City Council Meeting
Amended Agenda

Tuesday, January 13, 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

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- Adaptaciones para discapacitados serán proporcionadas a pedido. Mande correo electrónico ADA@sanjoseca.gov; Llame (408) 535-8430.
- Bất kỳ ai trong công-đồng cần sự hỗ-trợ xin gửi điện-thư cho Điều-phối-viên ADA theo địa-chỉ ADA@sanjoseca.gov hoặc gọi đến số (408) 535-8430.

THE LEVINE ACT

The Levine Act requires a Party in a Proceeding before the City of San José that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than $500 within the 12 months prior to the City decision. A Participant to a Proceeding may voluntarily report a campaign contribution. For more information: https://www.sanjoseca.gov/your-government/appointees/city-clerk/levine-act/-fsiteid-1#!/

How to observe the Meeting (no public comment):

1) Cable Channel 26.
2) https://sanjoseca.gov/news-stories/watch-a-meeting
3) https://youtube.com/CityofSanJoseCalifornia
4) By Phone: (888) 475 4499. Webinar ID is 935 5874 4255. Alternative phone numbers are: US: +1 (213) 338-8477 or +1 (408) 638-0968 or (877) 853-5257 (Toll Free).
5) Online at: https://sanjoseca.zoom.us/j/93558744255

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

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

How to provide spoken Public Comment during the City Council Meeting:

You may speak to the City Council about any discussion item that is on the agenda, and you may also speak during Open Forum on items that are not on the agenda and are within the subject matter jurisdiction of the City Council. Please be advised that, by law, the City Council is unable to discuss or take action on issues presented during Open Forum. According to State Law (the Brown Act) items must first be noticed on the agenda before any discussion or action.

Each speaker generally has two minutes to speak per item. The total amount of time allocated for public testimony for each public speakers or for an agenda item may be limited at the Mayor's discretion, depending on the number of speakers or the length of the agenda. (California Government Code Section 54954.3; Council Policy 0-37)

Fill out a Yellow Speaker's Card and submit it to boxes at the bottom of the Chambers. Do this before the meeting or before the item is heard. This will ensure that the name on the card is called for the item(s) that you wish to address, and it will help ensure the meeting runs smoothly for all participants by calling speakers in an orderly manner. You may remain anonymous, but please fill out a card so we may call you. You can put "anonymous speaker" or "no name" on the card. When the Council reaches your item on the agenda, the Mayor will open the public hearing and call your name. Please address the Council from the podium, which is located to the left of the City Clerk's table. To assist you in tracking your speaking time, there is a display on the podium. The green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and the red light turns on when your speaking time is up.

• Call to Order and Roll Call

9:30 a.m.- Closed Session, Call to Order in Council Chambers
Open Session, Labor Negotiations Update (See Item 3.2)
Adjourn to Closed Session in Council Chambers Conference Room, W133
See Separate Agenda

26-010 Closed Session Agenda

Attachments Closed Session Agenda

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

- Pledge of Allegiance
- Invocation (District 1)

  Senior Sergeant Cadet Carolina Regalado, SJPD Cadet Program

- Orders of the Day

  Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.

- Adjournment Recognition

  This meeting will be adjourned in memory of Kenneth Jon Kelly, who passed away on August 7, 2025. Ken was a lifelong volunteer, civic leader, and educator whose decades of service strengthened neighborhoods throughout San José. A former Library and Education Commissioner and the City's 2006 Volunteer of the Year, he will be remembered for his generosity, humor, and unwavering commitment to community.

- Closed Session Report

  To be heard after Ceremonial Items

1. CEREMONIAL ITEMS

1.1 Presentation of a proclamation declaring January 2026 as National Human Trafficking Awareness Month in the City of San José, aimed at raising awareness about human trafficking and educating the public on how to identify and prevent this crime. (Doan)

1.2 Presentation of a commendation recognizing Keep Coyote Creek Beautiful for its 10 years of commitment to environmental stewardship, community engagement, and the protection of Coyote Creek and San José's waterways. (Mayor)

1.3 Presentation of a commendation recognizing Muwekma Ohlone Middle School for its excellence in educating the children of San José and exemplifying a commitment to the families of San José with their celebration of Family Reading Night. (Tordillos)

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.

