

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN JOSE AMENDING THE ENVISION SAN JOSE 2040  
GENERAL PLAN PURSUANT TO TITLE 18 OF THE  
SAN JOSE MUNICIPAL CODE TO REINSTATE THE  
DOWNTOWN CORE AND MODIFY THE BOUNDARIES OF  
THE MIDTOWN SPECIFIC PLAN AND DOWNTOWN  
GROWTH AREA**

**Fall 2017 General Plan Amendment Cycle (Cycle 3)**

**File Nos. GP17-011/GPT17-005**

**WHEREAS**, the City Council is authorized by Title 18 of the San José Municipal Code and state law to adopt and, from time to time, amend the General Plan governing the physical development of the City of San José; and

**WHEREAS**, on November 1, 2011, the City Council adopted the General Plan entitled, "Envision San José 2040 General Plan, San José, California" by Resolution No. 76042, which General Plan has been amended from time to time (hereinafter the "General Plan"); and

**WHEREAS**, in accordance with Title 18 of the San José Municipal Code, all general and specific plan amendment proposals are referred to the Planning Commission of the City of San José for review and recommendation prior to City Council consideration of the amendments; and

**WHEREAS**, on October 11, 2017, the Planning Commission held a public hearing to consider the proposed amendment and text amendment to the General Plan pertaining to reinstate the Downtown Core, modify the boundaries of the Midtown Specific Plan and the Downtown Growth Area, and to add text from the adopted Diridon Station Area Plan Final Program Environmental Impact Report to the General Plan, File Nos. GP17-011 and

GPT17-005, specified in Exhibit "A" hereto (collectively "General Plan Amendment"), at which hearing interested persons were given the opportunity to appear and present their views with respect to said proposed amendment; and

**WHEREAS**, at the conclusion of the public hearing, the Planning Commission transmitted its recommendations to the City Council on the proposed General Plan Amendment; and

**WHEREAS**, on November 14, 2017, the Council held a duly noticed public hearing; and

**WHEREAS**, a copy of the proposed General Plan Amendment is on file in the office of the Director of Planning, Building and Code Enforcement of the City, with copies submitted to the City Council for its consideration; and

**WHEREAS**, pursuant to Title 18 of the San José Municipal Code, public notice was given that on November 14, 2017 at 6:00 p.m. in the Council Chambers at City Hall, 200 East Santa Clara Street, San José, California, the Council would hold a public hearing where interested persons could appear, be heard, and present their views with respect to the proposed General Plan Amendment (Exhibit "A"); and

**WHEREAS**, prior to making its determination on the General Plan Amendment, the Council reviewed and considered the Determination of Consistency with the Diridon Station Area Plan Final Program Environmental Impact Report (certified by Resolution No. 77096), and addenda thereto, the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767), the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution NO. 76041) and Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto; and

**WHEREAS**, the Council is the decision-making body for the proposed General Plan Amendment and Text Amendment.

**NOW, THEREFORE**, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE:

**SECTION 1.** The Council's determinations regarding General Plan Amendment File Nos. GP17-011 and GPT17-005 are hereby specified and set forth in Exhibit "A," attached hereto and incorporated herein by reference.

**SECTION 2.** This Resolution shall take effect thirty (30) days following the adoption of this Resolution.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

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SAM LICCARDO  
Mayor

ATTEST:

