City Council Meeting Minutes

Tuesday, September 15, 2026

1:30 PM

Hybrid Meeting - Council Chambers and Virtually - https://sanjoseca.zoom.us/j/98221474336

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. *Please see pages 17-19 for Closed Session Minutes.*

Present Councilmembers: Kamei, Tordillos (*Attended Virtually*), Cohen, Mulcahy, Candelas, Casey, Foley, Mahan.

Absent Councilmembers: Campos, Doan, Ortiz.

1:32 p.m.- Regular Session.

Present Councilmembers: Kamei, Campos, Tordillos (*Attended Virtually and left the meeting at 4:03 p.m.)* Cohen, Ortiz, Mulcahy, Doan, Candelas, Casey, Foley, Mahan.

Absent Councilmembers: All present.

6:00 p.m. - Evening Session– Cancelled.

Under Government Code § 54953.8.3, Councilmember Anthony Tordillos participated via teleconference for "Just Cause" (official City travel). This is his first of seven allowed uses this year.

• Pledge of Allegiance

Mayor Matt Mahan led the Pledge of Allegiance.

• Invocation (District 8)

Dr. Marilyn Flores, President of San José City College, offered the invocation with a speech.

• Orders of the Day

Mayor Mahan announced that Item 3.3 would be heard last in order to maximize public participation.

• Adjournment Recognition

This meeting was adjourned in memory of Michael Reedy, a family lawyer, writer, and community leader who passed away on March 6, 2026. For more than 30 years, Michael practiced law with kindness and respect and mentored many law students and young lawyers. He also served as President of the Board of St. Francis High School. Remembered as kind, funny, passionate, and joyful, Michael leaves a legacy of goodness and love in San José.

• Closed Session Report

None provided.

1. CEREMONIAL ITEMS

1.1 Councilmember Michael Mulcahy presented a commendation recognizing Ivan the Angelfish for its inspiring youth-led work using thoughtfully designed aquatic environments, therapeutic aquariums, environmental education, and public outreach to promote healing, learning, and well-being in communities across California and Arizona.

1.2 Councilmember Peter Ortiz, Councilmember Pamela Campos, and Councilmember Domingo Candelas presented a proclamation declaring September 16, 2026, as Mexican Independence Day to celebrate the heritage and contributions of the Mexican American community in the City of San José.

1.3 Councilmember Domingo Candelas, Councilmember Peter Ortiz, and Councilmember Rosemary Kamei presented a proclamation declaring September 15, 2026, through October 15, 2026, as National Hispanic Heritage Month to recognize the contributions, history, and culture of the Hispanic/Latino community in San José.

1.4 Councilmember Bien Doan presented a proclamation declaring September 11, 2026, as the September 11th Remembrance and National First Responders Day to honor the nearly 3,000 innocent lives lost in the attacks of 2001. It's a time to reflect on their memory, honor their lives, and recognize the profound impact on families and communities.

2. CONSENT CALENDAR

Public Comment: (*In Person*) Roland and (*Virtual*) Brian provided public testimony regarding the Consent Calendar.

Action: Upon motion by Councilmember Bien Doan, seconded by Councilmember Rosemary Kamei, and carried unanimously, the Consent Calendar was approved *as a whole*. The following actions were taken as indicated. (11-0-0)

2.1 Approval of City Council Minutes
(a) Regular City Council Meeting Minutes of August 25, 2026.
(b) Regular City Council Meeting Minutes of September 1, 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.

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

2.2 Final Adoption of Ordinances.
(a) Ordinance No. 31348 - An Ordinance of the City of San José Authorizing an Amendment to the Contract between the City of San José and the Board of Administration of the California Public Employees' Retirement System.
[Passed for Publication on 9/1/2026 - Item 3.3 (26-893)]
(b) Ordinance No. 31349 - An Ordinance of the City of San José Granting Tokay Energy

Storage 1, LLC, a Franchise to Use or to Lay and Use, Interconnection and Transmission Wiring and Appurtenances for the Purpose of Transmitting and Distributing Electricity in, along, across, upon and under Certain Public Streets and Rights-of-Way within the City of San José.
[Passed for Publication on 9/1/2026 - Item 3.4(b) (26-914)]

Action: (a) **Ordinance No. 31348** and (b) **Ordinance No. 31349** were adopted. (11-0-0)

2.3 Approval of Council Committee Minutes.
(a) Regular Joint Meeting for the Rules and Open Government Committee Minutes of August 26, 2026.
(b) Regular Joint Meeting for the Rules and Open Government Committee Minutes of September 2, 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.

