



# **City Council Meeting Amended Agenda**

**Tuesday, February 24, 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](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**

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>

Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.

**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

[26-152](#)

Closed Session Agenda

**Attachments** [Closed Session Agenda](#)

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

- Pledge of Allegiance
- Invocation (District 2)

Eunice Chun, Korean American Community Services

- 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 to the Pajama PLUS Project for supporting San José children by providing them with the essential items they need to feel safe and comfortable at bedtime. (Campos)

1.2 Presentation of a commendation to S.J. Sharkie, mascot of the San Jose Sharks, honoring his recognition as the 2025 NHL Mascot of the Year and his induction into the Mascot Hall of Fame, in appreciation of his energy, entertainment, and contributions to the spirit and community pride of the City of San José. (Mulcahy)

## **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.**

[26-151](#)      **Approval of City Council Minutes.**

**Recommendation:**      (a) Regular City Council Meeting Minutes of January 27, 2026.  
   (b) Regular City Council Meeting Minutes of February 3, 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**      [\(a\) 01/27/2026 CC Minutes](#)  
   [\(b\) 02/03/2026 CC Minutes](#)

## 2.2 Final Adoption of Ordinances.

[26-148](#)      **Final Adoption of Ordinances.**

**Recommendation:**      (a) Ordinance No. 31306 - An Ordinance of the City of San José  
   Amending Section 16.14.010 of Chapter 16.14 Pertaining to Crime  
   Reporting Requirements; Sections 16.18.070, 16.18.080 and 16.18.090  
   of Chapter 16.18 Pertaining to Limitations on Bets, Charitable  
   Tournaments, and Discounted Food or Beverage; and Repealing  
   Section 16.18.075 of Chapter 16.18 Pertaining to Continuous Presence  
   at Cardroom Premise, of Title 16 of the San José Municipal Code.  
   [Passed for Publication on 2/3/2026 - Item 4.1 (26-084)]  
   (b) Ordinance No. 31307 - An Ordinance of the City of San José  
   Establishing the Alum Rock Santa Clara Street Business Improvement  
   District Pursuant to the Parking and Business Improvement Area Law  
   of 1989.  
   [Passed for Publication on 2/3/2026 - Item 8.2(a) (26-086)]

## 2.3 Approval of Council Committee Minutes.

[26-171](#)      **Approval of Council Committee Minutes.**

**Recommendation:**      (a) Regular Joint Meeting for the Rules and Open Government  
   Committee Minutes of January 28, 2026.  
   (b) Regular Joint Meeting for the Rules and Open Government  
   Committee Minutes of February 4, 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**      [\(a\) 01/28/2026 ROGC Minutes](#)  
   [\(b\) 02/04/2026 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 [26-153](#) First Amendment to the Master Consultant Agreement with NewGen Strategies and Solutions, LLC for Professional Consulting Services.**

**Recommendation:** Adopt a resolution authorizing the City Manager or her designee to execute the First Amendment to the Master Consultant Agreement with NewGen Strategies and Solutions, LLC, for professional consulting services to increase the maximum compensation by \$500,000 from \$350,000 to \$850,000.

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

**Attachments** [Memorandum Agreement](#)  
[Letter from the Public](#)

**2.8 [26-154](#) Amendment to the Citywide Open Purchase Order with AT&T for FirstNet Products and Services.**

**Recommendation:** Adopt a resolution authorizing the City Manager, or her designee, to:  
(a) Amend the Citywide open purchase order OP 66928 with AT&T (Atlanta, GA) for the purchase of as-required AT&T FirstNet products and services through CALNET to increase compensation by \$1,000,000 for a revised maximum compensation of \$4,500,000 for the current option ending August 7, 2026, subject to the appropriation of funds; and  
(b) Negotiate and execute additional annual options to extend the purchase order telecommunications services to support ongoing public safety communications and emergency response operations, 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 Letter from the Public](#)

