



# **City Council Meeting Agenda**

**Tuesday, September 30, 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](mailto: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](mailto: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 submit written Public Comment before the City Council Meeting:**

By email to [city.clerk@sanjoseca.gov](mailto: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

[25-985](#)

Closed Session Agenda

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

- **Pledge of Allegiance**

- Invocation (District 8)
- 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 commendation recognizing Sartorette Elementary School for its commitment to educational equity, student success, and strong community partnerships through the Hispanic Student Achievement and Family Engagement Program. (Foley)

1.2 Presentation of a commendation recognizing the 20 years of operation of the Dr. Roberto Cruz Alum Rock Branch Library, presented to the family of the late Dr. Roberto Cruz, honoring his enduring legacy as the library's namesake and the family's continued service to the East San José community. (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.**

[25-1057](#)

**Approval of City Council Minutes.**

#### **Recommendation:**

- (a) Regular City Council Meeting Minutes of September 9, 2025.
  - (b) City Council Study Session Meeting Minutes of May 14, 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**

- [\(a\) 09/09/2025 CC Minutes](#)
- [\(b\) 05/14/2025 SS Minutes](#)

## **2.2 Final Adoption of Ordinances.**

[25-1037](#)

**Final Adoption of Ordinances.**

**Recommendation:**

(a) Ordinance No. 31240 - An Ordinance of the City of San José Amending Section 17.85.120 and 17.85.200 of Chapter 17.85 of Title 17 of the San José Municipal Code to Update the Responsible Agency for the City of San José Energy and Water Building Performance Ordinance from the Environmental Services Department to the Energy Department, as Established Under Section 2.04.4600 of the San José Municipal Code.

[Passed for Publication on 9/16/2025 - Item 2.8 (25-971)]

(b) Ordinance No. 31244 - An Ordinance of the City of San José Rezoning 153 Properties from the R-M Multiple Residence Zoning District to the MUN Mixed Use Neighborhood Zoning District, 91 Properties from the LI Light Industrial Zoning District to the HI Heavy Industrial Zoning District, 82 Properties from the R-2 Two-Family Residence Zoning District to the MUN Mixed Use Neighborhood Zoning District, 61 Properties from the R-M Multiple Residence Zoning District to the UR Urban Residential Zoning District, 55 Properties from the R-1-8 Single-Family Residence Zoning District to the MUN Mixed Use Neighborhood Zoning District, 53 Properties from the A Agricultural Zoning District to the OS Open Space Zoning District, 52 Properties from the R-1-8 Single-Family Residence Zoning District to the OS Open Space Zoning District, 42 Properties from the IP Industrial Park Zoning District to the LI Light Industrial Zoning District, 36 Properties from the Heavy Industrial Zoning District to the LI Light Industrial Zoning District, 25 Properties from the R-2 Two Family Residence Zoning District to the OS Open Space Zoning District, 24 Properties from the R-1-8 Single-Family Residence Zoning District to the PQP Public/Quasi-Public Zoning District, 23 Properties from the LI Light Industrial Zoning District to the UV Urban Village Zoning District, 20 Properties from the IP Industrial Park Zoning District to the CIC Combined Industrial/Commercial Zoning District, 19 Properties from the IP Industrial Park Zoning District to the HI Heavy Industrial Zoning District, 17 Properties from the CG Commercial General Zoning District to the UV Urban Village Zoning District, 17 Properties from the HI Heavy Industrial to the CIC Combined Industrial/Commercial Zoning District, 16 Properties from the A Agricultural Zoning District to the R-1-8 Single-Family Residence Zoning District, 13 Properties from the LI Light Industrial Zoning District to the MUN Mixed Use Neighborhood Zoning District, 11 Properties from the R-M Multiple-Family Residence Zoning District to the OS Open Space Zoning District, Ten Properties from the LI Light Industrial Zoning District to the OS Open Space Zoning District, Nine Properties from the