26-015 **Approval of City Council Minutes.**

Recommendation: (a) Regular City Council Meeting Minutes of December 2, 2025.
(b) City Council Study Session Minutes of December 8, 2025.
(c) Regular City Council Meeting Minutes of December 9, 2025.
CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

Attachments
(a) 12/02/2025 CC Minutes
(b) 12/08/2025 SS Minutes
(c) 12/09/2025 CC Minutes

2.2 Final Adoption of Ordinances.

2.3 Approval of Council Committee Minutes.

26-011 **Approval of Council Committee Minutes.**

Recommendation: (a) Regular Transportation and Environment Committee Minutes of December 1, 2025.
(b) Regular Joint Meeting for the Rules and Open Government Committee Minutes of December 3, 2025.
(c) Regular Public Safety, Finance and Strategic Support Committee Minutes of December 4, 2025.
(d) Regular Neighborhood Services and Education Committee of December 11, 2025.
CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

Attachments
(a) 12/01/2025 T&E Minutes
(b) 12/03/2025 ROGC Minutes
(c) 12/04/2025 PSFSS Minutes
(d) 12/11/2025 NSE 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 26-021 **First Quarter Financial Reports for Fiscal Year 2025-2026.**

Recommendation: As recommended by the Public Safety, Finance and Strategic Support Committee on December 4, 2025, accept the first quarter (period ending September 30, 2025) financial reports in the areas of:
(a) Debt Management;
(b) Investment Management;
(c) Revenue Management; and
(d) Purchasing and Risk Management.
CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (Finance)
[Public Safety, Finance and Strategic Support Committee referral 12/4/2025 - Item (c)2]

Attachments Memorandum
Attachment A - Financial Report
Attachment B - Investment Report

2.8 26-022 **Report on Request for Proposals and Agreement with NATEC International, Inc. for the City's Safety Training Services.**

Recommendation: Accept the report on Request for Proposal and adopt a resolution authorizing the City Manager or her designee to negotiate and execute an Agreement with NATEC International, Inc. to provide safety training services to City employees with an initial term beginning on the contract execution date through June 30, 2030, with two one-year options to extend through June 30, 2032, with a total compensation not-to-exceed amount of $3,185,000.
CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. (Human Resources)

Attachments Memorandum

2.9 26-016 **Shared Micro-Mobility Device Fee Adjustment.**

Recommendation: Adopt a resolution amending the 2025-2026 Schedule of Fees and Charges (Resolution No. 72737, as amended) to decrease the Shared Micro-Mobility Annual Permit and Program Monitoring Operating Fee from $139 per device to $100 per device, effective January 1, 2026.
CEQA: Statutorily Exempt, File No. PP17-005, CEQA Guidelines Section 15273, Rates, Tolls, Fares, and Charges. (Transportation/City Manager)
[Deferred from 12/9/2025 - Item 2.15 (25-1286) and 12/16/2025 - Item 2.28 (25-1341)]

Attachments Memorandum
Resolution

2.10 26-041 **Calling for Municipal Elections on June 2, 2026 and November 3, 2026.**

Recommendation: Adopt a resolution calling for a Regular Municipal Election on June 2, 2026 and a Run-Off Municipal Election on November 3, 2026, if necessary, for the purpose of electing Council Members for Districts 1, 3, 5, 7, and 9 and requesting consolidation with the County of Santa Clara.
CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment. (City Clerk)

Attachments Memorandum
Resolution

2.11 26-014 **Retroactive Approval of "Free Use" of the Janet Gray Hayes Rotunda 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 December 10, 2025:
(a) Adopt a resolution authorizing "Free Use" for the private, invite-only Grateful Dead Celebration held at the Janet Gray Hayes Rotunda on December 4, 2025.
(b) Retroactively approve the "Free Use" of the Janet Gray Hayes Rotunda scheduled on December 4, 2025, 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 12/10/2025 - Item B.10]