**2.9**    [26-155](#)            **First Amendment to the Agreement with cQuant.io, Inc. for Energy Trading and Risk Management Software.**

**Recommendation:**    Adopt a resolution authorizing the City Manager or her designee to negotiate and execute the First Amendment to the Agreement with cQuant.io, Inc. (Louisville, CO) for energy trading and risk management software to:

(a) Extend the term of the Agreement for up to five additional one-year option terms for a total of nine options, through June 30, 2031, subject to the appropriation of funds; and

(b) Increase the total compensation by \$269,456 for a maximum compensation not to exceed \$1,405,460 to cover the estimated cost for the option term beginning on or about July 1, 2026, and ending on or about June 30, 2027, 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](#)  
[Letter from the Public](#)

**2.10**    [26-156](#)            **Sixth Amendment to the Restated Agreement with Penske Truck Leasing Co., L.P. for Lease and Maintenance of Compressed Natural Gas Shuttle Buses.**

**Recommendation:**    Adopt a resolution authorizing the City Manager or her designee to negotiate and execute the Sixth Amendment to the Agreement with Penske Truck Leasing Co., L.P. (Wilmington, DE) for lease and maintenance of compressed natural gas shuttle buses at the San José Mineta International Airport to extend services for three additional option terms from June 1, 2026 to May 31, 2029, under the same terms and conditions, for a maximum compensation of \$550,000 per year, 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.  
Council District 6. (Finance)

**Attachments**    [Memorandum](#)  
[Letter from the Public](#)

**2.11** [26-157](#) **Willow Glen Community Benefit Improvement District Financial Report Fiscal Year 2024-2025.**

**Recommendation:** Accept the Willow Glen Community Benefit Improvement District Financial Report for Fiscal Year 2024-2025, which provides information to the public and the property owners in the district regarding the use of the assessments and the management and operations of the district. CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. Council District 6. (Public Works)

**Attachments** [Memorandum](#)

**2.12** [26-189](#) **Retroactive Approval of “Free Use” of City Hall East and West Plazas for the Sonic Loveway Event.**

**Recommendation:** Adopt a resolution retroactively authorizing “Free Use” of the City Hall East and West Plazas on Saturday, February 14, 2026, for the Sonic Loveway event, co-hosted by the City Manager’s Office of Economic Development and Cultural Affairs and Opera San José. CEQA: Not a Project, File No. PP17-011, Temporary Special Events resulting in no changes to the physical environment. (Economic Development and Cultural Affairs)  
[Rules Committee referral 2/18/2026 - Item A.1.a]

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

**2.13** [26-192](#) **Retroactive Approval of Tower Lighting for American Heart Month Sponsored by Council District 8 as a City Council Sponsored Special Event to Expend City Funds and Accept Donations of Materials and Services for the Event.**

**Recommendation:** As recommended by the Rules and Open Government Committee on February 18, 2026:  
(a) Retroactively approve the American Heart Month Tower Lighting scheduled on February 22-28, 2026 as a City Council sponsored Special Event and approve the expenditure of funds; and  
(b) Retroactively approve and accept donations from various individuals, businesses, or community groups to support the event. CEQA: Not a Project, File No. PP17-011, Temporary Special Events resulting in no changes to the physical environment. (Candelas)  
[Rules Committee referral 2/18/2026 - Item B.3]

**Attachments** [Memorandum](#)

**2.14**   [26-195](#)   **Approval of the Free Use of City Hall Wing Committee Rooms and Waiver of Gross Admission Receipts Percentage Fee for the Sister Cities International Spring Leadership Meeting Sponsored by Council District 9 as a City Council Sponsored Special Event to Expend City Funds and Accept Donations of Materials and Services for the Event.**

**Recommendation:**   As recommended by the Rules and Open Government Committee on February 18, 2026:

(a) Adopt a resolution authorizing “Free Use” and Waiver of Gross Admission Receipts Percentage Fee for the private, ticketed Sister Cities International 2026 Spring Leadership Meeting event held at City Hall Wing Committee Rooms on March 7, 2026, hosted by Vice Mayor Foley’s Office.