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 Conflict of Interest Code Biennial Update.
Adopt a resolution amending the Conflict of Interest Code for the City of San José.
CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment. (City Clerk)

Action: **Resolution No. RES2026-286** was adopted, amending the Conflict of Interest Code for the City of San José. (11-0-0)

2.8 Actions Related to Travel to San Diego, California, for the October 2026 Treatment Diversion Study Mission.

(a) Approve the receipt of gifts received by City Officials in an official capacity as a representative of the City in accordance with San José Municipal Code Section 12.08.120.B.
(b) Approve travel to San Diego, California, from October 21 to October 22, 2026, and excuse the following Councilmembers from the meetings listed below due to authorized City business (San Diego County Treatment Diversion Study Mission):
(1) Mayor Mahan and Mayor's Office staff Sarah Zárate, Tasha Dean, and Kailyn Kenney (Source of Funds: Mayor - Mayor/Council Travel Budget; Mayor's Office staff - Mayor's Office Budget; Meeting: None);
(2) Councilmember Tordillos (Source of Funds: Mayor/Council Travel Budget; Meeting: None);
(3) Councilmember Cohen (Source of Funds: Mayor/Council Travel Budget; Meeting: October 21, 2026, Rules Committee); and
(4) Councilmember Candelas (Source of Funds: Mayor/Council Travel Budget; Meeting: October 21, 2026, Rules Committee).
CEQA: Not a Project, File No. PP17-010, City Organization and Administrative Activities resulting in no changes to the physical environment. (City Manager)
[Rules Committee referral 9/9/2026 - Item A.1.a (b)(4)]

Action: The actions related to travel to San Diego, California, for the October 2026 Treatment Diversion Study Mission were approved. (11-0-0)

2.9 Construction Contingency Increase for the 10186 - Yard Piping Improvements Phase 3 Project at the San José-Santa Clara Regional Wastewater Facility.

Approve an increase to the construction contingency from 10% to 18%, in the amount of $1,540,000, from $1,949,000 to $3,489,000 for the 10186 - Yard Piping Improvements Phase 3 Project.
CEQA: Addendum to the Environmental Impact Report for the San José/Santa Clara Water Pollution Control Plant Master Plan (Resolution No. 76858), Yard Piping and Road Improvements Project, File No.
PP19-063. (Environmental Services)

Action: The increase to the construction contingency from 10% to 18%, in the amount of $1,540,000, from $1,949,000 to $3,489,000 for the 10186 - Yard Piping Improvements Phase 3 Project was approved. (11-0-0)

2.10 Amendment to the Agreement with Granicus, LLC for a Web Content Management System.

Adopt a resolution authorizing the City Manager or her designee to:
(a) Negotiate and execute an amendment to the Agreement for a Web Content Management System with Granicus, LLC (Washington, DC) to add five additional one-year options to extend the Agreement through June 30, 2032, subject to the appropriation of funds; and
(b) Exercise up to five additional one-year options to extend the term of the Agreement ending on or about June 30, 2032, subject to the annual 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. RES2026-287** was adopted, regarding the amendment to the Agreement for a Web Content Management System with Granicus, LLC. (11-0-0)

2.11 Amendment to the Agreement with Securitas Technology Corporation for Automated Access Control System Services.

Adopt a resolution authorizing the City Manager or her designee to:
(a) Negotiate and execute an amendment to the Agreement for Automated Access Control System Services with Securitas Technology Corporation (Fishers, IN) to implement system upgrades through the purchase of additional hardware, software, and services, and to add two additional one-year options to extend the Agreement through June 30, 2029, subject to the appropriation of funds;
(b) Negotiate and execute additional amendments to the Agreement to add or remove hardware, software, or services relating to Automated Access Control System Services, subject to the appropriation of funds; and
(c) Exercise up to two additional one-year options to extend the term of the Agreement ending on or about June 30, 2029, 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/Public Works)

Action: **Resolution No. RES2026-288** was adopted, regarding actions related to the Agreement for Automated Access Control System Services with Securitas Technology Corporation. (11-0-0)

