



CITY COUNCIL MEETING

Minutes

Tuesday, April 29, 2025

1:30 PM

LOCATION:

Council Chambers- 200 E. Santa Clara Street

MATT MAHAN, MAYOR
ROSEMARY KAMEI, DISTRICT 1
PAMELA CAMPOS, DISTRICT 2
CARL SALAS, 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

- **Call to Order and Roll Call**

9:00 a.m.- Closed Session. *See Pages 15-16 for Closed Session Minutes.*

Present Councilmembers: Mahan, Mulcahy, Foley, Doan, Ortiz, Candelas,
Cohen, Casey, Campos, Salas, Kamei.

Absent Councilmembers: All present.

1:34 p.m. - Regular Session.

Present Councilmembers: Mahan, Kamei, Mulcahy, Foley, Ortiz, Candelas,
Cohen, Casey, Doan, Campos, Salas.

Absent Councilmembers: All present.

- **Pledge of Allegiance**

Mayor Matt Mahan led the Pledge of Allegiance.

- **Invocation (District 4)**

Tito Cortez, Veterans Supportive Services Agency offered a speech and prayer for this invocation.

- **Orders of the Day**

None provided.

- **Adjournment Recognition**

None provided.

- **Closed Session Report**

None provided.

1. CEREMONIAL ITEMS

1.1 Councilmember George Casey presented a proclamation declaring April 29, 2025 as Raymond Townsend Day in the City of San José to celebrate the ongoing legacy and impact of Raymond Townsend, a San José-local who was the first Filipino American to play in the NBA.

1.2 Councilmember Bien Doan presented a proclamation declaring April 30, 2025 as Black April, a day for the Vietnamese American community in the City of San José to reflect on and mourn the Fall of Saigon.

1.3 Vice Mayor Pam Foley presented a proclamation declaring May 2025 as Older Americans

Month in the City of San José to raise awareness about issues affecting our aging population focusing on social and physical health and advocating for policies that support our aging populations.

2. CONSENT CALENDAR

Public Comment: None provided.

Mayor Matt Mahan pulled Item 2.13 for comment.

Action: Upon motion by Vice Mayor Pam Foley, seconded by Councilmember Rosemary Kamei, and carried unanimously, the Consent Calendar was approved as a whole, and the below actions were taken as indicated. (10-0-1; Absent: Doan)

2.1 Approval of City Council Minutes.

None provided.

2.2 Final Adoption of Ordinances.

None provided.

2.3 Approval of Council Committee Minutes.

None provided.

2.4 Mayor and Council Excused Absence Requests.

None provided.

2.5 City Council Travel Reports

None provided.

2.6 Report from the Council Liaison to the Retirement Boards.

None provided.

2.7 Agreement Between the City of San José and Holland & Knight, LLC for Federal Legislative Advocacy Services.

Adopt a resolution authorizing the City Manager or her designee to:

- (a) Negotiate and execute an agreement with Holland & Knight, LLC to provide federal legislative advocacy services for a five-year term beginning July 1, 2025, through June 30, 2030, with a maximum compensation amount not to exceed \$780,000, subject to appropriation of funds; and
- (b) Exercise up to two additional one-year options to extend the agreement, with the last option ending on June 30, 2032, to provide ongoing services for an estimated annual cost of \$156,000, 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. (City Manager)

Action: **Resolution No. RES2025-95** was adopted, regarding the agreement Between the City of San José and Holland & Knight, LLC for Federal Legislative Advocacy Services. (10-0-1; Absent: Doan)

2.8 Agreement with San José Arena Management, LLC and Sharks Ice, LLC for Security Improvements at the SAP Center and Sharks Ice at San José.

Approve a Memorandum of Understanding Agreement between the City of San José and both San José Arena Management, LLC, a Delaware limited liability company, and Sharks Ice, LLC, a Delaware limited liability company, to allow for facility alterations to enhance the security of the SAP Center and Ice Centre of San José through security-related improvements.

CEQA: Categorically Exempt, File No. ER25-063, Existing Facilities (SAP Center); Categorically Exempt, File No. ER25-064, Existing Facilities (Sharks Ice). Council District 6. (Economic Development and Cultural Affairs/Public Works)

Action: The agreement with San José Arena Management, LLC and Sharks Ice, LLC for Security Improvements at the SAP Center and Sharks Ice at San José was approved. (10-0-1; Absent: Doan)

2.9 Sixth Amendment to the Professional Services Agreement with Calpine Energy Solutions, LLC for Data Management and Customer Call Center Services.

