City Council Meeting Minutes

Tuesday, November 4, 2025

1:30 PM

Council Chambers

Closed Session at 9:30 a.m.

MATT MAHAN, MAYOR
ROSEMARY KAMEI, DISTRICT 1
PAMELA CAMPOS, DISTRICT 2
ANTHONY TORDILLOS, DISTRICT 3
DAVID COHEN, DISTRICT 4
PETER ORTIZ, DISTRICT 5
MICHAEL MULCAHY, DISTRICT 6
BIEN DOAN, DISTRICT 7
DOMINGO CANDELAS, DISTRICT 8
PAM FOLEY, VICE MAYOR, DISTRICT 9
GEORGE CASEY, DISTRICT 10

• Call to Order and Roll Call

9:30 a.m.- Closed Session. *See Page 19-21 for the Closed Session Minutes.*

Present Councilmembers: Foley, Campos, Tordillos, Cohen, Mulcahy, Candelas, Casey.

Absent Councilmembers: Mahan, Kamei, Ortiz, Doan.

1:32 p.m. - Regular Session.

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

Absent Councilmembers: All present.

• Pledge of Allegiance

Mayor Matt Mahan led the Pledge of Allegiance.

• Invocation (District 10)

Reverend Jason C. Reynolds from Emmanuel Baptist Church offered the invocation with a prayer.

• Orders of the Day

None provided.

• Adjournment Recognition

Councilmember Pamela Campos announced that the meeting was adjourned in memory of Jeannessa Lurie, who passed away on September 16, 2025. Jeannessa was a talented musician, environmentalist, and passionate advocate for animals whose work ranged from cat rescue to veterinary medicine. Her compassion and dedication to animal welfare significantly impacted the lives of countless pets and their owners within the San José community. She will be remembered for her commitment to her family and friends, and her enduring inspiration to care for and save furry friends in need. Her mother offered words to honor her daughter.

• Closed Session Report

No report provided.

Mayor Mahan acknowledged this was City Attorney Nora Frimann's last City Council meeting. On behalf of the City Council, he thanked Nora for her five years of service as our City Attorney and two decades of service to the City of San José.

1. CEREMONIAL ITEMS

1.1 Vice Mayor Pam Foley presented a commendation recognizing Parents Helping Parents, celebrating five decades of empowering families, advancing inclusion, and building a stronger, more compassionate community in San José.

1.2 Councilmember Bien Doan presented a commendation to Daniel Martinez for his outstanding leadership as president and founder of Adopt My Block, his unwavering dedication to animal welfare and advocacy, and his compassionate efforts to improve the safety, welfare, and quality of life for all animals in the City of San José.

1.3 Mayor Matt Mahan and Councilmember David Cohen presented a commendation recognizing the Green Infrastructure Initiative Riverview Stormwater Garden Project in San José which was selected for the 2025 California Stormwater Quality Association (CASQA) "Outstanding Stormwater Capture and Use Implementation Project" Award.

2. CONSENT CALENDAR

Public Comment: James offered public testimony regarding the Consent Calendar.

Action: Upon motion by Councilmember Cohen, seconded by Vice Mayor Pam Foley, and carried unanimously, the Consent Calendar was approved *as a whole*. The below actions were taken as indicated. (11-0-0)

2.1 25-1180 **Approval of City Council Minutes.**
(a) Regular City Council Meeting Amended Minutes of September 9, 2025.
(b) Regular City Council Meeting Minutes of September 30, 2025.
(c) Regular City Council Meeting Minutes of October 7, 2025.
(d) Special City Council Closed Session Meeting Minutes of October 15, 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.

Action: The City Council Minutes were approved. (11-0-0)

2.2 25-1177 **Final Adoption of Ordinances.**

(a) Ordinance No. 31253 - An Ordinance of the City of San José Amending Chapter 4.80 of Title 4 of the San José Municipal Code to Add New Parts Related to the Establishment of the VRF Measure B Pavement Maintenance Fund; the Interstate 280/Winchester Traffic Impact Fee Fund; the US-101/Oakland/Mabury Traffic Impact Fee Fund; the North San José Traffic Impact Fee Fund; the Evergreen-East Hills Traffic Impact Fee Fund; the State Gas Tax Pavement Maintenance Fund; and the VTA Measure B Pavement Maintenance Fund.
[Passed for Publication on 10/21/2025 - Item 3.3(e) (25-1104)]
(b) Ordinance No. 31254 - An Ordinance of the City of San José Amending Section 20.80.1450 and Repealing Sections 20.80.1460, 20.80.1470, and 20.80.1480 of Chapter 20.80 of Title 20 of the San José Municipal Code Related to Temporary Uses of Outdoor Private Property.
[Passed for Publication on 10/21/2025 - Item 10.1(a) (25-1109)]