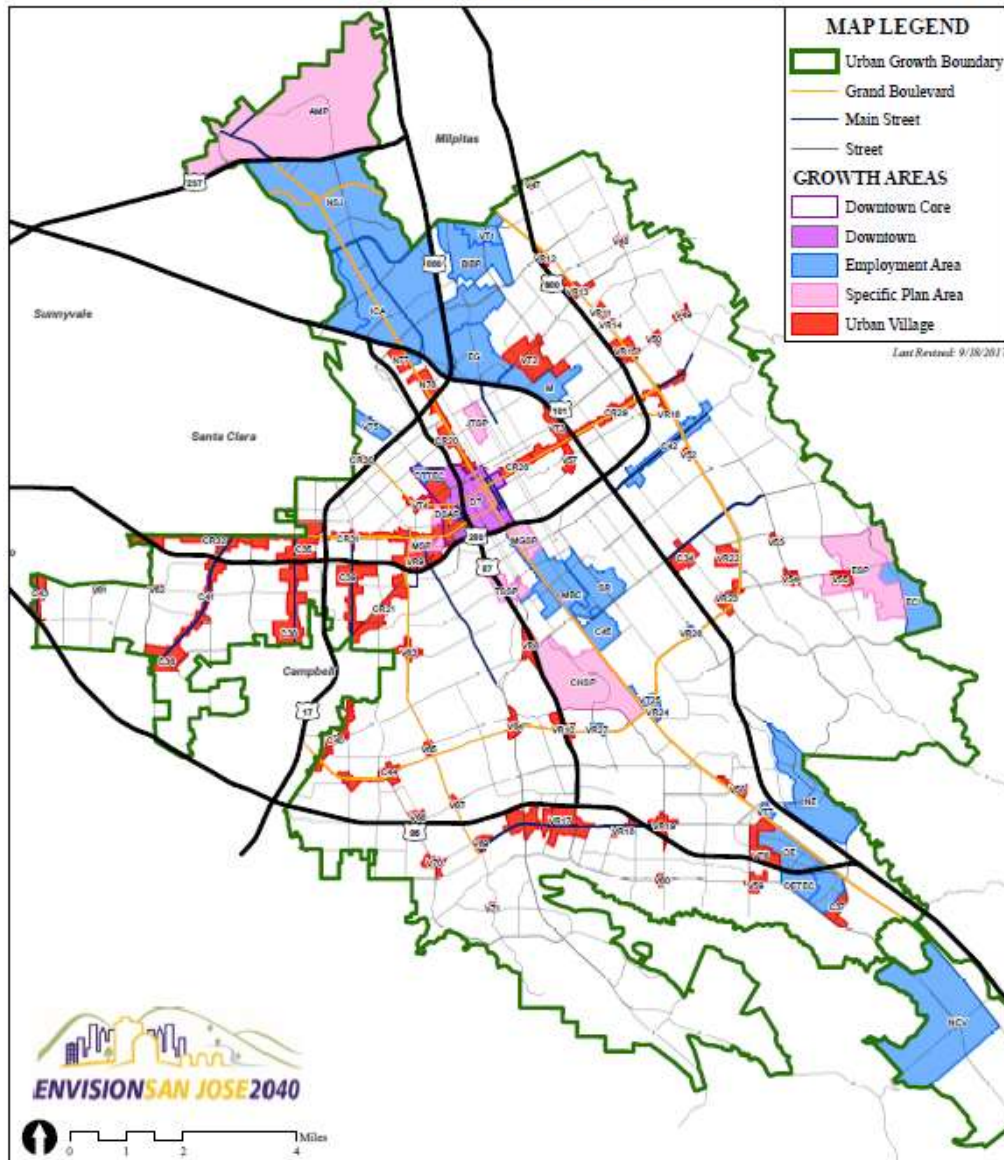
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TONI J. TABER, CMC  
City Clerk





### ENVISION SAN JOSE 2040 GENERAL PLAN PLANNED GROWTH AREAS DIAGRAM



**MAP LEGEND**

- Urban Growth Boundary
- Grand Boulevard
- Main Street
- Street

**GROWTH AREAS**

- Downtown Core
- Downtown
- Employment Area
- Specific Plan Area
- Urban Village