Attachments Memorandum
Resolution

2.12 26-048 **City Council Appointments of Committees, Boards, and Commissions.**

Recommendation: As recommended by the Rules and Open Government Committee on January 7, 2026:
(a) Approve the Mayor's Appointments for each of the Council standing committees as described in Exhibit "A" of the Memorandum.
(b) Except for appointments which the Mayor has sole authority to appoint pursuant to statute, organization by laws, or other governing documents, appoint Councilmembers to each of the Boards, Commissions or Committees and assignments as described in Exhibit "B" of the Mayor's Memorandum.
CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no changes to the physical environment. (Mayor)
[Rules Committee referral 1/7/2026 - Item B.4]

Attachments Memorandum

3. STRATEGIC SUPPORT

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

3.2 Labor Negotiations Update.

Accept Labor Negotiations Update.
TO BE HEARD AT 9:30 A.M.

3.3 26-035 **Settlement of Green v. City of San José, et al.**

Recommendation: (a) Approve a settlement in the case of Green v. City of San José, et al, in the amount of $8,000,000, and authorize the City Attorney to execute a Settlement Agreement.
(b) Adopt the following 2025-2026 Appropriation Ordinance amendments in the General Fund:
(1) Increase the General Liability Claims City-Wide Expenses appropriation to the City Attorney's Office by $8,000,000; and
(2) Decrease the Budget Stabilization Reserve by $8,000,000.
CEQA: Not a Project; File No. PP17 003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. (City Attorney/City Manager)

Attachments Memorandum
Supplemental Memorandum, 1/9/26
Agreement

3.4 26-026 **Team San José Annual Performance Audit Report.**

Recommendation: As recommended by the Community and Economic Development Committee on December 15, 2025, accept the audit report on the annual performance of Team San José.
CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (City Auditor)
[Community and Economic Development Committee referral 12/15/2025 - Item (d)1]

Attachments Memorandum
Presentation, 12/15/2025, CED, est. 5 minutes

3.5 26-023 **Fall Intergovernmental Relations Report.**

Recommendation: (a) Accept the Fall Intergovernmental Relations Report.
(b) Reaffirm all City positions summarized in the 2025-2026 Intergovernmental Relations Priority Federal Legislation Log.
(c) Reaffirm all City positions summarized in the 2025-2026 Intergovernmental Relations Priority State Legislation Log.
CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no changes to the physical environment. (City Manager)

Attachments
Memorandum
Attachment A
Attachment B
Attachment C
Presentation - est. 10 minutes

3.6 26-027 **2026 Legislative Program and Legislative Priorities.**

Recommendation: Adopt the 2026 Legislative Program and Legislative Priorities.
CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no physical changes to the environment. (City Manager)

Attachments
Memorandum
Presentation - est. 10 minutes

3.7 26-017 **Adoption of City Council Policy 7-15, Prohibiting the Use of City Parking Lots, Vacant Lots, and Garages for Civil Immigration Enforcement Staging Areas, Processing Locations, or Operation Bases.**

Recommendation: (a) Adopt a resolution approving City Council Policy 7-15, Prohibiting the Use of City Parking Lots, Vacant Lots, and Garages for Civil Immigration Enforcement Staging Areas, Processing Locations, or Operation Bases.
(b) Direct the City Manager to implement City Council Policy 7-15.
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
Resolution
Letter from Assemblymember Kalra
Letters from the Public

4. PUBLIC SAFETY SERVICES

5. TRANSPORTATION & AVIATION SERVICES

6. ENVIRONMENTAL & UTILITY SERVICES

6.1 26-036 **Approval of a Legal Services Contract with Hawkins, Delafield & Wood to Support the San José-Santa Clara Regional Wastewater Facility Capital Improvement Program.**