Action: (a) **Ordinance No. 31253** and (b) **Ordinance No. 31254** were adopted. (11-0-0)

2.3 25-1181 **Approval of Council Committee Minutes.**

(a) Regular Joint Meeting for the Rules and Open Government Committee Minutes of October 15, 2025.
(b) Regular Public Safety, Finance and Strategic Support Committee Minutes of October 16, 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.

Action: The Council Committee Minutes were approved. (11-0-0)

2.4 Mayor and Council Excused Absence Requests.

None provided.

2.5 City Council Travel Reports.

None provided.

2.6 Report from the Council Liaison to the Retirement Boards.

None provided.

2.7 25-1157 **Adoption of an Ordinance Ratifying Final Expenditures in Various Appropriations for 2024-2025 and Associated Appropriation Ordinance and Funding Sources Resolution Amendments.**

(a) Adopt an ordinance ratifying final 2024-2025 expenditures in various appropriations as detailed in this report.
(b) Adopt the following 2024-2025 Appropriation Ordinance amendments in the South Bay Water Recycling Operating Fund:
(1) Increase the SCVWD - Advanced Water Treatment appropriation to the Environmental Services Department by $2,990,677;
(2) Decrease the Non-Personal/Equipment appropriation to the Environmental Services Department by $2,037,497; and
(3) Decrease the Personal Services appropriation to the Environmental Services Department by $953,180.
(c) Adopt the following 2024-2025 Appropriation Ordinance amendments in the Water Utility Fund:
(1) Increase the Non-Personal/Equipment appropriation to the Environmental Services Department by $1,661,704; and
(2) Decrease the Unrestricted Ending Fund Balance by $1,661,704.
(d) Adopt the following 2024-2025 Appropriation Ordinance amendments in the Public Works Program Support Fund:
(1) Increase the Compensated Time Off appropriation to the Public Works Department by $1,335,149; and
(2) Decrease the Unrestricted Ending Fund Balance by $1,335,149.
(e) Adopt the following 2024-2025 Appropriation Ordinance and Funding Sources Resolution amendments in the Community Development Block Grant Fund:
(1) Increase the estimate for Revenue from the Use of Money/Property to the Housing Department by $212,337;
(2) Increase the estimate for Revenue from Federal Government to the Housing Department by $100,302;
(3) Increase Housing Program Development and Monitoring appropriation to the Housing Department by $494,373;
(4) Increase the Housing Emergency and Minor Repair Program appropriation to the Housing Department by $297,159;
(5) Re-establish the Community Development Block Grant CV3 appropriation to the Housing Department by $100,302;
(6) Decrease the Code Enforcement Operations appropriation to the Planning, Building and Code Enforcement Department by $365,000;
(7) Decrease the Transportation Neighborhood Infrastructure Improvements appropriation to the Department of Transportation by $196,005; and
(8) Decrease the Planning Studies appropriation to the Planning, Building and Code Enforcement Department by $18,190.
(f) Adopt the following 2024-2025 Appropriation Ordinance amendments in the Construction Tax and Property Conveyance Tax Fund: Library Purposes:

Increase Facilities Improvements - Library Capital appropriation to the Library Department by $187,501; and
(1) Decrease the Unrestricted Ending Fund Balance by $187,501.
(g) Adopt the following 2024-2025 Appropriation Ordinance amendments in the Fire Development Fee Program Fund:
(1) Increase the Overhead appropriation to the Finance Department by $84,467; and
(2) Decrease the Unrestricted Ending Fund Balance by $84,467.
(h) Adopt the following 2024-2025 Appropriation Ordinance amendments in the General Fund:
(1) Increase the Personal Services appropriation to the Finance Department by $33,256;
(2) Decrease the Non-Personal/Equipment appropriation to the Finance Department by $33,256;
(3) Increase the Workers' Compensation Claims - Fire appropriation to the Fire Department by $24,817;
(4) Increase the Workers' Compensation Claims - Public Works appropriation to the Public Works Department by $15,940; and
(5) Decrease the Workers' Compensation Claims - Police appropriation to the Police Department by $40,757.
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 physical impact on the environment. (City Manager)