(b) Approve the Sister Cities International Spring Leadership Meeting on March 7, 2026 as a City Council Sponsored Special Event and approve the expenditure of funds.

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

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

[Rules Committee referral 2/18/2026 - Item B.4]

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

**2.15**    [26-198](#)            **Approval of Cambodian Heritage Month and Remembrance of the Cambodian Genocide Sponsored by Council District 5 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 February 18, 2026:

(a) Approve the Proclamation of Cambodian Heritage Month and Remembrance of the Cambodian Genocide scheduled on April 14, 2026 as a City Council sponsored Special Event and approve the expenditure of funds.

(b) Approve the Cambodian Flag Raising scheduled on April 10, 2026 as a City Council sponsored Special Event and approve the expenditure of funds.

(c) Approve the Cambodian Heritage Month Tower and Rotunda Lighting scheduled on April 10-16, 2026 as a City Council sponsored Special Event and approve the expenditure of funds.

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

CEQA: Not a Project, File No. PP17-011, Temporary Special Events resulting in no changes to the physical environment. (Ortiz)  
[Rules Committee referral 2/18/2026 - Item B.5]

**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**    [26-159](#)            **Annual Summary of Upcoming Labor Negotiations.**

**Recommendation:**    Accept the staff report and public input on the Annual Summary of Upcoming Labor Negotiations.  
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](#)

**3.4**    [26-160](#)            **Public Hearing on the Status of the City’s Vacancies, Recruitment and Retention Efforts, and Obstacles in the Hiring Process Pursuant to California Government Code §3502.3. - TO BE HEARD FIRST AFTER 3:00 P.M.**

**Recommendation:**    (a) Conduct a public hearing on the status of the City’s vacancies, recruitment, and retention efforts, and obstacles in the hiring process.  
                                      (b) Accept the staff report on workforce vacancy rates, recruitment and retention efforts, and obstacles in the hiring process as required by California Government Code §3502.3.  
                                      CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (Human Resources)

**Attachments**    [Memorandum](#)  
                                      [Presentation \(1\) - est. 10 minutes](#)  
                                      [Presentation \(2\) - est. 10 minutes](#)  
                                      [Presentation \(3\) - est. 10 minutes](#)

## **4. PUBLIC SAFETY SERVICES**

## **5. TRANSPORTATION & AVIATION SERVICES**

**5.1**     [26-158](#)             **Funding Agreement with Affirmed Housing for Round 8 Affordable Housing and Sustainable Communities Grant Funds.**

**Recommendation:**

- (a) Adopt a resolution authorizing the City Manager, or her designee, to:
- (1) Implement transportation improvements along King Road as identified in the Round 8 Affordable Housing and Sustainable Communities grant awarded to Affirmed Housing; and
  - (2) Negotiate and execute required funding agreements with Affirmed Housing and related documents and agreements with Strategic Growth Council and the California Department of Housing and Community Development to accept up to \$9,000,000 in Round 8 Affordable Housing and Sustainable Communities grant funding.
- (b) Adopt a “Public Entity Resolution” which indicates the City is authorized to accept and incur an obligation of the Affordable Housing and Sustainable Grant funds and enter into and execute the Standard Agreement 213 with the California Department of Housing and Sustainable Communities.