2.12 Amendment to the Purchase Order with OpportunitySpace, Inc. dba Tolemi for Redevelopment Impact Assessment Tools.

Adopt a resolution authorizing the City Manager or her designee to exercise up to five additional one-year options to extend the term of the purchase order with OpportunitySpace, Inc. dba Tolemi, (Boston, MA), for redevelopment impact assessment tools, with the last option ending on or about May 31, 2032, 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. RES2026-289** was adopted, regarding the amendment to the purchase order with OpportunitySpace, Inc. dba Tolemi, (Boston, MA), for redevelopment impact assessment tools. (11-0-0)

2.13 Fourth Quarter Financial Reports for Fiscal Year 2025-2026.

As recommended by the Public Safety, Finance and Strategic Support Committee on August 20, 2026, accept the Fourth Quarter (period ended June 30, 2026) Financial Reports for Fiscal Year 2025-2026 for the following programs:
(a) Debt Management;
(b) Investment Management;
(c) Revenue Management; and
(d) Purchasing and Risk Management
CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities,

resulting in no changes to the physical environment. (Finance)
[Public Safety, Finance and Strategic Support Committee referral 8/20/2026 - Item (d)1]

Action: The Fourth Quarter Financial Reports for Fiscal Year 2025-2026 were accepted. (11-0-0)

2.14 Agreement with West Valley Sanitation District for Joint Use Sanitary Sewers.
Approve a cost-sharing agreement with West Valley Sanitation District of Santa Clara County for construction, operation, and maintenance of joint use sanitary sewers, with an effective date retroactive to July 1, 2026, through June 30, 2046.
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. (Public Works)

Action: The cost-sharing agreement with West Valley Sanitation District of Santa Clara County for construction, operation, and maintenance of joint use sanitary sewers, with an effective date retroactive to July 1, 2026, through June 30, 2046, was approved. (11-0-0)

2.15 Request for Travel and Excused Absence.
As recommended by the Rules and Open Government Committee on September 9, 2026:
(a) Authorize travel, accept travel payments to the City of San José, and designate Mayor Mahan as the City representative to attend the Bloomberg Center for Cities at Harvard University convening, "Leading a Government Residents Can See and Trust" funded by The Knight Foundation, from September 28-29, 2026. Source of Funds: Bloomberg Center for Cities at Harvard University and Mayor's Office Budget.
(b) Excuse Mayor Mahan's absence from the City Council meeting on September 29, 2026, due to authorized City business.
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 9/9/2026 - Item B.3]

Action: The travel request for Mayor Matt Mahan was authorized and the excused absence request was approved. (11-0-0)

3. STRATEGIC SUPPORT

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

City Manager, Jennifer Maguire, offered a verbal report recognizing September as Suicide Prevention Awareness Month and highlighted the City's ongoing efforts to promote suicide prevention resources, in partnership with Santa Clara County and community organizations.

3.2 Labor Negotiations Update.

None.

3.3 Temporary Moratorium Related to Detention and Custodial Facility on Private Property. - *HEARD LAST*

Adopt an interim ordinance to implement a temporary moratorium on the filing, acceptance, processing, or approval of all applications for the establishment, expansion, or change of use for detention and custodial facilities on private property, with certain exemptions.
PLEASE NOTE: APPROVAL OF THIS RESOLUTION REQUIRES AFFIRMATIVE VOTES OF NINE MEMBERS OF THE CITY COUNCIL. Cal. Gov. Code §65858(b).
CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment. (Mayor, Campos, Ortiz, Doan, and Candelas)
[Rules Committee referral 8/12/2026 - Item C.1]

Mayor Mahan announced during Orders of the Day that Item 3.3 would be heard last in order to maximize public participation.

No presentation provided.

Public Comment: (*In Person*) Misrayn Mendoza (Amigos De Guadalupe), Ashley S., Sean Baker, Raania Mohsen; *(Virtual)* Dashiell Leeds, Jeremy Barousse, Jordan Moldow, Araceli Gutierrez, Tim McKenzie, Musa, and Call-In User_1 provided public testimony regarding the item.

