credits.

Recommendation: Adopt a resolution authorizing the Energy Department to issue bill credits to San José Clean Energy customers in an amount not to exceed \$25,000,000.

CEQA: Statutorily Exempt, File No. PP17-005, CEQA Guidelines Section 15273, Adjustment to Fees, Rates and Fares without changes to or expansion of services. (Energy)

Attachments [Memorandum](#)
 [Resolution](#)

7. NEIGHBORHOOD SERVICES

8. COMMUNITY & ECONOMIC DEVELOPMENT

9. REDEVELOPMENT – SUCCESSOR AGENCY

10. LAND USE

Notice to the public: There will be no separate discussion of Land Use Consent Calendar (Item 10.1) as they are considered to be routine by the City Council and will be adopted by one motion. If a member of the City Council requests discussion on a particular item, that item will be removed from the Land Use Consent Calendar (Item 10.1) and considered separately.

10.1 Land Use on Consent Calendar - TO BE HEARD IMMEDIATELY AFTER CONSENT

(a) [25-1265](#) C25-038 & ER25-190 - Conforming Rezoning for Certain Real Property Located at the Eastern Terminus of Bern Court.

Recommendation: Approve an ordinance rezoning certain real property of an approximately 1.88-gross-acre site located south of the eastern terminus of Bern Court (908 Bern Court, APN: 241-15-009) from the LI(PD) Planned Development Zoning District to the CIC Combined Industrial/Commercial Zoning District.
CEQA: Determination of Consistency with the Envision San José 2040 General Plan EIR (Resolution No. 76041) and the Envision San José General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto. Council District 3. (Planning, Building, and Code Enforcement)

Attachments [Memorandum](#)
 [Ordinance](#)

(b) [25-1266](#) **PP24-012 - San José Eichler Neighborhood Objective Design Standards.**

Recommendation:

Adopt a resolution approving the San José Eichler Neighborhood Objective Design Standards for exterior changes to Eichler houses listed on the San José Historic Resources Inventory that require a Single Family House Permit or other Planning permit that involves historic review.

CEQA: Categorically Exempt, CEQA Guidelines 15060(c)(2) and 15378 (No potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment); CEQA Guidelines 15061(b)(3), Common Sense Exemption; and CEQA Guidelines 15331, Historic Resource Rehabilitation Exemption. Planning Commission recommends approval (9-0-1; Casey absent) (Item 5.b on the 11/19/2025 Planning Commission Agenda). Historic Landmarks Commission recommends approval (4-0-2; Royer and Arnold absent) (Item 3.b on the 10/1/2025 Historic Landmarks Commission Agenda). (Planning, Building, and Code Enforcement)

Attachments [Memorandum](#)
[Resolution](#)

END OF CONSENT CALENDAR

10 Land Use - Regular Agenda

10.2 [25-1267](#)**PP25-005 - Amendment to the Title 13 (Historic Preservation) of the San José Municipal Code.****Recommendation:**

(a) Adopt a resolution adopting the Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (File No. PP15-102) and the Envision San José 2040 General Plan Final Environmental Impact Report (File No. PP09-011) and the Supplemental Environmental Impact Report (File Nos. PP15-060 and GPT15-002), in accordance with the California Environmental Quality Act.

(b) Approve an ordinance amending the Chapter 13.48 (Historic Preservation) of Title 13 of the San José Municipal Code by adding definitions for “detrimental”, “historic integrity”, and “substantial alteration”, clarifying definitions for “historic district” and “landmark”, clarifying the application of historic preservation permit findings and adding permit findings to allow the City Council to make certain overriding findings by resolution when work is detrimental to a landmark or property in a historic district.

CEQA: Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (Resolution No. 78942) and the Envision San José 2040 General Plan Final Environmental Impact Report (Resolution No. 76041) and the Supplemental Environmental Impact Report (Resolution No. 77617). Planning Commission recommends approval (9-0-1; Casey absent) (Item 5.c on the 11/19/2025 Planning Commission Agenda). Historic Landmarks Commission recommends approval (4-2; Camuso and Cohen opposed) (Item 3.a on the 11/5/2025 Historic Landmarks Commission Agenda). (Planning, Building, and Code Enforcement)

Attachments[Memorandum](#)[Resolution](#)[Ordinance](#)[Letters from the Public](#)

- 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 City Council. Members of the public may only speak at Open Forum once.

- Adjournment

- Notice of City Engineer's Pending Decision on Final Maps

FOR APPROVAL:

Tract: 10651

Location: 3345 Thrift Place

District: 8

Lots/Units: 7/7

Type: SFD

Proposed Decision: Approved

Developer: Viam Capital LLC

FOR RECEIPT:

Tract: 10633

Location: 4146 Mitzi Drive. Roughly 100 feet south of Mitzi Drive and Piper Drive intersection.

District: 1

Lots/Units: 2/14

Type: SFA/MFA

Developer: Bright Bay Homes, LLC

Tract: 10651

Location: 3345 Thrift Place

District: 8

Lots/Units: 7/7

Type: SFD

Developer: Viam Capital LLC

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 online at <https://sanjose.legistar.com/Calendar.aspx> or at the Office of the City Clerk at San José City Hall, 200 E. Santa Clara Street, Tower 14th Floor, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. Please go to the Clerk's Records Database <https://records.sanjoseca.gov/Pages/Search.aspx> for the final document, or you may also contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov.

ABOUT THE AGENDA

The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.

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** - The internal functions that enable the CSAs to provide direct services to the community in an effective and efficient manner.
- **Public Safety** - Commitment to excellence in public safety by investing in neighborhood partnerships as well as prevention, enforcement, and emergency preparedness services.
- **Transportation & Aviation Services** - A safe and efficient transportation system that contributes to the livability and economic health of the City; and provide for the air transportation needs of the community and the region at levels that is acceptable to the community.
- **Environmental and Utility Services** - Manage environmental services and utility systems to ensure a sustainable environment for the community.
- **Neighborhood Services** - Serve, foster, and strengthen community by providing access to lifelong learning and opportunities to enjoy life.
- **Community & Economic 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.

The San José City Council meets every Tuesday at 1:30 p.m. and Tuesday at 6 p.m. as needed, unless otherwise noted. The City Council, or less than a quorum, may adjourn any regular, special or adjourned meeting to a later date, time and place specified in the order of adjournment. If all members are absent, the City Clerk may declare the meeting adjourned to a stated date, time and place. 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.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at <https://sanjose.legistar.com/Calendar.aspx>. Council Meetings are televised live and rebroadcast on Channel 26.

**CITY OF SAN JOSE CODE OF CONDUCT FOR PUBLIC MEETINGS IN
THE COUNCIL CHAMBERS AND COMMITTEE ROOMS**

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- (a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- (b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- (c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- (d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- (e) Persons in the audience will not place their feet on the seats in front of them.
- (f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- (g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- (a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions: § No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- (b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- (c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

3. Addressing the Council, Committee, Board or Commission:
- (a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
 - (b) Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the total amount of time allocated for public testimony for each public speaker or for an agenda item is in the discretion of the Chair of the meeting and may be limited when appropriate. (California Government Code Section 54954.3; Council Policy 0-37) Applicants and appellants in land use matters are usually given more time to speak. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Council, Committee, Board or Commission.
 - (c) Speakers should discuss only the agenda item when called to speak for that item, and only topics related to City business when called to speak during open forum on the agenda.
 - (d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
 - (e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.'
 - (f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
 - (g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.