



City Council Meeting Agenda

Tuesday, January 27, 2026

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

For live translations in over 50 languages, please go to <https://attend.wordly.ai/join/FAYU-7105>

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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

The Levine Act requires a Party in a Proceeding before the City of San José that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than \$500 within the 12 months prior to the City decision. A Participant to a Proceeding may voluntarily report a campaign contribution. For more information:

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

How to observe the Meeting (no public comment):

- 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 935 5874 4255. 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/93558744255>

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How to submit written Public Comment before the City Council Meeting:

By email to city.clerk@sanjoseca.gov by 8:00 a.m. the day of the meeting. Those emails will be attached to the Council Item under “Letters from the Public.” Please identify the Agenda Item Number in the subject line of your email.

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

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

6:00 p.m.- Evening Session, Council Chambers, City Hall – Cancelled

*The previously scheduled Evening Session has been cancelled.

- **Pledge of Allegiance**

- Invocation (District 1)

Westmont High School, Jazz Band

- 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

This meeting will be adjourned in memory of Max Ryan, a dedicated public servant with the San José Housing Department who passed away on September 16, 2025. Max was known throughout the community for his creativity, his empathy, and commitment to his role on the Homelessness Response Outreach Team. He spent his career on the front lines of the City's homelessness crisis and was instrumental in the design and implementation of the Homeward Bound program, connecting unhoused individuals with their families. He will be remembered for his kindness, his tireless work ethic, and his enduring legacy of service to the most vulnerable residents of San José.

- Closed Session Report

To be heard after Ceremonial Items

1. CEREMONIAL ITEMS

1.1 Presentation of a commendation recognizing the San José Police Department Robbery Unit for its exceptional investigation and multi-agency coordination following the September 5, 2025, Kim Hung Jewelry Store robbery, resulting in the arrest of 15 suspects, recovery of firearms and evidence, and successful grand jury indictments enhancing public safety in San José and beyond. (Candelas)

1.2 Presentation of a commendation to Ainak, a Silicon Valley-based nonprofit organization focused on providing under-resourced students and underserved communities in the City of San José and across the country with access to free eye care services, including comprehensive vision tests and corrective eyeglasses. (Doan)

1.3 Presentation of a proclamation recognizing January 27, 2026, as International Holocaust Remembrance Day in the City of San José, in honor of holocaust survivors and victims. (Cohen)

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.

[26-056](#) **Approval of City Council Minutes.**

Recommendation: (a) Regular City Council Meeting Minutes of December 16, 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 [\(a\) 12/16/2025 CC Minutes](#)

2.2 Final Adoption of Ordinances.

2.3 Approval of Council Committee Minutes.

[26-057](#) **Approval of Council Committee Minutes.**

Recommendation: (a) Special Joint Neighborhood Services and Education Committee Minutes of December 10, 2025.
(b) Regular Joint Meeting for the Rules and Open Government Committee Minutes of December 10, 2025.
(c) Regular Community and Economic Development Committee Minutes of December 15, 2025.
(d) Regular Joint Meeting for the Rules and Open Government Committee Minutes of January 7, 2026.
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 [\(a\) 12/10/2025 NSE Special Joint Minutes](#)
[\(b\) 12/10/2025 ROGC Minutes](#)
[\(c\) 12/15/2025 CED Minutes](#)
[\(d\) 01/07/2026 ROGC Minutes](#)

2.4 Mayor and Council Excused Absence Requests.

[26-034](#)**Mayor and Council Excused Absence Requests.****Recommendation:**

Request for an excused absence for Councilmember Kamei from the regular meeting of Rules and Open Government Committee and Committee of the Whole on January 7, 2026, due to authorized family business.

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

[Rules Committee referral 1/14/2026 - Item A.1.a]

Attachments [Memorandum](#)

2.5 City Council Travel Reports.**2.6 Report from the Council Liaison to the Retirement Boards.****2.7** [26-079](#)**Boards and Commissions Appointment.****Recommendation:**

Approve the following Boards and Commissions appointment:

(a) Senior Citizens Commission:

(1) Citywide Seat: Appoint Patrick Waite for term ending June 30, 2029.