Action: (a) **Ordinance No. 31259**; (b) **Ordinance No. 31260**; (c) **Ordinance No. 31261**; (d) **Ordinance No. 31262**; (e) **Ordinance No. 31263**; (e) **Resolution No. RES2025-372**; (f) **Ordinance No. 31264**; (g) **Ordinance No. 31265**; and (h) **Ordinance No. 31266** were adopted, regarding the adoption of an ordinance ratifying final expenditures in various appropriations for 2024-2025 and associated appropriation ordinance and funding sources resolution amendments. (11-0-0)

2.8 25-1158 **Agreement Between the City of San José and Manatt, Phelps & Phillips, LLP for Federal Legislative Advocacy Services.**

Adopt a resolution authorizing the City Manager or her designee to:
(a) Negotiate and execute an agreement with Manatt, Phelps & Phillips, LLP to provide federal legislative advocacy services for a term retroactive to October 6, 2025, through June 30, 2030, with a maximum compensation amount not to exceed $728,000, subject to the appropriation of funds; and
(b) Exercise up to two one-year options to extend the Agreement, with the last option ending on June 30, 2032 to provide ongoing services for an estimated annual cost of $156,000, subject to the appropriation of funds.
CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no changes to the physical environment. (City Manager)

Action: **Resolution No. RES2025-373** was adopted, regarding an agreement between the City of San José and Manatt, Phelps & Phillips, and LLP for Federal Legislative Advocacy Services. (11-0-0)

2.9 25-1159 **Master Service Agreement with SCI Consulting Group to Perform Funding and Revenue Analysis of the City's Stormwater Program.**

(a) Adopt a resolution authorizing the City Manager or her designee to negotiate and execute a Master Service Agreement with SCI Consulting Group from the date of execution through December 31, 2027, for an amount not to exceed $1,000,000.
(b) Adopt the following 2025-2026 Appropriation Ordinance amendments in the Storm Sewer Operating Fund:
(1) Decrease the Polychlorinated Biphenyls Settlement Reserve by $1,000,000; and
(2) Increase the Non/Personal Equipment Appropriation to the Environmental Services Department by $1,000,000.
CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. (Environmental Services/City Manager)

Action: (a) **Resolution No. RES2025-374** was adopted, authorizing the City Manager or her designee to negotiate and execute a Master Service Agreement with SCI Consulting Group from the date of execution through December 31, 2027, for an amount not to exceed $1,000,000; and (b) Appropriation **Ordinance No. 31267** was adopted, regarding amendments in the Storm Sewer Operating Fund. (11-0-0)

2.10 25-1160 **Actions Related to the Purchase Orders with California Steel and Fence Supply, Inc. for Fencing Materials and Supplies.**

Adopt a resolution authorizing the City Manager or her designee to exercise up to two additional one-year options to extend the term of the purchase orders with California Steel and Fence Supply, Inc. (San José, CA), for fencing materials and supplies, with the last option ending on or about March 28, 2028, subject to the appropriation of funds.
CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. (Finance)

Action: **Resolution No. RES2025-375** was adopted, authorizing the City Manager or her designee to exercise up to two additional one-year options to extend the term of the purchase orders with California Steel and Fence Supply, Inc. (11-0-0)

2.11 25-1161 **Actions Related to the Purchase Order with Freon Free, Inc. for Appliance, Tire, and E-Waste Disposal Services.**

Adopt a resolution authorizing the City Manager or her designee to amend purchase order OP 65992 with Freon Free, Inc. (Fairfield, CA) for appliance, tire, and e-waste disposal services, to increase the total compensation by $200,000, for a maximum compensation not-to-exceed $750,000, for the one-year period ending November 12, 2025.
CEQA: Categorically Exempt, File No. PP16-011, CEQA Guidelines Section 15330, Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances. (Finance)

Action: **Resolution No. RES2025-376** was adopted, authorizing the City Manager or her designee to amend purchase order OP 65992 with Freon Free, Inc. (11-0-0)