Last Revised: 9/18/2017



0 1 2 4 Miles

- Directions**
- DT - Downtown
  - DTTC - Downtown Transit Employment Center
  - DSAP - Diridon Station Area Urban Village
- Specific Plan Areas**
- AMP - Alton (Master Plan)
  - CISSP - Communications Hill
  - ISIP - Irvington Specific Plan
  - JTSP - Jackson-Taylor (Residential Strategy)
  - MUSP - Marsha Gardens
  - MSP - Midtown
  - TSSP - Tanner Station Area
- Employment Area**
- IIHP - International Innovation Park
  - ICI - Evergreen Campus Industrial
  - IG - East Glen
  - ICA - Industrial Core Area
  - M - Mabury
  - MEC - Monterey Business Corridor
  - NCV - North Coyote Valley
  - NE - New Edenvale
  - NSJ - North San Jose
  - OE - Old Edenvale
  - OEIIC - Old Edenvale Transit Employment Center
  - SR - Senior Road

- Employment Area (cont.)**
- C42 - Story Road
  - C45 - County Fairgrounds
  - VR16 - S. Capitol Av/Capitol Ex
  - VR24 - Monterey Hwy/Senior Rd
  - VR25 - E. Capitol Ex/McLaughlin Av
  - VR27 - W. Capitol Ex/Vintspark Dr
  - VT1 - Loma/Milpitas BART
  - VT3 - Santa Clara/Airport West (FMC)
  - VT7 - Blossom Hill Rd/Monterey Rd
  - VT25 - W. Capitol Ex/Vintspark Dr

- Urban Villages**
- C34 - Tully Rd/S. King Rd
  - C35 - Valley Fair/Sanborn Row
  - C36 - Plano de Santiago
  - C37 - Santa Teresa Hill/Normal Rd
  - C38 - Winchester Hill
  - C39 - S. Bascom Av (North)
  - C40 - S. Bascom Av (South)
  - C41 - Saratoga Av
  - C43 - S. De Anza Hill
  - C44 - Camden Av/Hillside Av

- Urban Villages (cont.)**
- CR20 - N. 1<sup>st</sup> St
  - CR21 - Southwest Ex
  - CR28 - E. Santa Clara St
  - CR29 - Alum Rock Av
  - CR30 - The Alameda (West)
  - CR31 - W. San Carlos St
  - CR32 - Stevens Creek Hill
  - N77 - Kinross South 1
  - N78 - Kinross South 2
  - V47 - Landess Av/Merrill Av
  - V48 - Piedmont Rd/Stevens Rd
  - V49 - McKee Rd/Troy Av
  - V50 - McKee Rd/White Rd
  - V52 - E. Capitol Ex/Foodale Dr
  - V53 - Quarry Rd/S. White Rd
  - V54 - Alcorn Rd/San Felipe Rd
  - V55 - Evergreen Village
  - V57 - S. 20<sup>th</sup> St/William Ct
  - V58 - Monterey Rd/Chynoweth Av
  - V59 - Santa Teresa Hill/Castle Rd
  - V60 - Santa Teresa Hill/Sidell Av
  - V61 - Hollinger Rd/Miller Av
  - V62 - Hollinger Rd/Lawrence Ex
  - V63 - Hamilton Av/Meridian Av

- Urban Villages (cont.)**
- V64 - Almaden Ex/Hillside Av
  - V65 - Foxworthy Av/Meridian Av
  - V67 - Branham Ln/Meridian Av
  - V68 - Camden Av/Brashear Ln
  - V69 - Koser Rd/Meridian Av
  - V70 - Camden Av/Koser Rd
  - V71 - Meridian Av/Rodmond Av
  - VR8 - Carter Light Rail/Cabrillo
  - VR9 - Race St Light Rail
  - VR10 - Capitol Ex/By ST Light Rail
  - VR11 - Penitencia Creek Light Rail
  - VR12 - N. Capitol Av/Hoover Rd
  - VR13 - N. Capitol Av/Harrysone Rd
  - VR14 - N. Capitol Av/Mahary Rd
  - VR15 - N. Capitol Av/McKee Rd
  - VR17 - Oakridge Mall and Vicinity
  - VR18 - Blossom Hill Rd/Cabrillo Av
  - VR19 - Blossom Hill Rd/Steel Av
  - VR22 - Arcedia/Jastridge
  - VR23 - E. Capitol Ex/Silver Creek Rd
  - VT2 - Evergreen BART
  - VT3 - Five Wounds BART
  - VT4 - The Alameda (East)
  - VT6 - Blossom Hill Rd/Uhachi