A Agricultural Zoning District to the PQP Public/Quasi-Public Zoning District, Eight Properties from the LI(IP) Light Industrial Planned Development Zoning District to the IP Industrial Park Zoning District, Seven Properties from the R-1-8 Single Family Residence Zoning District to the LI Light Industrial Zoning District, Seven Properties from the LI Light Industrial Zoning District to the CIC Combined Industrial/Commercial Zoning District, Six Properties from the CP Commercial Pedestrian Zoning District to the R-1-8 Single Family Residence Zoning District, Six Properties from the HI Heavy Industrial Zoning District to the TEC Transit Employment Center Zoning District, Five Properties from the CG Commercial General Zoning District to the CIC Combined Industrial/Commercial Zoning District, Four Properties from the IP Industrial Park Zoning District to the TEC Transit Employment Center Zoning District, Four Properties from the R-1-1 Single Family Residence Zoning District to the OS Open Space Zoning District, Three Properties from the LI Light Industrial Zoning District to the R-1-8 Single Family Residence Zoning District, Three Properties from the CP Commercial Pedestrian Zoning District to the PQP Public/Quasi-Public Zoning District, Three Properties from the R-1-2 Single Family Residence Zoning District to the OS Open Space Zoning District, Three Properties from the IP Industrial Park Zoning District to the OS Open Space Zoning District, Three Properties from the R-1-5 Single Family Residence Zoning District to the MUN Mixed Use Neighborhood Zoning District, Two Properties from the CP Commercial Pedestrian Zoning District to the UR Urban Residential Zoning District, Two Properties from the IP Industrial Park Zoning District to the CN Commercial Neighborhood Zoning District, Two Properties from the A Agricultural Zoning District to the IP Industrial Park Zoning District, Two Properties from the A Agricultural Zoning District to the LI Light Industrial Zoning District, Two Properties from the R-MH Mobilehome Park Zoning District to the LI Light Industrial Zoning District, Two Properties from the CN Commercial Neighborhood Zoning District to the MUN Mixed Use Neighborhood Zoning District, Two Properties from the CP Commercial Pedestrian Zoning District to the MUN Mixed Use Neighborhood Zoning District, Two Properties from the R-1-2 Single Family Residence Zoning District to the MUN Mixed Use Neighborhood Zoning District, Two Properties from the R-MH Mobilehome Park Zoning District to the OS Open Space Zoning District, Two Properties from the R-1-5 Single Family Residence Zoning District to the OS Open Space Zoning District, Two Properties from the HI Heavy Industrial Zoning District to the OS Open



Space Zoning District, Two Properties from the R-2 Two Family Residence Zoning District to the PQP Public/Quasi-Public Zoning District, Two Properties from the CN Commercial Neighborhood Zoning District to the R-1-8 Single Family Residence Zoning District, Two Properties from the R-MH Mobilehome Park Zoning District to the R-1-8 Single Family Residence Zoning District, Two Properties from the MUC Mixed Use Commercial Zoning District to the TR Transit Residential Zoning District, Two Properties from the MUN Mixed Use Neighborhood Zoning District to the UR Urban Residential Zoning District, Two Properties from the CN Commercial Neighborhood Zoning District to the UV Urban Village Zoning District, Two Properties from the CP Commercial Pedestrian Zoning District to the UR Urban Residential Zoning District, One Property from the A Agricultural Zoning District to the CN Commercial Neighborhood Zoning District, One Property from the LI Light Industrial Zoning District to the CG Commercial General Zoning District, One Property from the A Agricultural Zoning District to the CP Commercial Pedestrian Zoning District, One Property from the R-MH Mobilehome Park Zoning District to the HI Heavy Industrial Zoning District, One Property from the CG Commercial General Zoning District to the LI Light Industrial Zoning District, One Property from the CIC Combined Industrial/Commercial Zoning District to the LI Light Industrial Zoning District, One Property from the A(PD) Agricultural Planned Development Zoning District to the MUC Mixed Use Commercial Zoning District, One Property from the LI Light Industrial Zoning District to the MUC Mixed Use Commercial Zoning District, One Property from the A(PD) Agricultural Planned Development Zoning District to the MUN Mixed Use Neighborhood Zoning District, One Property from the R-MH Mobilehome Park Zoning District to the MUN Mixed Use Neighborhood Zoning District, One Property from the R-2(PD) Two Family Planned Development Zoning District to the OS Open Space Zoning District, One Property from the CN Commercial Neighborhood Zoning District to the PQP Public/Quasi-Public Zoning District, One Property from the IP Industrial Park Zoning District to the PQP Public/Quasi-Public Zoning District, One Property from the R-1-1 Single Family Residence Zoning District to the PQP Public/Quasi-Public Zoning District, One Property from the R-1-2 Single Family Residence Zoning District to the PQP Public/Quasi-Public Zoning District, One Property from the R-1-5 Single Family Residence Zoning District to the PQP Public/Quasi-Public Zoning District, One Property from the R-M Multi Family Residence Zoning District to the PQP Public/Quasi-Public