CEQA: Categorically Exempt, File No. ER24-313, CEQA Guidelines Section 15301(c) Existing Facilities. Council Districts 3, 4, 5, 7, and 8. (Transportation)

**Attachments**     [Memorandum, rev. 2/19/26](#)  
                          [\(a\) Resolution](#)  
                          [\(b\) Resolution - rev. 2/23/26](#)  
                          [Memorandum from Doan, 2/24/26](#)

## **6. ENVIRONMENTAL & UTILITY SERVICES**

## **7. NEIGHBORHOOD SERVICES**

## **8. COMMUNITY & ECONOMIC DEVELOPMENT**

**8.1**     [26-162](#)     **Establishment of the Alameda Business Improvement District and Approval to Levy Assessments in The Alameda Business Improvement District for the Remainder of Fiscal Year 2025-2026.**

**Recommendation:**

(a) Conduct a public hearing and approve an ordinance to establish The Alameda Business Improvement District, which includes changes to the original proposed ordinance to exempt home-based businesses from the annual assessment.

(b) Conduct a public hearing and adopt a resolution approving the Service Plan and the levy of assessments for The Alameda Business Improvement District for the remainder of Fiscal Year 2025-2026, which includes changes to the original resolution to exempt home-based businesses from the annual assessment.

(c) Adopt a resolution authorizing the City Manager or her designee to negotiate and execute an agreement with The Alameda Business Association, Inc. for the administration of The Alameda Business Improvement District.

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 impact on the environment.  
Council District 6. (Economic Development and Cultural Affairs)  
[Deferred from 2/3/2026 - Item 8.3 (26-087)]

**Attachments**

[Memorandum](#)

[Supplemental Memorandum, 2/19/26](#)

[\(a\) Ordinance](#)

[\(b\) Resolution](#)

[Letters from the Public](#)

**8.2**     [26-163](#)     **Establishment of the Story Road Business Improvement District.**

**Recommendation:**

Accept the report and receive public comment on the establishment of the Story Road Business Improvement District.

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 impact on the environment.  
Council District 7. (Economic Development and Cultural Affairs)

**Attachments**

[Memorandum](#)

[Letter from the Public](#)

**8.3**     [26-164](#)     **Actions Related to the East Santa Clara Senior Affordable Housing Development Located at 700 East Saint John Street.**

**Recommendation:**

(a) Adopt a resolution:

(1) Approving a Construction-Permanent Loan commitment of up to \$6,800,000 in the Low and Moderate Income Housing Asset Funds and Real Property Transfer Tax Funds to Eden Housing, Inc. or an affiliated development entity for the East Santa Clara Senior affordable housing development; and

(2) 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 of San José financing for the East Santa Clara Senior affordable housing development.

(b) 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; and

(2) Increase the Measure E - 40% Extremely Low-Income Households Appropriation to the Housing Department by \$5,000,000.

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

(1) Decrease the Housing Project Reserve by \$1,800,000; and

(2) Increase the Housing Loans and Grants Appropriation to the Housing Department by \$1,800,000.

CEQA: Exempt pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15369, Ministerial Project pursuant to Government Code section 65913.4, File No. ER20-109. Council District 3. (Housing/City Manager)

**Attachments**

[Memorandum](#)

[Resolution](#)

[Presentation - est. 5 minutes](#)

[Letter from the Public](#)

**8.4**     [26-165](#)            **Actions Related to the Trillium Senior Apartments Housing Development Located at 675 East Santa Clara Street.**

**Recommendation:**     (a) Adopt a resolution approving a Construction-Permanent Loan commitment of up to \$9,050,000 in Low and Moderate Income Housing Asset Funds to Santa Clara County Housing Authority or an affiliated development entity for the Trillium Senior Apartments affordable housing development.

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

                                      (1) Decrease the Housing Project Reserve appropriation by \$9,050,000; and

                                      (2) Increase the Housing Loans and Grants appropriation to the Housing Department by \$9,050,000.