2.12 25-1162 **Amendment to the City Pay Plan.**

Adopt a resolution amending the City of San José Pay Plan, effective November 4, 2025, to create the following classifications:
(a) Retirement Deputy Chief Investment Officer (7689) with an annual pensionable salary range of $225,000.00 - $300,000.00;
(b) Custody Transport Officer (2248) with an annual pensionable salary range of $92,144.00 - $123,468.80; and
(c) Custody Transport Trainee (2249) with an annual pensionable salary of $87,713.60.
CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment. (Human Resources)

Action: **Resolution No. RES2025-377** was adopted, regarding the amendments to the City of San José Pay Plan, effective November 4, 2025. (11-0-0)

2.13 25-1163 **First Amendment to the Funding Agreement with VTA for the State Route-87/Capitol Expressway Interchange Improvement Project.**

Adopt a resolution authorizing the City Manager or her designee to negotiate and execute a first amendment to the funding agreement between the City of San José and the Santa Clara Valley Transportation Authority for the State Route-87/Capitol Expressway Interchange Improvement Project to increase the City's contribution from $5,000,000 to $6,500,000 and extend the term of the agreement to December 31, 2028.
CEQA: Not a Project, File No. PP17-007, Preliminary direction to staff and eventual action requires approval from decision-making body. Council Districts 9, 10. (Transportation)

Action: **Resolution No. RES2025-378** was adopted, authorizing the City Manager or her designee to negotiate and execute a first amendment to the funding agreement between the City of San José and the Santa Clara Valley Transportation Authority for the State Route-87/Capitol Expressway Interchange Improvement Project. (11-0-0)

2.14 25-1186 **Annual City Council Referral Status Report.**

As recommended by the Rules and Open Government Committee on October 29, 2025:
(a) Accept the Annual City Council Referral Status Report.
(b) Defer the City Council Referral listed in the staff memorandum.
(c) Defer automatically any City Council Referral related to a land use item for which staff action is over 12 months into the next fiscal year.
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)
[Rules Committee referral 10/29/2025 - Item C.1]

Action: As recommended by the Rules and Open Government Committee on October 29, 2025: (a) the Annual City Council Referral Status Report was accepted; (b) the City Council Referral listed in the staff memorandum was deferred; and (c) deferred automatically any City Council Referral related to a Land Use item for which staff action is over 12 months into the next fiscal year. (11-0-0)

3. STRATEGIC SUPPORT

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

City Manager, Jennifer Maguire, recognized and congratulated the San José Police Department's Homicide and Crime Scene Units. For the first time in the City's history, the Homicide and Crime Scene Units have achieved a 100% solve rate for three consecutive years. San José is the only large city in the nation that can claim this achievement of a 100% solve rate, contributing to San José being one of the safest large cities in the nation.

3.2 Labor Negotiations Update.

None provided.

3.3 25-1097 **Board of Fair Campaign and Political Practices Interviews.**

(a) Interview applicants for appointments to the Board of Fair Campaign and Political Practices.
(b) Appoint up to two (2) applicants to a term ending March 1, 2027.
PLEASE NOTE: APPROVAL OF THIS ITEM REQUIRES AFFIRMATIVE VOTES OF EIGHT MEMBERS (2/3) OF THE CITY COUNCIL. San José Municipal Code Section 2.08.1610.
(c) If any vacancies remain, direct the City Clerk to continue recruitment efforts and bring forward additional applicants for consideration.
CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no changes to the physical environment. (City Clerk)
[Deferred from 10/7/2025 - Item 3.3 (25-1066)]

Public Comment: None provided.

Applicants Eddy Lu, Sangeetha Vijendiran, and John Shuler were each given five minutes to provide their opening statements, and then responded to Council questions.

City Clerk Toni Taber distributed ballots for the three candidates and instructed the Councilmembers to each vote for two candidates to appoint. The two candidates with the highest number of votes from Council would be appointed to the Board of Fair Campaign and Political Practices (BFCPP).

City Clerk Toni Taber announced the Council votes received for each candidate. Eddy Lu received ten votes; Sangeetha Vijendiran received nine votes; and John Shuler received one vote.

Eddy Lu and Sangeetha Vijendiran received the highest number of votes from Council and were therefore appointed to fill the two current vacancies on the BFCPP.