Zoning District, One Property from the R-MH Mobilehome Park Zoning District to the PQP Public/Quasi-Public Zoning District, One Property from the R-M Multi Family Residence Zoning District to the R-MH Mobilehome Park 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 HI Heavy Industrial Zoning District to the R-1-8 Single Family Residence Zoning District, One Property from the A(PD) Agricultural Planned Development Zoning District to the UV Urban Village Zoning District, One Property from the CP Commercial Pedestrian Zoning District to the UV Urban Village Zoning District, and One Property from the R-2 Two Family Residence Zoning District to the UV Urban Village Zoning District, All Located on those Certain Real Properties Situated within the City Of San José.

[Passed for Publication on 9/16/2025 - Item 10.1(a) (25-979)]

### **2.3 Approval of Council Committee Minutes.**

[25-1060](#)

**Approval of Council Committee Minutes.**

#### **Recommendation:**

(a) Regular Joint Meeting for the Rules and Open Government Committee Minutes of September 10, 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**    [\(a\) 09/10/2025 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     [25-1021](#)     Measure B Local Sales Tax Independent Citizens Oversight Committee and Revisions to City Council Policy 1-18.**

**Recommendation:** (a) Adopt a resolution designating the Parks and Recreation Commission of the City of San José as the Local Sales Tax Independent Citizens Oversight Committee, as outlined in the Measure B sales tax ballot measure approved by San José voters on June 7, 2016, and superseding Resolution No. 78016.

(b) Adopt a resolution revising City Council Policy 1-18, Section 15, Public Involvement, to replace the now retired Neighborhoods Commission with the Parks and Recreation Commission as the primary resident oversight body for ballot measures approved by San José voters that result in increased tax revenues available to be spent for any governmental purpose.

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

(City Manager)

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

**2.8     [25-1026](#)     Lease Agreement with San José Sports Authority for City-Owned Property  
Located at 93 East San Carlos Street.**

**Recommendation:**

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

- (a) A below market rate lease agreement under City Council Policy 7-1 between the City of San José and the San José Sports Authority, a California not-for-profit organization, for the City-owned real property located at 93 East San Carlos Street;
- (b) All other documents or agreements necessary to effectuate the lease agreement; and
- (c) An amendment to the Agreement with San José Sports Authority to promote San José as a location for high profile sporting events and implement a comprehensive campaign of promotions and activations for the City of San José related to the Super Bowl LX (60), the 2026 NCAA Men's West Regional basketball tournament, the 2026 FIFA World Cup and other major Bay Area sporting events through July 31, 2026, to increase the amount for the initial term of the Agreement by \$500,000, for an amended total amount not to exceed \$2,220,213.  
CEQA: Categorically Exempt, File No. ER25-189, CEQA Guidelines Section 15301, Existing Facilities. Council Districts 3, 6. (Economic Development and Cultural Affairs)

**Attachments**     [Memorandum](#)

**2.9     [25-1027](#)     Report on Request for Proposal for the Implementation of the Salesforce Customer Relationship Management System.**

**Recommendation:**     Accept the report on the Request for Proposal and adopt a resolution authorizing the City Manager or her designee to:

- (a) Negotiate and execute an agreement with Infinite Solutions Inc. for the implementation of the Salesforce Customer Relationship Management system for an initial term, beginning on or about October 15, 2025, and ending on or about October 14, 2028, for an amount not to exceed \$2,095,800, subject to appropriation of funds;
- (b) Negotiate and execute amendments and change orders as required for any unanticipated changes during the initial term, subject to the appropriation of funds; and
- (c) Approve a contingency amount not to exceed \$526,950 for unanticipated changes during the initial term, 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](#)

**2.10     [25-1028](#)     First Amendment to the Agreement with Guidehouse, Inc. for Organizational Change Management and Related Consulting Services.**

**Recommendation:**     Adopt a resolution authorizing the City Manager or her designee to negotiate and execute the First Amendment to the Master Consulting Agreement with Guidehouse, Inc. to increase the maximum compensation from \$350,000 by an additional amount of \$1,150,000 for a new maximum compensation not to exceed \$1,500,000 and extend the contract term by a period of six months, 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)