Recommendation: Adopt a resolution authorizing the City Attorney to negotiate and execute a legal services master agreement with Hawkins, Delafield & Wood LLP, in an amount not to exceed $4,000,000 for a term from the date of execution by the City through June 30, 2030, with the City's right, at the discretion of the City Attorney, to extend the term of this Agreement for up to two (2) additional two-year terms through June 30, 2034, to support the San José-Santa Clara Regional Wastewater Facility Capital Improvement Program.
CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) Resulting in No Physical Changes to the Environment. (City Attorney)

Attachments Memorandum
Letter from TPAC, 1/9/26

6.2 26-028 **Approval of a Design-Build Contract with Jacobs Project Management Co. for the Additional Digester Facility Upgrade Project at the San José-Santa Clara Regional Wastewater Facility.**

Recommendation:

(a) Approve the design-build contract with Jacobs Project Management Co. for the Additional Digester Facility Upgrade Project at the San José-Santa Clara Regional Wastewater Facility in an amount not to exceed $9,542,366 for the performance of preliminary services under the contract, subject to the appropriation of funds.

(b) Approve a design contingency in the amount of $954,237 for City-approved changes to the scope of Preliminary Services.

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

(1) Negotiate and execute separate amendments to the contract to allow Jacobs Project Management Co. to proceed with discrete portions of the design-build work (referred to as "Early Work Packages") prior to the City's execution of the definitive contract amendment in an amount not to exceed $10,000,000, which amounts will be subject to the base guaranteed maximum price and to the appropriation of funds.

(2) Negotiate and execute change orders in excess of $100,000 up to the amount of the approved contingency for changes to the scope of the preliminary services and/or Early Work Packages.

(d) Adopt the following 2025-2026 appropriation ordinance amendments in the San José-Santa Clara Treatment Plant Capital Fund:

(1) Increase the Additional Digester Upgrades appropriation to the Environmental Services Department by $661,000; and

(2) Decrease the Switchgear S2/S2A Replacement appropriation to the Environmental Services Department by $661,000.

CEQA: Not a Project, File No. PP17-007, Preliminary direction to staff and eventual action requires approval from decision-making body.

Council District 4. (Environmental Services/Public Works/City Manager)

Attachments

Memorandum

Letter from TPAC, 1/9/26

Agreement

6.3 26-029 **Actions Related to the Emergency Repairs of Pond A18's Southern Gate Structure Located at the San José-Santa Clara Regional Wastewater Facility.**

Recommendation: (a) Accept the staff report detailing the status of the San José-Santa Clara Regional Wastewater Facility's Pond A18's southern gate structure, the likelihood for failure, the consequences of failure, and the plan for immediate action to repair the structure.
(b) Adopt a resolution by the affirmative vote of at least eight members of the City Council as required by Section 1217 of the City Charter:
(1) Declaring and finding that, based on substantial evidence, public interest and urgent necessity demand the immediate contractor procurement to perform emergency repair of the San José-Santa Clara Regional Wastewater Facility's Pond A18 southern gate structure without formal bidding as otherwise required under Section 1217 of the City Charter for the preservation of life, health, and property, and that the emergency repair will not permit a delay resulting from formal bidding as otherwise required under Section 1217 of the City Charter, and that the action is necessary to respond to the urgent necessity; and
(2) Delegating authority to the Directors of Environmental Services and Public Works to:
(i) Negotiate and award construction contracts necessary to repair the southern gate structure in order to protect Pond A18 and levees in an amount not to exceed $2,150,00;
(ii) Approve a 20% contingency in an amount not to exceed $430,000; and
(iii) Direct staff to file CEQA emergency exemption documentation and pursue required agency emergency permits concurrently.
PLEASE NOTE: APPROVAL OF THIS RESOLUTION REQUIRES AFFIRMATIVE VOTES OF EIGHT MEMBERS OF THE CITY COUNCIL. San José City Charter Section 1217(i)(5).
CEQA: Exempt, under Section 15269 - Emergency Projects, of the State Guidelines for Implementation of the California Environmental Quality Act. Council District 4. (Environmental Services/Public Works)