Action: (a) Applicants: Eddy Lu, Sangeetha Vijendiran, and John Shuler were interviewed for appointments to the Board of Fair Campaign and Political Practices; and (b) Eddy Lu and Sangeetha Vijendiran were appointed to a term ending March 1, 2027, by ballot vote.

3.4 25-1164 **Actions Related to the 10498 - SJC Terminal A Ground Transportation Island Project.**

(a) Report on bids and award a contract for the construction of 10498 - SJC Terminal A Ground Transportation Island Project to the lowest responsive, responsible bidder, Granite Rock Company, in the amount of $21,158,240.
(b) Approve a 10% contingency in the amount of $2,115,825.
(c) Adopt the following 2025-2026 Funding Sources Resolution and Appropriation Ordinance amendments in the Airport Capital Improvement Fund:
(1) Increase funding source R110 Revenue from Federal Government by $20,012,000; and
(2) Establish appropriation 415T Parking Accessibility Upgrades in the amount of $20,012,000.
CEQA: Determination of Consistency with the Norman Y. Mineta San José International Airport Master Plan Amendment Environmental Impact Report (Resolution No. 79497), File No. ER25-108. (Public Works/Airport/City Manager)

No presentation provided.

Public Comment: None provided.

Action: Upon motion by Vice Mayor Pam Foley, seconded by Councilmember Domingo Candelas, and carried unanimously, (a) the report on bids and award a contract for the construction of 10498 - SJC Terminal A Ground Transportation Island Project to the lowest responsive, responsible bidder, Granite Rock Company, in the amount of $21,158,240 was heard; (b) the 10% contingency in the amount of $2,115,825 was approved; and (c) Funding Sources **Resolution No. RES2025-379** and (c) Appropriation **Ordinance No. 31268** were adopted, regarding amendments in the Airport Capital Improvement Fund. (11-0-0)

4. PUBLIC SAFETY SERVICES

No items provided.

5. TRANSPORTATION & AVIATION SERVICES

No items provided.

6. ENVIRONMENTAL & UTILITY SERVICES

No items provided.

7. NEIGHBORHOOD SERVICES

7.1 25-1165 **Amendment to the San José Municipal Code to Prohibit the Sale and Distribution of Nitrous Oxide.**

Adopt an urgency ordinance:
(a) Amending Title 6 of the San José Municipal Code to add a new Chapter 6.89 prohibiting the sale and distribution of nitrous oxide by smoke shops and other similar retail establishments marketing products for recreational use; and
(b) Repealing Section 1.13.170 of Title 1 of the San José Municipal Code relating to limits on property owner responsibility for public nuisance.
PLEASE NOTE: APPROVAL OF THIS URGENCY ORDINANCE REQUIRES 8 OR MORE AFFIRMATIVE VOTES. City Charter Section 605(d).
CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment. (Planning, Building, and Code Enforcement)

The presentations and public comment for Items 7.1 and 7.2 were heard concurrently. The items were voted on separately.

Chris Burton, Director, Planning, Building & Code Enforcement Department (PBCE); Rachel Roberts, Deputy Director, PBCE; and Vance Chang, Deputy City Attorney, City Attorney's Office, offered the presentation and responded to questions *for Items 7.1 and 7.2*.

Public Comment: Vasundhara T., James P., and Erika Murphy provided public testimony regarding the item.

Action: Upon motion by Councilmember Michael Mulcahy, seconded by Councilmember Bien Doan, and carried unanimously, Urgency **Ordinance No. 31269** was adopted, (a) amending Title 6 of the San José Municipal Code to add a new Chapter 6.89 prohibiting the sale and distribution of nitrous oxide by smoke shops and other similar retail establishments marketing products for recreational use; and (b) repealing Section 1.13.170 of Title 1 of the San José Municipal Code relating to limits on property owner responsibility for public nuisance.
AND
Including approval of the October 31, 2025 joint memorandum, co-authored by Councilmember Tordillos, Councilmember Cohen, Councilmember Ortiz, and Councilmember Mulcahy, recommending the following:
1.) Accept staff's recommendations.
2.) Direct the City Manager to explore and implement appropriate interdepartmental mechanisms between the Code Enforcement Division and the San José Police Department to ensure consistent enforcement and tracking of violations under Chapter 6.89, including but not limited to the coordination of inspections, product seizure procedures, and case documentation. a. Report back to the Neighborhood Services and Education Committee as part of the April 2026 annual report.
3.) Direct staff to explore potential local, state, and federal grant funding sources, including the Opioid Overdose Prevention Grant Program, to support enhanced enforcement, education, and media outreach efforts related to preventing the distribution of nitrous oxide for recreational use.
(11-0-0)