**Attachments**     [Memorandum](#)

**2.11    [25-1030](#)            Franchise Agreement with LS Power Grid California, LLC for Electric Services for Public Rights-of-Way.**

**Recommendation:**

Adopt a resolution:

- (a) Authorizing the City Manager, or her designee, to negotiate and execute a franchise agreement between the City of San José and LS Power Grid California, LLC for the purpose of transmitting electric service in the City's public rights-of-way;
  - (b) Setting a public hearing for October 21, 2025, at 1:30 p.m., to hear any objections to the granting of the franchise; and
  - (c) Directing the City Clerk to publish notice of the public hearing.
- CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment.  
Council Districts 2, 3, 4, 6, 7, 10. (Public Works)

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

**2.12    [25-1031](#)            Status Report on the November 2018 Ballot Measure T - The Disaster Preparedness, Public Safety, and Infrastructure General Obligation Bond.**

**Recommendation:**

Accept the bi-annual status report on the work plan and implementation updates for projects included in the approved 2018 Measure T - The Disaster Preparedness, Public Safety, and Infrastructure General Obligation Bond.  
CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (Public Works)

**Attachments**    [Memorandum](#)

**2.13    [25-1032](#)            Master Consultant Agreement with Bellecci & Associates, Inc. (dba Sanbell) for Consulting Services Supporting Rule 20 Utility Undergrounding Projects.**

**Recommendation:**

Approve a Master Consultant Agreement with Bellecci & Associates, Inc. (dba Sanbell) for on-call consultant services for the City of San José's Rule 20 Utility Undergrounding Program from the date of execution to June 30, 2030, in an amount not to exceed \$1,500,000.  
CEQA: Categorically Exempt, File No. ER24-313, CEQA Guidelines Section 15301(c), Existing Facilities. (Public Works)

**Attachments**    [Memorandum](#)  
[Agreement](#)

### **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     [25-1022](#)     Approval of the Terms of an Agreement with the San José Police Officers' Association for the Term of July 1, 2025 through September 30, 2028.**

**Recommendation:**     Adopt a resolution approving the terms of a collective bargaining agreement between the City of San José and the San José Police Officers' Association for the term of July 1, 2025, through September 30, 2028, and authorizing the City Manager or her designee to execute the agreement with those terms.

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

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

**3.4     [25-1033](#)     City Council Focus Area Semi-Annual Status Report.**

**Recommendation:**     (a) Accept the semi-annual status report on the implementation of the City Council Focus Areas for Fiscal Year 2024-2025 Third and Fourth Quarters.

(b) Approve the new City Council Focus Area framework (Model 2.0) for Fiscal Year 2025-2026, including its core components of long-term goals, problem statements, near-term goals, change initiatives, and success measures.

(c) Direct the City Manager to continue development of public-facing dashboards for the City Council Focus Areas to promote accountability and transparency.

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 Manager)

**Attachments**     [Memorandum](#)

**4. PUBLIC SAFETY SERVICES****5. TRANSPORTATION & AVIATION SERVICES**

**6. ENVIRONMENTAL & UTILITY SERVICES**

**7. NEIGHBORHOOD SERVICES**

**8. COMMUNITY & ECONOMIC DEVELOPMENT**



**8.1     [25-1023](#)     Actions Related to the Acquisition of 447 South Almaden Boulevard. - TO BE HEARD CONCURRENTLY WITH SJFA Item 1**

**Recommendation:**

(a) Adopt a resolution authorizing the City Manager, or her designee, to negotiate and execute:

(1) A Purchase and Sale Agreement with BXP Almaden Associates LP, a Delaware limited partnership, for the purchase by the City of approximately 3.56 acres of land commonly known as 447 South Almaden Boulevard, identified as Assessor's Parcel Numbers 264-28-176, 264-28-175, 264-28-174, 264-28-173, 264-28-172, 264-28-149, 264-28-152, 264-28-167, 264-28-168, 264-28-169, 264-28-019, 264-28-153, 264-28-160, 264-28-022, 264-28-023, 264-28-024, 264-28-028, and 264-28-025, for a price of thirteen million five hundred thousand dollars (\$13,500,000); and

(2) All other documents necessary to effectuate the transfer to the City.