Attachments
Memorandum
Letter from TPAC, 1/9/26
Resolution

7. NEIGHBORHOOD SERVICES

8. COMMUNITY & ECONOMIC DEVELOPMENT

8.1 26-030 **Establishment of The Alameda Business Improvement District.**

Recommendation: Accept the report and receive public comment on the establishment of The Alameda Business Improvement 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. (Economic Development and Cultural Affairs)

Attachments Memorandum

8.2 26-031 **Establishment of the Alum Rock Santa Clara Street Business Improvement District.**

Recommendation: Accept the report and receive public comment on the establishment of the Alum Rock Santa Clara Street Business Improvement 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 Districts 3 and 5. (Economic Development and Cultural Affairs)

Attachments Memorandum

8.3 26-032 **First Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan.**

Recommendation: (a) Conduct a public hearing to receive public comment on the First Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan, as required by the United States Department of Housing and Urban Development.
(b) Adopt a resolution relating to the First Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan to incorporate additional projects funded with Community Development Block Grant funds, including the authority to:
(1) Approve the proposed changes set forth in the First Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan; and
(2) Authorize the Housing Director, or his designee, to submit the First Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan to the United States Department of Housing and Urban Development.
(c) Adopt a resolution authorizing the Housing Director, or his designee, to negotiate and execute agreements for the following Community Development Investment projects for Fiscal Year 2025-2026, subject to the appropriation of funds:
(1) Transportation Department for the Pedestrian and Traffic Safety Improvement Projects in an amount not to exceed $500,000, retroactive from January 1, 2026, through June 30, 2026; and
(2) School of Arts and Culture at the Mexican Heritage Plaza for the La Placita Facility Improvement Project in an amount not to exceed $3,000,000, retroactive from January 1, 2026, through June 30, 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; Transportation Department Pedestrian Safety Improvement Project: Categorically Exempt, File No. ER24-313, CEQA Guidelines Section 15301, Existing Structures; School of Arts and Culture: Categorically Exempt, File Nos. CP22-015 & ER22-115, CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. (Housing)

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 - TO BE HEARD IMMEDIATELY AFTER CONSENT

(a) 26-033 **Approval for the Santa Clara Valley Habitat Agency to Proceed with a Habitat Plan Amendment.**

Recommendation: As a Local Partner to the Santa Clara Valley Habitat Plan, the City of San José, through its City Council, approves the decision of the Santa Clara Valley Habitat Agency to amend the Santa Clara Valley Habitat Plan and directs City staff to bring the proposed amendment back to the City Council for review and adoption.
CEQA: Not a Project, File No. PP17-007, Preliminary direction to staff and eventual action requires approval from decision-making body.
(Planning, Building and Code Enforcement)

Attachments Memorandum

(b) 26-038 **PP25-001 - Amendment to Title 19 (Subdivision) and Various Sections of Title 20 (Zoning Code) of the San José Municipal Code for Compliance with State Law and to Streamline Regulations.**

Recommendation: (1) Adopt a resolution adopting the Addendum to the Envision San José 2040 General Plan Final Program Environmental Impact Report and the Supplemental Program Environmental Impact Report, and the Supplemental Environmental Impact Report - 2023-2031 Housing Element Update and Addenda thereto for the amendments to Title 19 and Title 20 of the San José Municipal Code, in accordance with the California Environmental Quality Act.