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](#)
 [Application](#)

2.8 [26-064](#)**Actions Related to the Transportation and Community Identification Elements.****Recommendation:**

(a) Adopt a resolution authorizing the City Manager or her designee to negotiate and execute a Transportation Art Maintenance Agreement with the California Department of Transportation for Transportation and Community Identification elements on the California Department of Transportation property along State Route 87, authorizing the planned improvements and affirming the City's responsibility for ongoing maintenance of the improvements.

(b) Adopt a resolution authorizing the City Manager or her designee to negotiate and execute an agreement with the San José Downtown Association to install the Transportation and Community Identification elements upon receipt of the required California Department of Transportation encroachment permit(s) and perform the City's ongoing maintenance and insurance responsibilities of the Transportation and Community Identification elements and urban enhancements as provided in the Transportation Art Maintenance Agreement with the California Department of Transportation.

CEQA: Categorically Exempt, File No. ER25-261, CEQA Guideline Section 15301 Existing Facilities. Council Districts 3 and 6. (Economic Development and Cultural Affairs)

Attachments [Memorandum](#)
 [\(a\) Resolution](#)
 [\(b\) Resolution](#)

2.9 [26-065](#) Approval of “Free Use” of City Hall Plaza and Janet Gray Hayes Rotunda for the Invisible Skies San José Art Project and Approval of the Tower and Rotunda Lighting Proclamation as an Official Public Art Display.

Recommendation: (a) Approve the Invisible Skies Tower and Rotunda Lighting on January 30, 2026, and January 31, 2026, as an Official Public Art Display.
(b) Approve the proclamation of Invisible Skies San José scheduled on January 30, 2026, and January 31, 2026.
(c) Adopt a resolution authorizing “Free Use” of the City Hall Plaza and Rotunda on Saturday, January 31, 2026, for the Invisible Skies event, co-hosted by the City Manager’s Office of Economic Development and Cultural Affairs and ET Projects Foundation.
CEQA: Not a Project, File No. PP17-011, Temporary Special Events resulting in no changes to the physical environment. (Economic Development and Cultural Affairs)

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

2.10 [26-066](#) Sakauye Farmhouse Acquisition and Move to History Park.

Recommendation: Approve the acquisition and move of the historic Sakauye Farmhouse from the 0 Seely Avenue Mixed-Use project site to the City-owned History Park.
CEQA: Environmental Impact Report for Seely Avenue Mixed-Use Project (Resolution No. RES2024-297), File No(s). PDC21-035, PD22-002, PT22-003 and ER21-284. Council District 7. (Economic Development and Cultural Affairs)

Attachments [Memorandum](#)

2.11 [26-067](#) Extension of the Declaration and Proclamation of a Local Emergency for the Homeless Shelter Crisis in the City of San José.

Recommendation: Adopt a resolution, effective retroactively as of December 15, 2025, finding the continued existence of a homeless shelter crisis in the City of San José pursuant to, and in accordance with, the provisions of the California Government Code section 8698 et seq., and renewing the proclamation of a local emergency pursuant to, and in accordance with the provisions of California Government Code sections 8558 and 8630, the San José City Charter, and San José Municipal Code caused by conditions and threatened conditions of homelessness in the City of San José.

CEQA: Mitigated Negative Declaration for the Emergency Interim Housing Programs project (Resolution No. RES2023-380), File No. ER22-198. (Housing)

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

2.12 [26-068](#)**Actions Related to the Proposed 2025-2027 Spending Plan for the Supplemental Law Enforcement Services Grant and Revised 2024-2026 Spending Plan for the Supplemental Law Enforcement Services Fund Grant.****Recommendation:**

(a) Approve the proposed 2025-2027 Spending Plan for the Supplemental Law Enforcement Grant in the amount of \$1,496,772 and authorize the Chief of Police to amend the Spending Plan in conformity to the budget priorities set out in this memorandum and in the event State Supplemental Law Enforcement Services Grant payments are less or more than expected.