7.2 25-1166 **Temporary Moratorium on the Issuance of Tobacco Retail Licenses.**
Adopt an urgency interim ordinance establishing urgency measures to implement a temporary moratorium on the issuance of Tobacco Retail Licenses to businesses at new locations within San José.
PLEASE NOTE: APPROVAL OF THIS URGENCY INTERIM ORDINANCE REQUIRES 8 OR MORE AFFIRMATIVE VOTES. City Charter Section 605(d).
CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment.
(Planning, Building, and Code Enforcement)

The presentations and public comment for Items 7.1 and 7.2 were heard concurrently together.

Chris Burton, Director, Planning, Building & Code Enforcement Department (PBCE); Rachel Roberts, Deputy Director, PBCE; and Vance Chang, Deputy City Attorney, City Attorney's Office, offered the presentation and responded to questions *for Items 7.1 and 7.2*.

Public Comment: Vasundhara T, James P., and Erika Murphy provided public testimony regarding the item.

Motion: Councilmember Peter Ortiz moved approval of the staff recommendation. Councilmember George Casey seconded the motion.

Friendly Amendment: Councilmember David Cohen requested to include the October 31, 2025 joint memorandum, co-authored by Councilmember Campos, Councilmember Ortiz, Councilmember Cohen, Councilmember Candelas, and Councilmember Casey, in the motion. The friendly amendment was accepted by the maker of the motion and seconder.

Action: Upon motion by Councilmember Peter Ortiz, seconded by Councilmember George Casey, and carried unanimously, Urgency Interim **Ordinance No. 31270** was adopted, establishing urgency measures to implement a temporary moratorium on the issuance of Tobacco Retail Licenses to businesses at new locations within San José.

AND

Including approval of the October 31, 2025 joint memorandum co-authored by Councilmember Campos, Councilmember Ortiz, Councilmember Cohen, Councilmember Candelas, and Councilmember Casey, recommending the following:

1.) Accept Staff Recommendations; and

2.) Approve the staff-recommended workplan described on page 7 of the staff memorandum, including direction to amend the fine schedule to increase TRL fines. These should include, but not be limited to, penalties for the following violations:

a.) Tobacco Retail License Required (6.87.200)

b.) Operating Regulations and Conditions (6.87.300)

c.) Limits on Location of Tobacco Retailing (6.87.370)

(11-0-0)

8. COMMUNITY & ECONOMIC DEVELOPMENT

8.1 25-1167 **Actions Related to the Fairways at San Antonio Located at 305 San Antonio Court.**

(a) Adopt a resolution:
(1) Consenting to the transfer of ownership, resyndication, and rehabilitation of Fairways at San Antonio from San José Family Housing Partners, L.P. to Fairways Apartments, L.P., both affiliates of Affirmed Housing Group, Inc.;
(2) Accepting full repayment of a City of San José loan from Family Housing Partners, L.P.;
(3) Authorizing repayment proceeds of $14,290,497 to be issued as a new loan to Fairways Apartments, L.P.; and
(4) Authorizing the Housing Director, or his designee, to negotiate and execute loan documents, any amendments thereto, and all other documents related to the transfer of ownership, resyndication, and rehabilitation of Fairways at San Antonio.
(b) Adopt the following Appropriation Ordinance and Funding Source Resolution amendments in the Low and Moderate Income Housing Asset Fund:
(1) Increase the estimate for Revenue from the Use of Money/Property by $14,290,497; and
(2) Increase the Housing Loans and Grants appropriation to the Housing Department by $14,290,497.
CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment; and Categorically Exempt, File No. ER24-246 (Exemption for Housing Rehabilitation Projects), CEQA Guidelines Section 15301, Existing Facilities. Council District 5. (Housing/City Manager)

No presentation provided.

Public Comment: None provided.