(b) Adopt the following 2025-2026 Appropriation Ordinance and Funding Source Resolution amendments in the Convention Center Facilities District Revenue Fund:

(1) Establish a revenue estimate for Financing Proceeds in the amount of \$13,500,000;

(2) Establish a revenue estimate for Transfers and Reimbursements in the amount of \$200,000;

(3) Establish the Property Acquisition appropriation to the Office of Economic Development and Cultural Affairs in the amount of \$13,600,000;

(4) Establish the Debt Service: Commercial Paper appropriation to the Finance Department in the amount of \$2,600,000; and

(5) Decrease the Unrestricted Ending Fund Balance by \$2,500,000.

(c) Adopt the following 2025-2026 Appropriation Ordinance amendments in the General Purpose Parking Fund:

(1) Establish a Transfer to the Convention Center Facility District Revenue Fund in the amount of \$200,000; and

(2) Decrease the Non-Personal/Equipment appropriation to the Department of Transportation by \$200,000.

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

Council District 3. (Economic Development and Cultural Affairs/City Manager)

**Attachments     [Memorandum](#)**

- 8.2     [25-1038](#)     **Actions Related to the Loan Commitment and Land Purchase for the Gateway Tower Affordable Housing Development Located at 470 South Market Street.**

**Recommendation:**

(a) Adopt a resolution:

(1) Approving a Construction-Permanent Loan commitment of up to \$20,270,000, consisting of \$17,970,000 in Low- and Moderate-Income Housing Asset Funds and \$2,300,000 in Inclusionary Fee Funds, to Core Affordable Housing, LLC or an affiliated development entity for the Gateway Tower affordable housing development;

(2) Approving the land acquisition loan or acquisition funding commitment of up to \$18,170,000 consisting of \$2,000,000 in Inclusionary Fee Funds, \$2,170,000 in Low- and Moderate-Income Housing Asset Funds, and \$14,000,000 in Real Property Transfer Tax Funds;

(3) Authorizing the Director of Housing or his designee to acquire 445, 465, and 493 South First street and 460, 470, 480 South Market Street, from Core Affordable Housing, LLC for a price not to exceed \$18,170,000 at the time of transfer, to accept the grant deed, and to enter into a long-term ground lease of the site to the developer for the development;

(4) Authorizing the Director of Housing or his designee to negotiate and execute documents and document amendments related to the acquisition and development of the site, the ground leasing of the site, and any rider to the ground lease required by government entities;

(5) Authorizing the Director of Housing, or his designee to negotiate and execute loan documents and all other documents, including any amendments thereto, related to City financing for the developments; and

(6) Making a determination that, consistent with Government Code Section 37364, after acquisition, the site is to be leased by the City to the respective developers without first offering the site to the public for any other use, since the site will be restricted so as to provide housing affordable to persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code or as defined by the United States Department of Housing and Urban Development or its successors, and that this use is in the City's best interests.

(b) Adopt the following 2025-2026 Appropriation Ordinance amendments in the Low-and Moderate-Income Housing Asset Fund:

(1) Decrease the Housing Project Reserve by \$20,140,000; and

(2) Increase the Housing Loans and Grants appropriation to the Housing Department by \$20,140,000.

(c) Adopt the following 2025-2026 Appropriation Ordinance amendments in the Real Property Transfer Tax Fund:

(1) Decrease the Measure E - 40% Extremely Low-Income

Households Reserve by \$5,000,000;

(2) Decrease the Measure E - 30% Low-Income Households Reserve by \$9,000,000;

(3) Increase the Measure E - 40% Extremely Low-Income Households appropriation to the Housing Department by \$5,000,000; and

(4) Increase the Measure E - 30% Low-Income Households appropriation to the Housing Department by \$9,000,000.

(d) Adopt the following 2025-2026 Appropriation Ordinance amendments in the Inclusionary Fee Fund:

(1) Decrease the Housing Project Reserve by \$4,300,000; and

(2) Increase the Housing Loans and Grants appropriation to the Housing Department by \$4,300,000.