(b) Approve the revised 2024-2026 Spending Plan for the additional Supplemental Law Enforcement Services Grant in the amount of \$1,520,161.

(c) Adopt the following 2025-2026 Appropriation Ordinance and Funding Source Resolution amendments in the Supplemental Law Enforcement Services (SLES) Fund:

(1) Increase Revenue from State of California by \$3,016,933;
(2) Establish the SLES Grant 2025-2027 City-Wide Expenses appropriation to the Police Department in the amount of \$1,496,772;
and

(3) Increase the SLES Grant 2024-2026 City-Wide Expenses appropriation to the Police Department by \$1,520,161.

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, and File No. PP17-006, Grant Application with no commitment or obligation to enter into an agreement at the time of application. (Police/City Manager)

[Deferred from 12/16/2025 - Item 2.23 (25-1322)]

Attachments [Memorandum](#)

2.13 [26-069](#) Actions Related to the Office of Juvenile Justice and Delinquency Prevention Program Fiscal Year 2025 Internet Crimes Against Children Task Force Invited Award.

Recommendation: (a) Adopt a resolution accepting the 2025 Internet Crimes Against Children Task Force Invited Award in the amount of \$641,658; and authorize the City Manager or her designee to execute any grant agreements, amendments, and all related documents, including online certifications at time of award acceptance and reimbursement requests, without further City Council action.

 (b) Adopt the following 2025-2026 Appropriation Ordinance and Funding Sources Resolution amendments in the General Fund:

 (1) Increase the Internet Crimes Against Children Task Force Invited Award - Police 2023 City-Wide Expenses appropriation to the Police Department in the amount of \$641,658; and

 (2) Increase the estimate for Revenue from the Federal Government by \$641,658.

 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. (Police/City Manager)

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

- 2.14** [26-061](#) **Approval of the Super Bowl 60, NVIDIA GTC, NCAA Division I Tournament, and 2026 FIFA World Cup Celebration Flag Raisings, Proclamations, and Tower and Rotunda Lighting Ceremonies Sponsored by the Office of Mayor Matt Mahan 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 January 14, 2026:

(a) Approve the NFL Super Bowl 60, NVIDIA GTC, NCAA Division I Tournament, and 2026 FIFA World Cup Celebrations Flag Raisings, Proclamations, and Tower and Rotunda Lighting Ceremonies as City Council sponsored Special Events scheduled as follows:

(1) Super Bowl 60: February 1, 2026 to February 8, 2026;

(2) NVIDIA GTC: March 14, 2026 to March 21, 2026

(3) NCAA Division I Tournament: March 24, 2026 to March 30, 2026; and

(4) FIFA World Cup: June 10, 2026 to June 27, 2026 and July 6, 2026 to July 20, 2026.

(b) Approve the expenditure of funds 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. (Mayor)

[Rules Committee referral 1/14/2026 - Item B.4]

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 [26-070](#) **Annual Report on City Services 2024-2025.**

Recommendation: Accept the Annual Report on City Services for 2024-2025.
CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (City Auditor)

Attachments [Annual Report](#)

4. PUBLIC SAFETY SERVICES

5. TRANSPORTATION & AVIATION SERVICES

6. ENVIRONMENTAL & UTILITY SERVICES

7. NEIGHBORHOOD SERVICES

8. COMMUNITY & ECONOMIC DEVELOPMENT

8.1 [26-071](#) Senate Bill 79, Statewide Standards for Transit-Oriented Development Report and Implementation.