Action: Upon motion by Councilmember Domingo Candelas, seconded by Councilmember Rosemary Kamei, and carried unanimously, (a) **Resolution No. RES2025-380**; (b) Appropriation **Ordinance No. 31271**; and (b) Funding Source **Resolution No. RES2025-381** were adopted, regarding the actions related to the Fairways at San Antonio located at 305 San Antonio Court. (11-0-0)

8.2 25-1168 **Actions Related to Grant Agreements for Targeted Outreach and Engagement Programs Serving Unsheltered Individuals in San José.**

Adopt a resolution authorizing the Housing Director, or his designee, to negotiate and execute amendments to extend Targeted Outreach and Engagement Program grant agreements with the following nonprofit service providers, with an option to extend for up to three additional one-year terms, subject to the appropriation of funds, and termination for convenience, and the ability to modify or reduce contracted services as needed to align with City priorities, program performance, and available funding:

(a) HomeFirst Services of Santa Clara County Targeted Outreach and Engagement Program in an amount of $1,411,629 retroactive from September 1, 2025, through June 30, 2026; and

(b) PATH Targeted Outreach and Engagement Program in an amount of $1,594,189 retroactive from October 1, 2025, through June 30, 2026.

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

Erik Soliván, Director, Housing Department; and Cupid Alexander, Deputy Director, Housing Department, offered the presentation and responded to questions.

Public Comment: None provided.

Action: Upon motion by Councilmember Pamela Campos, seconded by Councilmember Domingo Candelas, and carried unanimously, (a) **Resolution No. RES2025-382** was adopted, regarding the actions related to grant agreements for targeted outreach and engagement programs serving unsheltered individuals in San José. (11-0-0)

9. REDEVELOPMENT – SUCCESSOR AGENCY

No items provided.

10. LAND USE

10.1 Land Use on Consent Calendar

No Land Use items on Consent Calendar.

END OF CONSENT CALENDAR

10 Land Use - Regular Agenda

10.2 25-1169 **PDC25-022, PD25-015, and T25-019 - San José Innovative Project Pathway Program Early Consideration Review Process for a Project Located at 180 Park Avenue.**

Accept the report and provide direction for the early consideration of projects as part of the San José Innovative Project Pathway Program process for a project located at 180 Park Avenue (Park Habitat).
CEQA: Not a Project, File No. PP17-007, Preliminary direction to staff and eventual action requires approval from a decision-making body.
Council District 3. (Planning, Building, and Code Enforcement)

DROPPED PER APPLICANT

• Open Forum

1. Lynne Paulson requested that the City Manager's Report include a status report on the San José Animal Care Center; she highlighted the importance of transparency and described concerns with the animal rescue process.

2. Brenda Bell Brown requested documentation related to a traffic accident she was involved in and requested due compensation.

• Adjournment

The Council of the City of San José adjourned the meeting at 4:18 p.m. in memory of Jeannessa Lurie.

Minutes Recorded, Prepared, and Respectfully Submitted by,

Yasmin Johnson,
Deputy City Clerk City of San José

Approved at Council on: 12/2/2025

# of Actions: 7

Attest by:

Toni Taber, MMC
City Clerk, City of San José

Notice of City Engineer's Pending Decision on Final Maps

FOR RECEIPT:

Tract: 10664
Location: North Side of East Santa Clara Street at 14th Street and East Saint John Street District: 3
Lots/Units: 6/559
Type: MFA
Developer: Santa Clara County Housing Authority

CITY OF SAN JOSE CAPITAL OF SILICON VALLEY

Office of the City Attorney

SAN JOSÉ CITY COUNCIL CLOSED SESSION MINUTES

November 4, 2025

Present Councilmembers: Foley, Campos, Tordillos, Cohen, Mulcahy, Candelas, Casey.

Absent Councilmembers: Mahan, Kamei, Ortiz, Doan.

Place: City Hall, Conference Room W-133.

Time: 9:30 a.m.