CEQA: Supplemental Environmental Impact Report for the Gateway Tower Mixed-Use Development Project (Resolution No. 78005), and

Addenda, thereto. Council District 3. (Housing/City Manager)

[Deferred from 9/23/2025 - Item 8.1 (25-1008)]

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

## **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**

**10.2**    [25-1024](#)**GP25-002: Early Consideration for a Privately Initiated General Plan Amendment for Certain Real Property Located at the Northeasterly Corner of Emory Street and The Alameda.****Recommendation:**

- (a) Adopt a resolution denying the applicant's request to amend the Envision San José 2040 General Plan Land Use/ Transportation Diagram land use designation from Neighborhood/ Community Commercial to Mixed Use Neighborhood on an approximately 0.99-gross-acre site.
- (b) In the alternative, direct Planning staff to continue processing the application to amend the Envision San José 2040 General Plan Land Use/Transportation Diagram designation from Neighborhood/Community Commercial to Mixed Use Neighborhood on an approximately 0.99-gross-acre site located at the northeasterly corner of Emory Street and the Alameda, consider input from the City Council, complete the CEQA analysis, and return to the City Council with a completed development application for consideration.
- CEQA: Exempt pursuant to CEQA Guidelines Section 15270 for Projects Which Are Disapproved. Planning Commission recommends denial of staff recommendation (7-0-2, Oliverio and Young absent) (Item 6.a on the 8/27/2025 Planning Commission Agenda). Council District 6. (Planning, Building, and Code Enforcement)

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

**10.3**    [25-1034](#)

**GP25-005: Early Consideration for a Privately Initiated General Plan Amendment for Certain Real Property Located at 1030 and 1038 McKendrie Street.**

**Recommendation:**

(a) Adopt a resolution denying the applicant's General Plan Amendment request to amend the Envision San José 2040 General Plan Land Use/Transportation Diagram designation from Neighborhood/Community Commercial and Residential Neighborhood to Mixed Use Neighborhood on an approximately 0.46-gross-acre site.

(b) In the alternative, direct Planning staff to continue processing the application to amend the Envision San José 2040 General Plan Land Use/Transportation Diagram designation from Neighborhood/Community Commercial and Residential Neighborhood to Mixed Use Neighborhood on an approximately 0.46-gross-acre site located at 1030 and 10380 McKendrie Street, and consider input from the City Council, complete the CEQA analysis, and return to the City Council with a completed development application for consideration. CEQA: Exempt pursuant to CEQA Guidelines Section 15270 for Projects Which Are Disapproved. Planning Commission recommends denial of staff recommendation (7-0-2, Oliverio and Young absent) (Item 6.b on the 8/27/2025 Planning Commission Agenda). Council District 6. (Planning Building, and Code Enforcement)

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

- **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**

**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](mailto:CityClerk@sanjoseca.gov).**

**JOINT CITY OF SAN JOSE CITY COUNCIL/FINANCING AUTHORITY/HOUSING  
AUTHORITY AGENDA**

1:30 p.m.

September 30, 2025

Council Chambers

- **Call to Order and Roll Call**

1. [25-1025](#) **Issuance of City of San José Financing Authority Commercial Paper to Finance the Acquisition of the Property Located at 447 South Almaden Boulevard. - TO BE HEARD CONCURRENTLY WITH ITEM 8.1**

**Recommendation:**

(a) Conduct a public hearing in accordance with Section 6586.5 of the California Government Code, to hear and consider information concerning the approval by the City of San José of a lease financing by the City of San José Financing Authority and the City for the purchase of property located at 447 South Almaden Boulevard, through the issuance of lease revenue commercial paper notes by the City of San José Financing Authority, and the significant public benefit of such financing by the City of San José Financing Authority in accordance with the criteria specified in Section 6586 of the California Government Code.

(b) Adopt a resolution of the City of San José Financing Authority to approve and authorize the issuance of lease revenue commercial paper notes in the amount not to exceed \$13,500,000 to finance the purchase of the property located at 447 South Almaden Boulevard.

(c) Adopt a resolution of the City of San José to approve and authorize the issuance of City of San José Financing Authority lease revenue commercial paper notes in the amount not to exceed \$13,500,000 to finance the purchase of the property located at 447 South Almaden Boulevard.

CEQA: Categorically Exempt, File No. ER25-032, CEQA Guidelines Section 15301, Existing Facilities. Council District 3. (Finance/Housing)

**Attachments**   [Memorandum](#)  
[\(b\) Resolution](#)  
[\(c\) Resolution](#)

- **Public Comment**

*Members of the public may comment on agendized item only at this Joint Meeting.  
There will be no Open Forum. Cal. Govt. Code §54954.3(a).*



- Adjournment

## 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.