Approve a Sixth Amendment to the Professional Services Agreement with Calpine Energy Solutions, LLC for Data Management and Customer Call Center Services, increasing the maximum compensation by \$2,300,000, from \$23,200,000 to \$25,500,000, 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. (Energy)

Action: The sixth amendment to the Professional Services Agreement with Calpine Energy Solutions, LLC for data management and customer call center services was approved. (10-0-1; Absent: Doan)

2.10 Amendment to Title 17 of the San José Municipal Code Related to the San José Energy and Water Building Performance Ordinance.

Approve an ordinance amending Sections 17.85.200 and 17.85.420 of Title 17 of the San José Municipal Code related to the San José Energy and Water Building Performance Ordinance to remove “functional performance testing reports” and “operational training conducted” from the audit report minimum requirements, to improve clarity and to better align with industry audit standards.

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

Action: **Ordinance No. 31187** was *passed for publication*, regarding the Amendment to Title 17 of the San José Municipal Code Related to the San José Energy and Water Building Performance Ordinance. (10-0-1; Absent: Doan)

2.11 First Amendment to the Agreements with Smart Wave Technologies, LLC for Broadband Equipment and Services and for Wireless Radio Frequency and Cellular Coverage for Facilities Equipment and Services.

Adopt a resolution authorizing the City Manager or her designee to:

- (a) Negotiate and execute the First Amendment to the Agreement with Smart Wave Technologies, LLC (Suwanee, GA) (Smart Wave) for As-Required Broadband Point-To-Point and Point-To-Multipoint Equipment and Services to increase compensation by \$240,000 for a not-to-exceed total of \$400,000, for the option terms ending on June 30, 2028, subject to the appropriation of funds; and
- (b) Negotiate and execute the First Amendment to the Agreement with Smart Wave Technologies, LLC for As-Required Wireless Radio Frequency and Cellular Coverage for Facilities Equipment and Services to increase compensation by \$480,000 for a not-to-exceed total of \$600,000, for the option terms ending on June 30, 2028, 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)

Action: **Resolution No. RES2025-96** was adopted, regarding the first amendment to the agreements with Smart Wave Technologies, LLC for Broadband Equipment and Services and for Wireless Radio Frequency and Cellular Coverage for Facilities Equipment and Services. (10-0-1; Absent: Doan)

2.12 **Actions Related to the Purchase Order with Mesa Energy Systems, Inc. for the Removal and Installation of Air Handler Units.**

Adopt a resolution authorizing the City Manager or her designee to:

- (a) Execute a purchase order with Mesa Energy Systems, Inc. (Irvine, CA) for the removal and installation of air handler units beginning on or about May 1, 2025, and ending on or about April 30, 2026, for a not-to-exceed amount of \$800,000; and
- (b) Exercise up to six one-year options to extend the term of the purchase order, with the last option ending on or about April 30, 2032, subject to the appropriation of funds.

CEQA: Determination of Consistency with the Norman Y. Mineta San José International Airport Master Plan Amendment Environmental Impact Report (Resolution No. 79497), File No. ER22-279. (Finance)

Action: **Resolution No. RES2025-97** was adopted, regarding actions related to the purchase order with Mesa Energy Systems, Inc. for the removal and installation of air handler units. (10-0-1; Absent: Doan)

2.13 **Grant Application for Funding to Pilot the Local Implementation of CalAIM Reimbursements at Interim Housing Sites.**

Adopt a resolution:

- (a) Authorizing the Housing Director, or his designee, to apply for a California Advancing and Innovating Medi-Cal grant application for Providing Access and Transforming Health Capacity and Infrastructure Transition, Expansion and Development grant funding of up to \$3,000,000, to pilot the implementation of CalAIM eligible cost reimbursements for social, mental, and physical health services at interim housing locations and outreach programs; and
- (b) Authorizing the Housing Director, or his designee, to negotiate and execute all related grant documents and agreements to accept grant funding, if awarded, to implement grant funding.