EXHIBIT A-2

Fall 2017 General Plan Amendment (Cycle 3)  
GPT17-011/GPT17-005

T-1201.046 / 1456012.doc  
Council Agenda: 11-28-2017  
Item No.: 10.1(k)

**DRAFT – Contact the Office of the City Clerk at (408)535-1260 or CityClerk@sanjoseca.gov for final document.**

Council District: 3 and 6. CEQA: Determination of Consistency with the Diridon Station Area Plan Final Program Environmental Impact Report (Resolution No. 77096); the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767); the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 77617); and Addenda thereto.

**File No. GPT17-005.** A General Plan Text Amendment to add text from the Diridon Station Area Plan Final Program Environmental Impact Report to the General Plan, as follows:

1. Chapter 1, entitled “Envision San José 2040,” section “Downtown” is hereby amended in its entirety to read as follows:

“The *Envision San José 2040 General Plan* reinforces the importance of San José’s Downtown as the physical and symbolic center of the City. Planned growth capacity and the General Plan policies are intended to further support the growth and maturation of the Downtown as a great place to live, work or visit.

The *Envision San José 2040 General Plan* maintains the Downtown Core (also referred to as the “Downtown Zoning Area”) and establishes two separate growth areas: the Downtown Growth Area and Diridon Station Area Urban Village. As shown on the Planned Growth Areas Diagram, the Downtown Core includes most of the Diridon Station Area Urban Village, while the Downtown Growth Area covers the remainder of the Core.

The *Envision San José 2040 General Plan* maintains and augments the City’s *Downtown Strategy 2000* to support high-rise development in the Downtown Growth Area. The *Diridon Station Area Plan* guides land use development in the Diridon Station Area Urban Village.

Ambitious job and housing growth capacity is planned for the two growth areas covering Downtown. This growth capacity is important to achieve multiple City goals, including support for regional transit systems and for the development of Downtown as a regional job center. It also helps to advance all elements of the General Plan Vision.”

EXHIBIT A-3

Fall 2017 General Plan Amendment (Cycle 3)  
GP17-011/GPT17-005

2. Chapter 1, entitled “Envision San José 2040,” section “Midtown Specific Plan (1992)” is hereby amended in its entirety to read as follows:

“Like Jackson-Taylor, the Midtown Specific Plan directs the conversion of an aging industrial area to a vibrant mixed use community oriented to transit and designed for the pedestrian. Located just west of Downtown and south of the San José Arena, this 210-acre area was planned for close to 3,000 high density housing units, parks, employment opportunities, neighborhood-serving commercial uses, some industrial activities, and close community connections with the San José Diridon Caltrain/Amtrak station and planned light rail stations. Since its adoption, the portion of Midtown directly west of the Diridon Station has been largely built out, as planned, with new high-density housing, mixed-use development, and a public park. With adoption of the Diridon Station Area Plan, the eastern boundary of the Midtown Specific Plan between San Carlos and Santa Clara Streets was shifted west to the railroad tracks. The area previously within the Midtown Specific Plan became integrated into the adopted Diridon Station Area Urban Village. The Midtown Specific Plan now primarily provides direction for development south of West San Carlos Street, which is planned for industrial and commercial uses, as well as high-density transit residential uses on identified properties.”