Recommendation: (a) Accept the report on Senate Bill 79, including a summary of its provisions, initial San José specific analysis, and options for implementation.
 (b) Direct staff to return to City Council in March 2026 with a draft ordinance designating qualifying industrial areas identified in the General Plan as Employment Areas as “industrial employment hubs” and exempting nonresidential sites within those areas from the provisions of Senate Bill 79.
 (c) Direct staff to return to City Council with an ordinance exempting sites where there is no walking path less than one-mile from the location of transit-oriented development after further analysis of those sites is completed.
 (d) Direct staff to return to City Council with an ordinance temporarily exempting designated historic resources contained in the San José Historic Resources Inventory.
 (e) Through the upcoming budget process identify resources required to further analyze other temporary exemptions and a Transit-Oriented Development Alternative Plan.
 CEQA: Not a Project, File No. PP17-007, Preliminary direction to staff and eventual action requires approval from decision-making body.
 (Planning, Building, and Code Enforcement)

Attachments [Memorandum](#)

8.2 [26-074](#)**Downtown Residential Incentive Program Expansion to Include Commercial-to-Residential Conversion Projects.****Recommendation:**

(a) Adopt a resolution renaming the Downtown Residential High-Rise Incentive Program to the Downtown Residential Incentive Program, expanding the Program to include appropriate commercial-to-residential conversion projects for mid-rise and high-rise buildings located in the Downtown Planned Growth Area, and reducing the Inclusionary Housing In-Lieu Fee to \$0 for eligible conversion projects and 0% deed restricted residential units.

(b) Approve an ordinance amending Section 4.46.036 of Chapter 4.46 and amending Section 4.47.089 of Chapter 4.47 of Title 4 of the San José Municipal Code to provide for conversion projects eligible under the Downtown Residential Incentive Program that waive:

(1) 100% of the Building and Structure Construction Tax and the Commercial-Residential-Mobilehome Park Building Tax for up to 500 units in projects that obtain building permits by December 31, 2026, and pass first inspection within 12 months of obtaining a building permit; and

(2) 50% of the taxes for the next 1,000 units in projects that obtain building permits by December 31, 2027, and pass first inspection within 12 months of obtaining a building permit.

(c) Adopt a resolution for conversion projects eligible under the Downtown Residential Incentive Program and provide:

(1) 50% reduction in the Parkland In-Lieu fees for the first 500 units in projects that obtain building permits by December 31, 2026, and pass first inspection within 12 months of obtaining a building permit; and

(2) 30% reduction in the Parkland In-Lieu fees for the next 1,000 units in projects that obtain building permits by December 31, 2027, and pass first inspection within 12 months of obtaining a building permit.

(d) Adopt a resolution amending the Fiscal Year 2025-2026 Schedule of Fees and Charges to revise the Rental Inclusionary In-Lieu Fee for eligible projects under the Downtown Residential Incentive Program.

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

Attachments [Memorandum](#)

[\(a\) Resolution](#)

[\(b\) Ordinance](#)

[\(c\) Resolution](#)

[\(d\) Resolution](#)

8.3 [26-076](#) Multifamily Housing Incentive Program Phase I Extension.**Recommendation:**

(a) Adopt a resolution amending the Multifamily Housing Incentive Program to:

- (1) Extend the deadline to apply for Multifamily Housing Incentive Program benefits to February 28, 2027, maintaining current eligibility criteria and incentive levels;
- (2) Add seven proposed housing projects to the list of eligible projects in the Multifamily Housing Incentive Program;
- (3) Increase eligibility for a 50% reduction in the Building and Structure Tax Construction Tax and Commercial, Residential, Mobile Home Park taxes from 1,800 units to 3,600 units that obtain a building permit before February 28, 2027, to accommodate robust developer interest and pipeline demand; and
- (4) Create a tiered prioritization system for allocating limited capacity based on a development project's construction readiness, financing commitments, and first-come, first-served basis for building permit applications.

(b) Approve an ordinance amending Section 4.46.039.13 of Chapter 4.46 and amending Section 4.47.098 of Chapter 4.47 of Title 4 of the San José Municipal Code to provide:

- (1) A 50% reduction of the Building and Structure Construction Tax and a 50% reduction of the Commercial, Residential, and Mobile Home Park Construction Tax to the first 3,600 units in projects eligible for the temporary Multifamily Housing Incentive that also obtain a City building permit by February 28, 2027; and
- (2) A 25% reduction of the Building and Structure Construction Tax for any additional units beyond the first 3,600 for eligible Multifamily Housing Incentive Program projects.