CEQA: Not a Project, File No. PP17-006, Grant Application with no commitment or obligation to enter into an agreement at the time of application. (Housing)

Action: **Resolution No. RES2025-98** was adopted, regarding the grant application for funding to Pilot the Local Implementation of CalAIM Reimbursements at Interim Housing

Sites. (10-0-1; Absent: Doan)

2.14 Actions Related to the 10421 - Sanitary Sewer Condition Assessment Fiscal Year 2024-2025 Package III Project.

- (a) Report on bids and award of contract for the construction of 10421 - Sanitary Sewer Condition Assessment Fiscal Year 2024-2025 Package III Project to the lowest responsive, responsible bidder, National Plant Services, Inc., in the amount of \$965,068. (b)
- (b) Approve a 10% contingency in the amount of \$96,507.
- (c) Adopt the following 2024-2025 Appropriation Ordinance amendments in the Sewer Service and Use Charge Capital Improvement Fund:
 - (1) Decrease the Unrestricted Ending Fund Balance by \$817,000, and
 - (2) Increase the Infrastructure - Sanitary Sewer Condition Assessment appropriation to the Public Works Department by \$817,000.

CEQA: Exempt, File No. ER22-048. CEQA Guidelines Sections 15301(b) Existing Facilities, and 15302(c) Replacement or Reconstruction. Council Districts 1, 3, 4, 5, 6. (Public Works/City Manager)

Action: (a) The report on bids and award of contract for the construction of 10421 - Sanitary Sewer Condition Assessment Fiscal Year 2024-2025 Package III Project to the lowest responsive, responsible bidder, National Plant Services, Inc., in the amount of \$965,068 was accepted; (b) the 10% contingency in the amount of \$96,507 was approved; and (c) **Ordinance No. 31188** was adopted, regarding the actions related to the 10421-sanitary sewer condition Assessment Fiscal Year 2024-2025 Package III Project.(10-0-1; Absent: Doan)

2.15 Actions Related to the 10290 - Sanitary Sewer Repairs Fiscal Year 2023-2024 Package V Re-Bid Project.

- (a) Report on bids and award of a contract for the construction of 10290 - Sanitary Sewer Repairs Fiscal Year 2023-2024 Package V Re-Bid Project to the lowest responsive, responsible bidder, SubTerra Construction, Inc., in the amount of \$4,750,370.
- (b) Approve a 10% contingency in the amount of \$475,037.
- (c) Adopt the following 2024-2025 Appropriation Ordinance amendments in the Sewer Service and Use Charge Capital Improvement Fund:
 - (1) Decrease the Unrestricted Ending Fund Balance by \$4,905,000; and
 - (2) Increase the Urgent Rehabilitation and Repair Projects appropriation to the Public Works Department by \$4,905,000..

CEQA: Exempt, File No. ER23-189, CEQA Guidelines Sections 15301(b) Existing Facilities and 15302(c) Replacement or Reconstruction. Council Districts 5, 6, 8, 9. (Public Works/City Manager)

Action: (a) the Report on bids and award of a contract for the construction of 10290 - Sanitary Sewer Repairs Fiscal Year 2023-2024 Package V Re-Bid Project to the lowest responsive, responsible bidder, SubTerra Construction, Inc., in the amount of \$4,750,370 was accepted; (b) the 10% contingency in the amount of \$475,037 was approved; and (c) **Ordinance No. 31189** was adopted, regarding the actions related to the 10290 - Sanitary Sewer Repairs Fiscal Year 2023-2024 Package V Re-Bid Project. (10-0-1; Absent: Doan)

2.16 **Actions Related to the 10417 - Sanitary Sewer Repairs Fiscal Year 2024-2025 Package I Project.**

- (a) Report on bids and award of contract for the construction of 10417 - Sanitary Sewer Repairs Fiscal Year 2024-2025 Package I Project to the lowest responsive, responsible bidder, SubTerra Construction Inc., in the amount of \$2,270,084.
- (b) Approve a 10% contingency in the amount of \$227,008.
- (c) Adopt the following 2024-2025 Appropriation Ordinance amendments in the Sewer Service and Use Charge Capital Improvement Fund:
 - (1) Decrease the Unrestricted Ending Fund Balance by \$6,256,000, and
 - (2) Increase the Condition Assessment Sewer Repair appropriation to the Public Works Department by \$6,256,000.
 CEQA: Exempt, File No. ER23-189, CEQA Guidelines Sections 15301(b) Existing Facilities, and 15302(c) Replacement or Reconstruction. Council District 10. (Public Works/City Manager]