CLOSED SESSION ITEM(S) DISCUSSED:

A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(1):

1.	Case Name:	In re: Claim of Velasquez
	Name(s) of Party(ies):	
	Court:	Worker's Compensation Appeals Court
	Case No:	ADJ18193954
	Amount of Money or Other Relief Sought:	Benefits
2.	Case Name:	In re: Claim of King
	Name(s) of Party(ies):	
	Court:	Worker's Compensation Appeals Court
	Case No:	ADJ17733971
	Amount of Money or Other Relief Sought:	Benefits
3.	Case Name:	In re: Claim of Dupree
	Name(s) of Party(ies):	
	Court:	Worker's Compensation Appeals Court
	Case No:	ADJ11632451
	Amount of Money or Other Relief Sought:	Benefits

4.	Case Name:	In re: Claim of Profit
	Name(s) of Party(ies):	
	Court:	Worker's Compensation Appeals Court
	Case No:	ADJ2893652, ADJ9455840, ADJ9704134, ADJ10589017, ADJ10487254, ADJ10454864, and ADJ14512175
	Amount of Money or Other Relief Sought:	Benefits
5.	Case Name:	In re: Claim of Lewis
	Name(s) of Party(ies):	
	Court:	Worker's Compensation Appeals Court
	Case No:	ADJ17980460
	Amount of Money or Other Relief Sought:	Benefits
6.	Case Name:	In re: Claim of Washington
	Name(s) of Party(ies):	
	Court:	Worker's Compensation Appeals Court
	Case No:	ADJ13444592
	Amount of Money or Other Relief Sought:	Benefits
7.	Case Name:	Pham, Chan Thi Quynh, et al. v. City of San Jose, et al.
	Name(s) of Party(ies):	CHAN THI QUYNH, THU THI TRAN, CITY OF SAN JOSE, JAMIE RICHARD ARREDONDO
	Court:	Santa Clara County Superior Court
	Case No:	24-cv-453159
	Amount of Money or Other Relief Sought:	Damages according to proof
8.	Case Name:	Luu, Lam v. City of San Jose, et al.
	Name(s) of Party(ies):	QUOC THANH LUU, KELLY LOAN LAM
	Court:	Superior Court of California, County of Santa Clara
	Case No:	24cv428993
	Amount of Money or Other Relief Sought:	Damages according to proof.
9.	Case Name:	Nguyen, Dai Trang Thai v. City of San Jose, et al.
	Name(s) of Party(ies):	DAI TRANG THI NGUYEN, CITY OF SAN JOSE, EDGARDO GARCIA, JOSEPH HATFIELD, RACHEL ROBERTS, WILLIAM GERRY
	Court:	U.S. District Court, Northern District of California
	Case No:	5:21-cv-00092-EJ
	Amount of Money or Other Relief Sought:	Damages according to proof.

10.	Case Name:	Green, K'aun v. City of San Jose, Mark McNamara
	Name(s) of Party(ies):	GREEN, K'AUN, CITY OF SAN JOSE, MARK MCNAMARA
	Court:	U.S. District Court, Northern District of California
	Case No:	5:22-cv-02174-NC
	Amount of Money or Other Relief Sought:	Damages according to proof
11.	Case Name:	City of San Jose and the Successor Agency to the Redevelopment Agency of the City of San Jose v. James Eu, et al.
	Name(s) of Party(ies):	CITY OF SAN JOSE AND THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY, JAMES EU, GRACE EU, DAVID EU, ISIS PROPERTIES, LLC.
	Court:	Santa Clara County Superior Court
	Case No:	25cv460423
	Amount of Money or Other Relief Sought:	Damages according to proof.
12.	Case Name:	South Bay Piping Industry Labor Management Trust v. City of San Jose
	Name(s) of Party(ies):	SOUTH BAY PIPING INDUSTRY LABOR MANAGEMENT TRUST, CITY OF SAN JOSE
	Court:	Santa Clara Superior Court
	Case No:	24cv428993
	Amount of Money or Other Relief Sought:	Writ, Injunctive relief, declaratory relief, attorneys' fees and costs.
13.	Case Name:	San Jose Spotlight
	Name(s) of Party(ies):	SAN JOSE SPOTLIGHT, CITY OF SAN JOSE, SAN JOSE POLICE DEPARTMENT
	Court:	Santa Clara Superior Court
	Case No:	25cv478541
	Amount of Money or Other Relief Sought:	Writ of mandate; declaratory relief, attorneys' fees.

B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION:

Significant exposure to litigation pursuant to Sections 54956.9(d)(2) and 54956.9(e)(3) of the Government Code:

1. Claimants(s): In re: Claim of Travis Sneed
City Department: Police Department

C. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION:

Initiation of litigation pursuant to Sections 54956.9(d)(4) of the Government code:

Number of matter(s) to be discussed: 2