                                      CEQA: Exempt per Public Resources Code Section 21080(b)(1) and CEQA Guidelines Section 15369, Ministerial Project pursuant to Government Code Section 65913.4, File No. ER20-109. Council District 3. (Housing/City Manager)

**Attachments**     [Memorandum](#)  
                                      [Resolution](#)  
                                      [Presentation - est. 5 minutes](#)

8.5 [26-166](#) **Lower Income Voucher and Equity Program.**

**Recommendation:**

(a) Adopt a resolution:

(1) Authorizing the Housing Director, or his designee, to negotiate and execute one or more master-lease agreements, occupancy agreements, or similar instruments with ASJ Development LLC, or a related or affiliated entity, for the lease of approximately 197 units located at the corner of Reed Street and Market Street for an initial term of five years, with two five-year options, in an aggregate amount up to and not to exceed \$11,209,804, for the purpose of implementing the Lower Income Voucher and Equity Program; and

(2) Authorizing the Housing Director, or his designee, to negotiate and execute all agreements, amendments, modifications, instruments, and all other documents necessary to effectuate the master leasing or similar arrangement, Lower Income Voucher and Equity Program, and any related equity participation, financing, or operational structure for ASJ Development, LLC.

(b) Adopt the following 2025-2026 Appropriation Ordinance and Funding Sources Resolution amendments in the Real Property Transfer Tax Fund:

(1) Decrease the Measure E - 5% Moderate-Income Households Reserve by \$890,000;

(2) Decrease the Measure E - 30% Low-Income Households Reserve by \$10,319,804;

(3) Establish the Lower Income Voucher and Equity Program (Moderate-Income) appropriation to the Housing Department in the amount of \$890,000; and

(4) Establish the Lower Income Voucher and Equity Program (Lower-Income) appropriation to the Housing Department in the amount of \$10,319,804;

(5) Establish a revenue estimate for Transfers and Reimbursements from the Low and Moderate Income Housing Asset Fund in the amount of \$10,319,804; and

(6) Establish the Future Affordable Housing Development - 60% AMI Reserve in the amount of \$10,319,804.

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

(1) Decrease the Housing Project Reserve by \$10,319,804; and

(2) Re-establish a Transfer to the Real Property Transfer Tax Fund in the amount of \$10,319,804.

CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment; and File No. PP17-005, Adjustment to Fees, Rates, and Fares without

changes to or expansion of services. Council District 3. (Housing/City Manager)

**Attachments** [Memorandum](#)  
[Memorandum from Casey, 2/23/26](#)  
[Memorandum from Doan, 2/24/26 \(rev.\)](#)  
[Resolution](#)  
[Presentation - est. 5 minutes](#)  
[Letter from the Public](#)

## **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**    [26-167](#)

**H24-057 & ER24-254 - Administrative Hearing on the Appeal of the Planning Director's Approval and Environmental Appeal of a Site Development Permit Located at 2334 Lundy Avenue.**

**Recommendation:**

(a) Conduct a public hearing to consider the appeal of the Planning Director's approval of a Site Development Permit and an environmental appeal of the Planning Director's reliance on the 2334 Lundy Place Project Initial Study supporting a Mitigated Negative Declaration in accordance with the California Environmental Quality Act, to allow the construction of an approximately 132,419-square-foot Industrial Building with approximately 10,000 square feet of incidental office area, the construction of an eight-foot high masonry sound wall, the demolition of an approximately 130,300-square-foot building, and the removal of 152 trees (95 ordinance-size trees and 57 non-ordinance-size trees) on an approximately 6.5-gross-acre site, located on the northeast corner of Trade Zone Boulevard and Lundy Avenue (2334 Lundy Avenue).

(b) Adopt a resolution denying the environmental appeal and upholding the Planning Director's reliance on the Initial Study/Mitigated Negative Declaration for the 2334 Lundy Place Project, and finding that:

(1) The City Council has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration for the 2334 Lundy Place Project and related administrative records related to Site Development Permit No. H24-057;

(2) The Initial Study/Mitigated Negative Declaration for the 2334 Lundy Place Project was prepared and completed in full compliance with the California Environmental Quality Act, as amended, together with State and local implementation guidelines;

(3) Reliance on the Initial Study/Mitigated Negative Declaration for the 2334 Lundy Place Project reflects the independent judgment and analysis of the City of San José, as the lead agency for the Project; and

(4) Preparation of an Environmental Impact Report is not required because the appeal does not raise any issues that would disqualify the project from the Initial Study/Mitigated Negative Declaration for the 2334 Lundy Place Project.