Action: (a) the report on bids and award of contract for the construction of 10417 - Sanitary Sewer Repairs Fiscal Year 2024-2025 Package I Project to the lowest responsive, responsible bidder, SubTerra Construction Inc., in the amount of \$2,270,084 was accepted; (b) the 10% contingency in the amount of \$227,008 was approved; and (c) **Ordinance No. 31190** was adopted, regarding the actions related to the 10417 - sanitary sewer repairs Fiscal Year 2024-2025 Package I Project.
(10-0-1; Absent: Doan)

2.17 **Request for Travel Authorization for Mayor Mahan.**

As recommended by the Rules and Open Government Committee on April 23, 2025, authorize travel, accept travel payments to the City of San José, and designate Mayor Mahan as the City representative to participate in the Mayoral Roundtable in Denver, Colorado on May 3, 2025. Source of Funds: the Aspen Institute and Mayor's Office Budget.

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

Action: Mayor Matt Mahan's request for travel on May 3, 2025 was authorized.
(10-0-1; Absent: Doan)

3. **STRATEGIC SUPPORT**

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

None provided.

3.2 **Labor Negotiations Update.**

None provided.

3.3 **Declaration and Recording a Statement of the Results of the April 8, 2025 Special Primary Municipal Election.**

- (a) Adopt a resolution declaring and recording a statement of the results of the April 8,

2025 Special Primary Municipal Election per Elections Code Sections 10263, 10264, and 15400.

- (b) Should the official results reflect a tie, the City Council shall direct the City Clerk to write the names of the candidates in a tie on identical slips of paper, placed into identical envelopes to maintain impartiality, and placed into a container, and further direct the City Clerk to then draw a name at random. The name selected will proceed to the run-off election in accordance with the City Charter.

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

Public Comment: None provided.

Action: Upon motion by Councilmember Rosemary Kamei, seconded by Vice Mayor Pam Foley, and carried unanimously, (a) **Resolution No. RES2025-99** was adopted, declaring and recording a statement on the results of the April 8, 2025 Special Primary Municipal Election. (11-0-0)

3.4 Spring Intergovernmental Relations Report.

- (a)) Accept the 2025 Spring Intergovernmental Relations Report.
- (b) Reaffirm all City positions summarized in the 2025-2026 Intergovernmental Relations Priority Federal Legislation Log.
- (c) Reaffirm all City positions summarized in the 2025-2026 Intergovernmental Relations Priority State Legislation Log.

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

Kerry Adams-Hapner, Assistant Director of the Office of Economic Development and Cultural Affairs responded to questions.

Public Comment: None provided.

Action: Upon motion by Councilmember David Cohen, seconded by Councilmember Domingo Candelas, and carried unanimously, the Spring Intergovernmental Relations report was accepted (b) reaffirming all City positions summarized in the 2025-2026 Intergovernmental Relations Priority Federal Legislation Log; and (c) reaffirmed all City positions summarized in the 2025-2026 Intergovernmental Relations Priority State Legislation Log. (11-0-0)

3.5 Proposed Revisions to City Council Policy 1-16 - Policy for the Issuance of Multifamily Housing Revenue Bonds and Amendment to Section 5.06.430 of Chapter 5.06, Title 5 of City of San José Municipal Code related to the Authority of the Director of Finance.

- (a) Adopt a resolution amending Council Policy 1-16, Policy for the Issuance of Multifamily Housing Revenue Bonds to enable external conduit issuers to issue bonds for multifamily housing rental projects within the City of San José, and allow for the Director of Finance to hold Tax Equity and Fiscal Responsibility Act hearings for conduit issuers.
- (b) Approve an ordinance amending Section 5.06.430 of Chapter 5.06, Title 5, of the City of San José Municipal Code to broaden the Director of Finance's authority to hold Tax

Equity and Fiscal Responsibility Act hearings on the issuance of tax-exempt bonds within the City of San José to finance affordable housing project.

- (c) Direct staff to return to City Council in the fall of 2025 with a comprehensive revision to Council 1-16 Policy for the issuance of Multifamily Revenue Bonds. CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment. (Finance/Housing)

Erik Solivan, Director of Housing responded to questions regarding the item.

Public Comment: None provided.