(2) Approve an ordinance amending Title 19 (Subdivisions) and various sections of Title 20 (Zoning Ordinance or Zoning Code) of the San José Municipal Code to:

(i) Add a new Chapter 19.11, 'Ministerial Tentative Maps,' and related state law references; and

(ii) Implement City Council direction to amend Senate Bill 9 (SB 9) provisions in Chapter 20.30 by: (1) Revising existing SB 9 objective design standards within Part 8, 'Senate Bill 9 Implementation,' (2) Adding new Part 9, 'City permitted streamlined implementation for two-unit developments on a single lot within Two-Family Zoning Districts, (3) Adding new Part 9.5, 'Streamlined implementation for properties of lesser significance listed on the Historic Resources Inventory within R-1 and R-2 Zoning Districts' to allow two-unit developments on a single lot, (4) Amending Sections 20.80.300, 20.80.450, 20.100.610, 20.100.1030 and 20.100.1040 to incorporate references to two-unit developments, and (5) Adding Section 20.200.675 to include new definition for 'lot coverage;'

(iii) Amend Chapter 20.200 to add Section 20.200.165 to include a new definition for 'Building, Main,' add Section 20.200.445 to include a new definition for 'Group Home,' amend existing definition of Residential Care Facility in Section 20.200.1010, amend existing definition of 'Residential Service Facility' in Section 20.200.1030, amend Section 20.200.1265, 'Permanent Supportive Housing,' and include references to Transitional and Supportive Housing in Table 20-50, Section 20.30.100, Chapter 20.30;

(iv) Amend Chapter 20.80 'Specific Use Regulations', Part 2.75, 'Accessory Dwelling Units' by amending Section 20.80.176, 'Streamlined Approval' and adding Section 20.80.177, 'Tree Removal', and Part 2.76 'Accessory Dwelling Unit Condominium' by amending Section 20.80.185, 'ADU Condominium Requirements', to revise existing Accessory Dwelling Unit provisions to ensure compliance with state law;

(v) Amend Chapter 20.190 'Affordable Housing Density Bonuses and Incentives' to improve readability and streamline existing text to ensure

compliance with state law;
(vi) Amend Chapter 20.195 'Ministerial Approvals' in its entirety to: (1) Amend existing text to improve readability and maintain compliance with applicable state laws, and (2) Incorporate ministerial approval provisions pursuant to Senate Bill 684 and Senate Bill 1123;
(vii) Incorporate provisions of Senate Bill 1418 by amending Table 20-90, Section 20.40.100, Chapter 20.40, 'Commercial Zoning Regulations'; amending Table 20-110, Section 20.50.100, Chapter 20.50, 'Industrial Zoning Regulations'; amending Table 29-138, Section 20.55.203, Chapter 20.55, 'Urban Village and Mixed-Use Zoning District Use Regulations,' amending Table 20-140, Section 20.70.100, Chapter 20.70, 'Downtown Zoning Regulations'; amending Section 20.80.600, Part 8 'Gasoline Service Station Conversions,' of Chapter 20.80, 'Specific Use Regulations'; and incorporate provisions of Assembly Bill 2632 in Table 20-140, Section 20.70.100, Chapter 20.70, 'Downtown Zoning Regulations;
(viii) Amend Chapter 20.80, 'Specific Use Regulations,' Part 11, 'Off-Sale of Alcoholic Beverages' Section 20.80.900, 'Off-Sale of Alcoholic Beverages' to allow alcoholic beverages within previously established Entertainment Zone Boundary;
(ix) Incorporate heat pumps by amending Chapter 20.30, 'Residential Zoning Districts,' Section 20.30.400, 'Setback Areas - Setback area to be kept open, unobstructed, and unoccupied,' Chapter 20.40, 'Commercial Zoning Districts and Public/Quasi-Public Zoning District,' Section 20.40.400, 'Setback areas - open, unobstructed, and unoccupied,' Chapter 20.50 'Industrial Zoning Districts,' Section 20.50.270, 'Setback areas - open, unobstructed, and unoccupied,' Chapter 20.55, 'Urban Village and Mixed-Use Zoning Districts' Part 2, Development Regulations' Section 20.55.101, 'Exceptions to Setback Regulations;'
(x) Amend Section 20.55.104, "MUN Mixed Use Neighborhood Development Standards' to revise existing development standards for improved clarity;
(xi) Amend Chapter 20.100, 'Administration and Permits', Part 7, 'Special Use Permits' to incorporate amendment provisions and add Section 20.100.860, 'Amendment Findings;' and
(xii) Make other technical, non-substantive, or formatting changes within those sections of Title 19 or Title 20 of the San José Municipal Code.
CEQA: Addendum to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and the