3. Amend Appendix 5 “Growth Areas Planned Capacity by Horizon” “Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons)” table to read as follows:

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EXHIBIT A-4

Fall 2017 General Plan Amendment (Cycle 3)  
GP17-011/GPT17-005



Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons) 751,450 Jobs and 429,350 Dwelling Units; 1.1 J/ER Existing 2008 Development: 369,450 Jobs & 309,350 DU Growth Above Existing: 382,000 Jobs & 120,000 DU								
	Acres	CAPACITY		TRACKING				
		Planned Job Capacity	Planned Housing Yield (DU)	Base	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)			NSJ ADP
				Already Entitled	Horizon 1	Horizon 2	Horizon 3	Phases 2-4
<b>Total Plan Growth Capacity</b>		<b>382,000</b>	<b>120,000</b>	<b>35,633</b>	<b>12,004</b>	<b>24,191</b>	<b>24,626</b>	<b>23,546</b>
<b>Downtown</b>								
Downtown (v)	688	25,816	8,450	6,900	1,550			
Diridon Station Area Urban Village*	250	22,843	2,710	1,433	1,277			
<b>Downtown Sub-Total</b>		<b>48,659</b>	<b>11,160</b>	<b>8,333</b>	<b>2,827</b>			
<b>Downtown Core*</b>		<b>48,500</b>	<b>10,360</b>					
<b>Specific Plan Areas</b>								
Communications Hill Specific Plan	942	1,700	2,775	2,775				
Jackson-Taylor Residential Strategy	109	100	1,190	656	534			
Martha Gardens Specific Plan	145	0	1,760		1760			
Midtown Specific Plan	125	841	800	0	800			
Tamien Station Area Specific Plan	149	600	1,060	169	891			
Alviso Master Plan (v)	10,730	18,700	70		70			
Evergreen Specific Plan (not including V55)	879	0	25	25				
<b>Specific Plan Sub-Total</b>		<b>21,941</b>	<b>7,680</b>	<b>3,625</b>	<b>4,055</b>			
<b>Employment Land Areas</b>								
Monterey Business Corridor (v)	453	1,095	0					
New Edenvale	735	10,000	0					
Old Edenvale Area (Bernal)	474	15,000	780	780				
North Coyote Valley	1,722	45,000	0					
Evergreen Campus Industrial Area	368	10,000	0					
North San José (including Rincon South)	4,382	100,000	32,640	9,094				23,546
VT1 - Lundy / Milpitas BART	167	28,400	0					
Berryessa / International Business Park (v)	497	4,583	0					
Mabury (v)	290	2,265	0					
East Gish (v)	495	2,300	0					
Senter Road (v)	361	2,275	0					
VT5 - Santa Clara / Airport West (FMC)	94	1,600	0					
VT7 - Blossom Hill / Monterey Rd	24	1,940	0					
VT25 - W. Capitol Expy / Monterey Rd	35	100	0					
VR16 - S. Capitol Av / Capitol Expy	2	100	0					
VR24 - Monterey Hwy / Senter Rd	35	100	0					