(c) Adopt a resolution amending the 2025-2026 Schedule of Fees and Charges to revise the Rental Inclusionary In-Lieu Fee Schedule, reducing the fees to \$0 for projects eligible for the temporary Multifamily Housing Incentive Program that include at least 5% of units onsite at up to 110% area median income.

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

Attachments [Memorandum](#)

[\(a\) Resolution](#)

[\(b\) Ordinance](#)

[\(c\) Resolution](#)

8.4 [26-073](#) Amendments to Chapter 5.08 of Title 5 of the San José Municipal Code and Regulations for the Inclusionary Housing Ordinance.

Recommendation: Approve an ordinance amending Chapter 5.08 (Inclusionary Housing) of Title 5 of the San José Municipal Code to:

- (a) Update affordability levels;
- (b) Refine compliance options (including Surplus Credits);
- (c) Align the affordability term for inclusionary units with state practice; and
- (d) Clarify treatment of 100% affordable developments.

CEQA: Not a Project, File No. PP17-008 General Procedure and Policy Making resulting in no changes to the physical environment. (Housing)
[Deferred from 11/18/2025 - Item 8.4 (25-1217)]

Attachments [Memorandum](#)
 [Ordinance](#)
 [Letters from the Public - 1 of 2](#)
 [Letters from the Public - 2 of 2](#)

8.5 [26-072](#) Soft Story Seismic Retrofit Pilot Financing Program.

Recommendation: (a) Adopt a resolution authorizing the Housing Director or his designee to negotiate and execute an amendment to the Master Services Agreement with Guidehouse Inc., to increase total compensation by \$1,616,900, from \$350,000 to \$1,966,900, using Low and Moderate Income Housing Asset Funds, to implement a small scale, voluntary Soft Story Seismic Retrofit Pilot Financing Program by providing loans to property owners to begin retrofitting the highest-priority soft-story buildings and to evaluate the effectiveness of the program and develop a framework for a future, larger-scale seismic retrofit financing program.

 (b) Adopt the following Appropriation Ordinance amendments in the Low and Moderate Income Housing Asset Fund:

- (1) Decrease the Unrestricted Ending Fund Balance by \$1,616,900; and
- (2) Establish the Soft Story Seismic Retrofit Pilot Financing Program appropriation to the Housing Department in the amount of \$1,616,900.

CEQA: Categorically Exempt, CEQA Guidelines Section 15301, Existing Facilities (File No. ER23-173). (Housing/City Manager)

Attachments [Memorandum](#)

8.6 [26-075](#) Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code.

Recommendation: Approve an ordinance amending Chapter 17.22 (Mobilehome Rent Ordinance) of Title 17 of the San José Municipal Code, to include the following substantive updates and cleanups:

- (a) Add a mobilehome resident rights petition process to resolve rent disputes;
- (b) Expand mobilehome park rental registration requirements;
- (c) When a mobilehome is sold, permit a one-time 10% rent increase;
- (d) Remove the exemption for leases longer than 12 months and outdated provisions to conform with changes in state law;
- (e) Add a limited added benefit capital improvement petition process for landlords;
- (f) Streamline the ordinance and the program regulations, separating policy and procedure; and
- (g) Add an administrative appeal process for petition decisions.

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

Attachments [Memorandum](#)
 [Memorandum from Doan, 1/14/26](#)
 [Ordinance](#)
 [Letters from the Public - 1 of 2](#)
 [Letters from the Public - 2 of 2](#)

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

No Land Use items on Consent Calendar.

END OF CONSENT CALENDAR

10 Land Use - Regular Agenda

- 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

This meeting will be adjourned in memory of Max Ryan, a dedicated public servant with the San José Housing Department who passed away on September 16, 2025. Max was known throughout the community for his creativity, his empathy, and commitment to his role on the Homelessness Response Outreach Team. He spent his career on the front lines of the City's homelessness crisis and was instrumental in the design and implementation of the Homeward Bound program, connecting unhoused individuals with their families. He will be remembered for his kindness, his tireless work ethic, and his enduring legacy of service to the most vulnerable residents of San José.

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.