Supplemental Environmental Impact Report (Resolution No. 77617), and Supplemental Environmental Impact Report - 2023-2031 Housing Element Update (Resolution No. 2023-262) and Addenda thereto, File Nos. PP25-001 & ER25-220. Planning Commission recommends approval (9-0-1; Casey absent) (Item 5.d on the 11/19/2025 Planning Commission agenda). (Planning, Building, and Code Enforcement) [Deferred from 12/16/2025 - Item 10.1(a) (25-1336)]

Attachments
Memorandum
Resolution
Ordinance, rev. 12/19/25
Letters from the Public - 1 of 2
Letters from the Public - 2 of 2

END OF CONSENT CALENDAR

10 Land Use - Regular Agenda

• Open Forum

Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the City Council. Members of the public may only speak at Open Forum once.

• Adjournment

This meeting will be adjourned in memory of Kenneth Jon Kelly, who passed away on August 7, 2025. Ken was a lifelong volunteer, civic leader, and educator whose decades of service strengthened neighborhoods throughout San José. A former Library and Education Commissioner and the City's 2006 Volunteer of the Year, he will be remembered for his generosity, humor, and unwavering commitment to community.

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 many also contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov.

ABOUT THE AGENDA

The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.

Welcome to the San José City Council meeting!

This Agenda contains both a Consent Calendar section for routine business items that require Council approval, and general business items arranged to correspond with San José's City Service Areas (CSAs). City Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the City provides to the community. They are:

- **Strategic Support** - The internal functions that enable the CSAs to provide direct services to the community in an effective and efficient manner.
- **Public Safety** - Commitment to excellence in public safety by investing in neighborhood partnerships as well as prevention, enforcement, and emergency preparedness services.
- **Transportation & Aviation Services** - A safe and efficient transportation system that contributes to the livability and economic health of the City; and provide for the air transportation needs of the community and the region at levels that is acceptable to the community.
- **Environmental and Utility Services** - Manage environmental services and utility systems to ensure a sustainable environment for the community.
- **Neighborhood Services** - Serve, foster, and strengthen community by providing access to lifelong learning and opportunities to enjoy life.
- **Community & Economic Development** - Manage the growth and change of the community in order to create and preserve healthy neighborhoods and ensure a diverse range of employment and housing opportunities.

The San José City Council meets every Tuesday at 1:30 p.m. and Tuesday at 6 p.m. as needed, unless otherwise noted. The City Council, or less than a quorum, may adjourn any regular, special or adjourned meeting to a later date, time and place specified in the order of adjournment. If all members are absent, the City Clerk may declare the meeting adjourned to a stated date, time and place. If you have any questions, please direct them to the City Clerk's staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at https://sanjose.legistar.com/Calendar.aspx. Council Meetings are televised live and rebroadcast on Channel 26.

CITY OF SAN JOSE CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

   (a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
   (b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
   (c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
   (d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
   (e) Persons in the audience will not place their feet on the seats in front of them.
   (f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
   (g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

   (a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions: § No objects will be larger than 2 feet by 3 feet.
      -No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
      -The items cannot create a building maintenance problem or a fire or safety hazard.
   (b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
   (c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

3. Addressing the Council, Committee, Board or Commission:

   (a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
   (b) Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the total amount of time allocated for public testimony for each public speaker or for an agenda item is in the discretion of the Chair of the meeting and may be limited when appropriate. (California Government Code Section 54954.3; Council Policy 0-37) Applicants and appellants in land use matters are usually given more time to speak. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Council, Committee, Board or Commission.
   (c) Speakers should discuss only the agenda item when called to speak for that item, and only topics related to City business when called to speak during open forum on the agenda.
   (d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
   (e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.'
   (f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
   (g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.