EXHIBIT A-5

Fall 2017 General Plan Amendment (Cycle 3)  
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VR26 - E. Capitol Expy / McLaughlin Dr	16	100	0				
VR27 - W. Capitol Expy / Vistapark Dr	15	100	0				
C42 - Story Rd (v)	223	1,823	0				
C45 - County Fairgrounds	184	100	0				
<b>Employment Land Sub-Total</b>		<b>226,881</b>	<b>33,420</b>		<b>9,874</b>		<b>23,546</b>
<b>Regional Transit Urban Villages</b>							
VT2 - Berryessa BART / Berryessa Rd / Lundy Av (v)	270	22,100	4,814	3,884	930		
VT3 - Five Wounds BART	74	4,050	845			845	
VT4 - The Alameda (East)	46	1,610	411	177	234		
VT6 - Blossom Hill / Hitachi	142	0	2,930	2,930			
<b>Regional Transit Villages Sub-Total</b>		<b>27,760</b>	<b>9,000</b>	<b>6,991</b>	<b>1,164</b>	<b>845</b>	
<b>Local Transit Urban Villages (Existing LRT)</b>							
VR8 - Curtner Light Rail / Caltrain (v)	69	500	1,440			1,440	
VR9 - Race Street Light Rail (v)	123						
A (west of Sunol)		2,000	1,937	532		1,405	
B (Reed & Graham Site)		1,200	675			675	
VR10 - Capitol / 87 Light Rail (v)	56	750	1,195			1,195	
VR11 - Penitencia Creek Light Rail	24	0	920			920	
VR12 - N. Capitol Av / Hostetter Rd (v)	25	500	1,230			1,230	
VR13 - N. Capitol Av / Berryessa Rd (v)	54	1,000	1,465			1,465	
VR14 - N. Capitol Ave / Mabury Rd	5	100	700			700	
VR15 - N. Capitol Av / McKee Rd (v)	96	1,000	1,930	188		1,742	
VR17 - Oakridge Mall and Vicinity (v)	380						
A (Cambrian / Pioneer)		3,375	2,712			2,712	
B (Edenvale)		5,715	4,487			4,487	
VR18 - Blossom Hill Rd / Cahalan Av	30	500	600			600	
VR19 - Blossom Hill Rd / Snell Av	64	500	770	8		762	
CR20 - N. 1st Street	132	2,520	1,678	333		1,345	
CR21 - Southwest Expressway (v)	170	750	3,007	339		2,668	
<b>Local Transit Villages (Existing LRT) Sub-Total</b>		<b>20,410</b>	<b>24,746</b>	<b>1,400</b>		<b>23,346</b>	
<b>Local Transit Urban Villages (Planned BRT/LRT)</b>							
VR22 - Arcadia / Eastridge (potential) Light Rail (v)	78	1,150	250	250			
VR23 - E. Capitol Expy / Silver Creek Rd	73	450	1,000			1,000	
CR28 - E. Santa Clara Street							
A (West of 17th Street)	64	795	850	86	764		
B (Roosevelt Park)	51	605	650		650		
CR29 - Alum Rock Avenue							
A (Little Portugal)	18	100	310		310		
B (Alum Rock)	72	870	1,010	93	917		
C (East of 680)	61	650	1,175			1,175	
CR30 - The Alameda (West)	21	200	400			400	
CR31 - W. San Carlos Street							