Action: Upon motion by Councilmember George Casey, seconded by Vice Mayor Pam Foley, and carried unanimously, (a) **Resolution No. RES2025-100** was adopted, (b) **Ordinance No. 31191** was *passed for publication*, approving the proposed revisions and staff direction regarding City Council Policy 1-16 - Policy for the issuance of Multifamily Housing Revenue Bonds and amendment to Section 5.06.430 of Chapter 5.06, Title 5 of City of San José Municipal Code related to the Authority of the Director of Finance. (11-0-0)

4. PUBLIC SAFETY

5. TRANSPORTATION & AVIATION SERVICES

5.1 **Delegation of Authority to Award 9812 - Better Bikeway San José - San Fernando Corridor - Re-Bid Project.**

Adopt a resolution authorizing the Director of Public Works or his designee to:

- (a) Award and execute a contract for the construction of 9812 - Better Bikeway San José - San Fernando Corridor - Re-Bid Project to the lowest responsive, responsible bidder in the amount not to exceed \$9,900,000;
- (b) Decide any timely bid protest(s) and make the City's final determination as to the lowest responsive bidder that is responsible as needed to award the contract; and
- (c) Approve a contingency of up to 10% of the contract amount.

CEQA: Categorically Exempt, File No. ER24-313, CEQA Guidelines Section 15301, Existing Facilities. Council District 3. (Public Works/Transportation)

Public Comment: None provided.

Action: Upon motion by Councilmember Peter Ortiz, seconded by Councilmember Bien Doan, and carried unanimously, **Resolution No. RES2025-101** was adopted, regarding the delegation of authority to award 9812 - Better Bikeway San José - San Fernando Corridor - Re-Bid Project. (11-0-0)

5.2 **Report on Bids and Award of Contract for the 10508 - 2025 Major Streets Sealing Project.**

- (a) Report on bids and award a contract for the construction of 10508 - 2025 Major Streets Sealing Project to the lowest responsive, responsible bidder, Graham Contractors, Inc., in the amount of \$7,445,538.90; and
- (b) Approve a 10% contingency in the amount of \$744,553.89.

CEQA: Exempt, File No. ER24-313, CEQA Guidelines Section 15301(c), Existing

Facilities. (Transportation/Public Works)

Public Comment: None provided.

Action: Upon motion by Vice Mayor Pam Foley, seconded by Councilmember Rosemary Kamei, and carried unanimously, (a) the report on bids and award of contract for the 10508 – 2025 Major Streets Sealing Project was accepted; (b) and the 10% contingency in the amount of \$744,553.89 was approved. (11-0-0)

6. ENVIRONMENTAL & UTILITY SERVICES

7. NEIGHBORHOOD SERVICES

7.1 Adoption of a Park Master Plan, Approval of a Turnkey Parkland Agreement, and Adoption of an Official Park Name within the 0 Seely Ave Mixed Use Project.

- (a) Approve a master plan for an approximate 2.5-acre public park located along the northeast side of Seely Avenue, approximately 500 feet northwest of Montague Expressway.
- (b) Approve a Turnkey Parkland Agreement between the City of San José and SummerHill Epic Way LLC, Seely Development Partners, LLC, and Trimble Building A Holdings LLC to satisfy the requirements of the City's Park Impact Ordinance (San José Municipal Code Section 14.25) and Parkland Dedication Ordinance (San José Municipal Code Chapter 19.38) which include:
 - (1) Dedication of a 2.506 gross acre site to the City;
 - (2) Design, construction, and dedication of park improvements on this site;
 - (3) Payment of City Design and Review Fees; and
 - (4) Payment of Parkland Fees.
- (c) Direct the City Clerk to record a certified copy of the Turnkey Parkland Agreement, including the exhibits hereto, with the Office of the Recorder for the County of Santa Clara.
- (d) Adopt "Eiichi Edward Sakauye Park" as the official name for the park as recommended by staff and the Parks and Recreation Commission and as a result of a public outreach process.

CEQA: Determination of Consistency with the Environmental Impact Report for the 0 Seely Avenue Mixed Use Project File No. ER21-284 (Resolution No. RES2024-297), and File Nos. PDC21-035 (Ordinance No. 31115); PD22-002 (Resolution No. RES2024-299) and PT22-003 (Resolution No. RES2024-298). Council District 4. (Parks, Recreation and Neighborhood Services)

Rebekah Ross, Planner IV for Parks, Recreation, and Neighborhood Services (PRNS); Andrea Flores Shelton, Assistant Director, PRNS; Marybeth Bowman, Recreation Leader, PRNS; Jon Cicirelli, Director, PRNS; and Angel Rios, Deputy City Manager offered the presentation and responded to questions.