(c) Adopt a resolution denying the permit appeal and approving, subject to conditions, a Site Development Permit to allow the construction of an approximately 132,419-square-foot concrete tilt-up Industrial Building with approximately 10,000 square feet of incidental office area, the construction of an eight-foot high masonry sound wall, and the removal of 152 trees (95 ordinance-size trees and 57 non-ordinance-size trees) on an approximately 6.5-gross-acre site, located on the northeast corner of Trade Zone Boulevard and Lundy Avenue (2334 Lundy Avenue). CEQA: Initial Study/Mitigated Negative Declaration for the 2334 Lundy Place Project (File Nos. H24-057 & ER24-254). Council District 4.

(Planning, Building, and Code Enforcement)

**Attachments** [Memorandum](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

[Presentation - est. 10 minutes](#)

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

[Letters from the Public - 2 of 2](#)

**10.3** [26-168](#)

**PDA11-002-02 & ER25-039 - Administrative Hearing on the Appeal of the Planning Director's Approval and Planned Development Permit Amendment Located at 1123 Coleman Avenue.**

**Recommendation:**

- (a) Conduct an Administrative Hearing to consider the appeal of the Planning Director's approval of a Planned Development Permit Amendment and Addendum to the Airport West Stadium and Great Oaks Place Environmental Impact Report to allow the operation of up to 15 concerts per year at an existing stadium (PayPal Park) on an approximately 14.5-gross-acre site, located on the southerly side of Coleman Avenue between Earthquakes Way and Newhall Drive (1123 Coleman Avenue).
- (b) Adopt a resolution denying the environmental appeal and upholding the Planning Director's reliance on the Addendum under Section 15162 of the California Environmental Quality Act Guidelines for the Addendum to the Airport West Stadium and Great Oaks Place Environmental Impact Report in accordance with the California Environmental Quality Act, as amended, and finding that:
- (1) The City Council has independently reviewed and analyzed the Addendum to the Airport West Stadium and Great Oaks Place Environmental Impact Report and related administrative records related to Planned Development Permit Amendment Nos. PDA11-002-02 & ER25-039;
  - (2) The Addendum to the Airport West Stadium and Great Oaks Place Environmental Impact Report was prepared and completed in full compliance with the California Environmental Quality Act, as amended, together with State and local implementation guidelines; and
  - (3) Reliance on the Addendum to the Airport West Stadium and Great Oaks Place Environmental Impact Report reflects the independent judgment and analysis of the City of San José, as the lead agency for the Project; and
  - (4) Preparation of a new Environmental Impact Report or Mitigated Negative Declaration is not required because the appeal does not raise any issues that would disqualify the project from an Addendum to the certified Airport West Stadium and Great Oaks Place Environmental Impact Report under Section 15162 of the California Environmental Quality Act Guidelines.
- (c) Adopt a resolution denying the permit appeal and approving, subject to conditions, a Planned Development Permit Amendment to allow the operation of up to 15 concerts per year at an existing stadium (PayPal Park) on an approximately 14.5-gross-acre site, located on the southerly side of Coleman Avenue between Earthquakes Way and Newhall Drive (1123 Coleman Avenue).
- CEQA: Addendum to the Airport West Stadium and Great Oaks Place Project Final Environmental Impact Report (Resolution No. 75309)

(File Nos. PDA11-002-02 & ER25-039). Council District 6. (Planning, Building and Code Enforcement)

**Attachments** [Memorandum](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)  
[Exhibit D](#)  
[Exhibit E](#)  
[Presentation - est. 10 minutes](#)  
[Letters from the Public](#)  
[Letter Received Post Meeting](#)

- **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).

## 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.

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**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.