EXHIBIT A-6

Fall 2017 General Plan Amendment (Cycle 3)  
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A (East)	39	380	480		480		
B (Mid)	32	260	330	95	235		
C (West)	48	340	435	218	217		
CR32 - Stevens Creek Boulevard							
A (East)	75	1,500	1,300	8		1,292	
B (Mid)	116	2,000	1,750			1,750	
C (West)	78	1,000	810			810	
<b>Local Transit Villages (Planned BRT/LRT) Sub-Total</b>		<b>10,300</b>	<b>10,750</b>	<b>750</b>	<b>3,573</b>	<b>6,427</b>	
<b>Commercial Corridor &amp; Center Urban Villages</b>							
C34 - Tully Rd / S. King Rd	102	900	1,000			1,000	
C35 - Santana Row/Valley Fair and Vicinity (v)	185	8,500	2,635	725		1,910	
C36 - Paseo de Saratoga and Vicinity	174	1,500	2,500			2,500	
C37 - Santa Teresa Bl / Bernal Rd	75	850	524			524	
C38 - Winchester Boulevard	300	2,000	2,200	441		1,759	
C39 - S. Bascom Avenue (North)	215	1,000	1,560			1,560	
C40 - S. Bascom Avenue (South) (v)	117	500	805	74		731	
C41 - Saratoga Avenue (v)	159	1,500	1,115	89		1,026	
C43 - S. De Anza Boulevard (v)	84	2,140	845	45		800	
C44 - Camden / Hillsdale Avenue	108	2,000	800			800	
<b>Commercial Corridor &amp; Center Villages Sub-Total</b>		<b>20,890</b>	<b>13,984</b>	<b>1,374</b>		<b>12,610</b>	
<b>Neighborhood Villages</b>							
V47 - Landess Av / Morrill Av	16	100	270			270	
V48 - Piedmont Rd / Sierra Rd	11	100	150			150	
V49 - McKee Rd / Toyon Av	25	100	180			180	
V50 - McKee Rd / White Rd (v)	19	100	168	7		161	
V52 - E. Capitol Expy / Foxdale Dr	14	100	212			212	
V53 - Quimby Rd / S. White Rd	19	100	225			225	
V54 - Aborn Rd / San Felipe Rd	37	100	310			310	
V55 - Evergreen Village	49	0	385		385		
V57 - S. 24th St / William Ct (v)	52	100	217	67		150	
V58 - Monterey Rd / Chynoweth Rd	37	100	120			120	
V59 - Santa Teresa Bl / Cottle Rd (v)	48	500	313			313	
V60 - Santa Teresa Bl / Snell Av	11	100	140			140	
V61 - Bollinger Rd / Miller Av	13	100	160			160	
V62 - Bollinger Rd / Lawrence Expy	11	100	70			70	
V63 - Hamilton Av / Meridian Av	53	500	710			710	
V64 - Almaden Expy / Hillsdale Av	49	400	370			370	
V65 - Foxworthy Av / Meridian Av	16	100	250	55		195	
V67 - Branham Ln / Meridian Av	18	100	310			310	
V68 - Camden Av / Branham Ln	21	200	450			450	
V69 - Kooser Rd / Meridian Av	34	200	350			350	
V70 - Camden Av / Kooser Rd (v)	49	100	623			623	
V71 - Meridian Av / Redmond Av	10	100	120			120	
<b>Neighborhood Villages Sub-Total</b>		<b>3,400</b>	<b>6,103</b>	<b>129</b>	<b>385</b>	<b>5,589</b>	

EXHIBIT A-7

Fall 2017 General Plan Amendment (Cycle 3)  
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<b>Other Identified Growth Areas</b>									
Vacant Lands	558	1,759	1,460		1,460				
Entitled & Not Built	513	0	1,697		1,697				
<b>Other Identified Growth Areas Sub-Total</b>		<b>1,759</b>	<b>3,157</b>		<b>3,157</b>				

**Notes:**

\* The Downtown Core includes the Downtown Growth Area, the Downtown Transit Employment Center, and the portion of the Diridon Station Area Urban Village east of Stockton Avenue and the Caltrain railroad tracks south of West Santa Clara Street.

**DU** = Dwelling Units (Occupied and Vacant)

**Planned Housing Yield (DU)** = The number of new dwelling units which would be produced within the identified growth area through redevelopment of the planned Mixed-Use Residential land areas at the anticipated density (DU/AC)

**Projected DU Growth by Horizon (Timeframe)** = The planned number of new dwelling units within each growth area based upon the availability of Housing Growth Areas designated on the General Plan Land Use Diagram being made available in phases over time.

**Base** - Existing entitled residential units (Citywide) plus the capacity for new residential units planned within Specific Plan areas.

**Vacant Lands** = Potential development capacity based upon the current General Plan designation for sites identified as being currently vacant or significantly underutilized in respect to the current General Plan projected capacity. These lands are identified in the Vacant Land Inventory most recently updated by the City in 2007. Growth Areas that incorporate Vacant Land capacity are indicated with a (v).

Council District: 3 and 6. CEQA: Determination of Consistency with the Diridon Station Area Plan Final Program Environmental Impact Report (Resolution No. 77096); the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767); the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 77617); and Addenda thereto.

EXHIBIT A-8

Fall 2017 General Plan Amendment (Cycle 3)  
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