Scott Udall and Diana Chaplin were available for questions.

Public Comment: Ben Leech, Vanessa Hatakeyama, Sally Zarnowitz, Mike Sodergren, and Deanna Chalfant offered public testimony regarding the item.

Action: Upon motion by Councilmember Rosemary Kamei, seconded by Councilmember

Peter Ortiz, and carried unanimously, the adoption of a Park Master Plan, approval of a Turnkey Parkland Agreement, and adoption of an official park name within the 0 Seely Ave Mixed Use Project was approved,

And,

Including the acceptance of the memorandum authored by Councilmember Rosemary Kamei, dated April 28, 2025, recommending the following:

1. Approve the staff-recommended action with the following additional direction to:
 - a. Prioritize the completion of the agreement between the City and History San José with respect the relocation of the Sakauye Farmhouse to History Park; and
 - b. Facilitate the acquisition of funding for the relocation of the Sakauye Farmhouse to History Park.

(11-0-0)

8. COMMUNITY & ECONOMIC DEVELOPMENT

****CONVENED THE JOINT MEETING OF THE CITY COUNCIL AND THE SUCCESSOR AGENCY BOARD TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE****

8.1 Actions by the City Council and by the Board of the Successor Agency to the Redevelopment Agency of the City of San José Related to the Alameda Community Benefit Improvement District.

(a)) That the City Council:

- (1) Adopt a resolution approving the execution of petitions, as property owner, to form The Alameda Community Benefit Improvement District
- (2) Adopt a resolution;
 - i. Stating City Council's intention to form a Community Benefit and Improvement District in The Alameda area;
 - ii. Preliminarily approve The Alameda Community Benefit Improvement District Management District Plan and Engineer's Report;
 - iii. Setting a public hearing and the tabulation of the majority protest ballots for June 17, 2025, at 1:30 p.m. or as soon thereafter as the matter may be heard.
- (3) Adopt a resolution finding the Alameda Business Association is uniquely situated to manage and oversee the delivery of services specified in The Alameda Community Benefit Improvement District Management District Plan and Engineer's Report pursuant to San José Municipal Code Section 4.12.235, and delegating to the City Manager, or her designee, the authority to negotiate and execute an agreement with The Alameda Business Association to provide management of The Alameda Community Benefit Improvement District, if approved by the property owners and formed by the City Council on June 17, 2025.

(b) That the Board of the Successor Agency to the Redevelopment Agency of the City of San José adopt a resolution approving the execution of a petition, as property owner, to form the Alameda Community Benefit Improvement District.

CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment; and 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. Council District 6. (Economic Development and Cultural Affairs/Public Works) [Rules Committee referral 4/23/2025 - Item A.1.a]

Blage Zelalich, Deputy Director, Office of Economic Development and Cultural Affairs; Victor Farlie, Assistant to the City Manager, Office of Economic Development and Cultural Affairs; Sal Alvarez, Executive Analyst, Office of Economic Development and Cultural Affairs; and J. Guevara, Deputy Director, Public Works offered the presentation and responded to questions.

Public Comment: Ani and Cat Pendleton, and Scott Weber offered public testimony regarding the item.

Action: Upon motion by Councilmember Michael Mulcahy, seconded by Councilmember Carl Salas, and carried unanimously, (a)(1) **Resolution No. RES2025-102**; (a)(2) **Resolution No. RES2025-103**; (a)(3) **Resolution No. RES2025-104**; and (b) **Resolution No. RES2025-105** were adopted, regarding all the actions by the City Council and by the Board of the Successor Agency to the redevelopment agency of the City of San José Related to the Alameda Community Benefit Improvement District. (11-0-0)

****RECONVENED THE REGULAR CITY COUNCIL MEETING****

9. REDEVELOPMENT – SUCCESSOR AGENCY

10. LAND USE

Public Comment: Emily Ann Ramos, Margaret Cucuzza, Uma Subramanian, Christine Ballard, Mr. Carpenter, Pablo Mendoza, and 1 Speaker offered public testimony regarding the Land Use on Consent Calendar.

Motion: Vice Mayor Pam Foley moved approval of the Land Use on Consent Calendar as a whole. The motion was seconded by Councilmember Rosemary Kamei.

Amended Motion: Vice Mayor Pam Foley directed staff to extend the second reading of the Ordinance in Item 10.1(a) *to the end of May*. The seconder accepted the amendment to the motion.

Action: Upon motion by Vice Mayor Pam Foley, seconded by Councilmember Rosemary Kamei, and carried unanimously, the Land Use on Consent Calendar was approved as a whole, including staff direction to extend the second reading of the Ordinance in Item 10.1(a) *to the end of May*, and the below actions were taken as indicated. (11-0-0)

- (a) **C25-001, C25-002, C25-003, C25-004, C25-006, C25-007, C25-008, C25-009, C25-010, C25-013 - City Initiated Rezoning of Parcels to Align a Property's Zoning District to its General Plan in Land Use Designation in Response to Senate Bill 1333.**

Approve an ordinance of the City of San José rezoning 349 properties from the R-M Multiple Residence Zoning District to the MUN Mixed Use Neighborhood Zoning District, 123 properties from the R-1-8 Single-Family Residence Zoning District to the OS Open Space Zoning District, 63 properties from the R-M Multiple Residence Zoning District to the UR Urban Residential Zoning District, 44 properties from the R-1-8 Single-Family Residence Zoning District to the PQP Public/Quasi-Public Zoning District, 38 properties from the R-1-8 Single-Family Residence Zoning District to the CP Commercial Pedestrian Zoning District, 28 properties from the R-M Multiple Residence Zoning District to the OS Open Space Zoning District, 28 properties from the CO Commercial Office Zoning District to the R-1-8 Single-Family Residence Zoning District, 23 properties from the R-1-8 Single-

Family Residence Zoning District to the MUN Mixed Use Neighborhood Zoning District, 22 properties from the LI Light Industrial Zoning District to the CIC Combined Industrial/Commercial Zoning District, 21 properties from the R-2 Two-Family Residence Zoning District to the MUN Mixed Use Neighborhood Zoning District, 18 properties from the R-1-2 Single-Family Residence Zoning District to the R-1-8 Single-Family Residence Zoning District, 14 properties from the LI Light Industrial Zoning District to the TR Transit Residential Zoning District, 13 properties from the R-M Multiple-Family Residence Zoning District to the CIC Combined Industrial/Commercial Zoning District, 13 properties from the CN Commercial Neighborhood Zoning District to the R-1-8 Single-Family Residence Zoning District, 12 properties from the R-2 Two-Family Residence Zoning District to the OS Open Space Zoning District, ten properties from the CP Commercial Pedestrian Zoning District to the R-1-8 Single-Family Residence Zoning District, ten properties from the HI Heavy Industrial Zoning District to the LI Light Industrial Zoning District, nine properties from the R-1-8 Single Family Zoning District to the UR Urban Residential Zoning District, eight properties from the R-M Multiple-Family Residence Zoning District to the CP Commercial Pedestrian Zoning District, eight properties from the LI Light Industrial Zoning District to the OS Open Space Zoning District, eight properties from the R-1-5 Single-Family Residence Zoning District to the OS Open Space Zoning District, seven properties from the R-M Multiple-Family Residence Zoning District to the PQP Public/Quasi-Public Zoning District, seven properties from the HI Heavy Industrial Zoning District to the UR Urban Residential Zoning District, seven properties from the A(PD) Agricultural Planned Development Zoning District to the CIC Combined Industrial/Commercial Zoning District, six properties from the R-1-5 Single-Family Residence Zoning District to the PQP Public/Quasi-Public Zoning District, five properties from the HI Heavy Industrial Zoning District to the CIC Combined Industrial/Commercial Zoning District, three properties from the R-2 Two-Family Residence Zoning District to the CP Commercial Pedestrian Zoning District, three properties from the A Agricultural Zoning District to the OS Open Space Zoning District, three properties from the R-1-5 Single-Family Residence Zoning District to the UR Urban Residential Zoning District, three properties from the IP(PD) Industrial Park Planned Development Zoning District to the IP Industrial Park Zoning District, two properties from the A Agricultural Zoning District to the PQP Public/Quasi-Public Zoning District, one property from the R-2 Two-Family Residence Zoning District to the PQP Public/Quasi-Public Zoning District, one property from the HI Heavy Industrial Zoning District to the OS Open Space Zoning District, one property from the A Agricultural Zoning District to the MUN Mixed Use Neighborhood Zoning District, one property from the R-M Multiple-Family Residence Zoning District to the CN Commercial Neighborhood Zoning District, one property from the A Agricultural Zoning District to the R-1-8 Single-Family Residence Zoning District, one property from the CG Commercial General Zoning District to the R-1-8 Single-Family Residence Zoning District, one property from the R-1-8 Single-Family Residence Zoning District to the LI Light Industrial Zoning District, one property from the R-2 Two-Family Residence Zoning District to the CIC Combined Industrial/Commercial Zoning District, and one property from the A(PD) Agricultural Planned Development Zoning District to the CP Commercial Pedestrian Zoning District, all located on those certain real properties situated within the City of San José. 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 6. (Planning, Building and Code Enforcement)

Action: **Ordinance No. 31192** was *passed for publication*, including staff direction to extend the second reading of Ordinance No. 31192 *no sooner than the end of May*, and all actions related to the City initiated rezoning of parcels to align a property's zoning district

to its general plan in land use designation in response to Senate Bill 1333 were approved.

10. **LAND USE – Regular Agenda**

None provided.

• **Open Forum**

1. Rebecca Colic addressed her concerns regarding the San Jose Training Facility and Emergency Operations Center.
2. Christopher West discussed tenant rights at the Arena Hotel, Home First, and different detriments faced by residents.
3. A speaker who did not state her name at the podium discussed Senate Bill 1333.

• **Adjournment**

The Council of the City of San José adjourned at 4:54 p.m.

Minutes Recorded, Prepared, and Respectfully Submitted by,



Vanessa Velez , Deputy City Clerk
City of San José

Approved at Council on:

of Actions: 9

Attest By:



Toni Taber, MMC,
City Clerk, City of San José

*Office of the City Attorney***SAN JOSÉ CITY COUNCIL CLOSED SESSION MINUTES****April 29, 2025**

Present Councilmembers: Mahan, Cohen, Foley, Doan, Candelas,
Campos, Ortiz, Salas, Mulcahy, Kamei, Casey.

Absent Councilmembers: None.

Place: City Hall Conference Room W-133

Time: 9:00 a.m.

CLOSED SESSION ITEM(S) DISCUSSED:**A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(1:**

1.

Case Name: Chitty, Elizabeth v. City of San Jose, et al.

Name(s) of Party(ies): ELIZABETH CHITTY, CITY OF SAN JOSE,
LAWRENCE CARL MITCHELL

Court: Superior Court of the State of California,
County of Santa Clara

Case No: 23cv420731

Amount of Money or Other Relief Sought: Damages according to proof
2.

Case Name: City of San Jose and the Successor Agency to
the Redevelopment Agency of the City of San
Jose v. James Eu, et al.

Name(s) of Party(ies): CITY OF SAN JOSE AND THE
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY, JAMES EU,
GRACE EU, DAVID EU, ISIS PROPERTIES,
LLC.

Court: Santa Clara County Superior Court

Case No: 25cv460423

Amount of Money or Other Relief Sought: Damages according to proof

3. Case Name: City and County of San Francisco, et al. v.
Donald J. Trump, et al.

CITY AND COUNTY OF SAN FRANCISCO,

COUNTY OF SANTA CLARA, CITY OF

PORTLAND, MARTIN LUTHER KING, JR.

Name(s) of Party(ies): COUNTY, CITY OF NEW HAVEN, CITY
OF OAKLAND, CITY OF EMERYVILLE,
CITY OF SAN JOSÉ, CITY OF SAN DIEGO,
CITY OF SACRAMENTO, CITY OF SANTA
CRUZ, COUNTY OF MONTEREY, CITY OF
SEATTLE, CITY OF MINNEAPOLIS, CITY
OF ST. PAUL, CITY OF SANTA FE,
DONALD J. TRUMP, UNITED STATES OF
AMERICA, PAMELA BONDI, EMIL BOVE,
UNITED STATES DEPARTMENT OF
JUSTICE, KRISTI NOEM, UNITED STATES
DEPARTMENT OF HOMELAND
SECURITY

Court: U.S. District Court, Northern District of
California

Case No: 3:25cv01350-WHO

Amount of Money or Other Relief Sought: Declaratory Relief and Injunctive Relief

B. CCONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION:

Significant exposure to litigation pursuant to Sections 54956.9(d)(2) and (e)(1) of the Government code:

Number of matter(s) to be discussed: 2