Action: Upon motion by Councilmember Domingo Candelas, seconded by Councilmember Peter Ortiz, and carried unanimously, **Ordinance No. 31350** was adopted, regarding an interim ordinance to implement a temporary moratorium on the filing, acceptance, processing, or approval of all applications for the establishment, expansion, or change of use for detention and custodial facilities on private property, with certain exemptions.
AND
Including approval of the September 14, 2026 memorandum authored by Mayor Matt Mahan, recommending the following: Direct the City Manager and City Attorney to return to City Council with an amendment to the proposed interim ordinance to implement a temporary moratorium on the filing, acceptance, processing, or approvals of applications for the establishment, expansion, or change of use for a detention and custodial facility on public and private property within the City of San José, to the extent permitted under federal and state law.
(10-0-1; Absent: Tordillos)

3.4 Council Focus Area Annual Report for Fiscal Year 2025-2026.

Accept the annual report on the City Council Focus Areas for Fiscal Year 2025-2026.
CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (City Manager)

Lee Wilcox, Assistant City Manager, City Manager's Office (Reducing Unsheltered Homelessness); Jennifer Schembri, Deputy City Manager, City Manager's Office (Increasing Community Safety); Angel Rios, Deputy City Manager, City Manager's Office (Cleaning Up Our Neighborhoods); Rosalynn Hughey, Deputy City Manager, City Manager's Office (Growing Our Economy & Building More Housing); Ashwini Kantak, Deputy City Manager, City Manager's Office (Building More Housing); and Erik Jensen, Deputy Director, City Manager's Office, offered the presentation and responded to questions.

Public Comment: (*Virtual*) Brian, Call-In User_1, Dashiell Leeds, and Jordan Moldow provided public

testimony regarding the item.

Action: Upon motion by Vice Mayor Pam Foley, seconded by Councilmember Michael Mulcahy, and carried unanimously, the annual report on the City Council Focus Areas for Fiscal Year 2025-2026 was accepted. (11-0-0)

3.5 Updated Functional Zero Model and Fiscal Year 2026-2027 Reducing Unsheltered Homelessness Focus Area Work Plan.

(a) Accept the status report on the Housing Department's updated functional-zero model for unsheltered homelessness.
(b) Approve amendments to the Fiscal Year 2026-2027 Reducing Unsheltered Homelessness Work Plan, as described in the staff memorandum.
CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (Housing)

Lee Wilcox, Assistant City Manager, City Manager's Office; and Erik L. Soliván, Director, Housing Department, offered the presentation and responded to questions.

Public Comment: (*In Person*) Shaunn, an anonymous speaker, (*Virtual*) Shannon Zhang, Brian, Gail Osmer, Grateful Azazel, Dizzy, Bea, and Albert provided public testimony regarding the item.

Action: Upon motion by Councilmember George Casey, seconded by Councilmember Rosemary Kamei, and carried unanimously, (a) the status report on the Housing Department's updated functional-zero model for unsheltered Homelessness was accepted; and (b) the amendments to the Fiscal Year 2026-2027 Reducing Unsheltered Homelessness Work Plan, as described in the staff memorandum, were approved.
With the additional change that the administration review the agreements between the City and the Housing Authority, explore ways to expand investment in shelter units, and return to Council in January with an analysis of the agreements and exploration opportunities.
(10-0-1; Absent: Tordillos)

4. PUBLIC SAFETY SERVICES

No items provided.

5. TRANSPORTATION & AVIATION SERVICES

5.1 Amendment to the Master Parking Rate Schedule for Downtown Parking Meter Rates and Hours. – DEFERRED TO 9/29/2026 PER ADMINISTRATION

Adopt a resolution setting forth the Master Parking Rate Schedule for municipal on and off-street parking facilities to:
(a) Authorize parking meter operating hours of 9:00 a.m. - 9:00 p.m. Monday - Saturday, except Sundays and holidays at meters located within the Downtown core;
(b) Authorize parking meter rates of $4 per hour at meters located within two blocks of a city parking garage; and
(c) Repeal Resolution No. RES2025-139.

CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment. Council District 3. (Transportation)
[Deferred from 6/23/2026 - Item 2.21 (26-760) and 8/11/2026 – Item 5.1 (26-835)]

DEFERRED TO 9/29/2026 PER ADMINISTRATION

6. ENVIRONMENTAL & UTILITY SERVICES

No items provided.

7. NEIGHBORHOOD SERVICES

No items provided.

8. COMMUNITY & ECONOMIC DEVELOPMENT

8.1 Multifamily Housing Incentive Program Residential Tax and Fee Waiver for the Development Project Located at 3896 Stevens Creek Blvd.

(a) Conduct a public hearing to consider for approval an economic development tax and fee waiver of the Inclusionary Housing Ordinance in-lieu fee and a reduction in construction taxes in an amount of up to
$6,934,618 for Phase 1 of the residential development located at 3896 Stevens Creek Blvd, which meets the requirements of the Multifamily Housing Incentive Program, pursuant to California Government Code Section 53083 and Open Government Resolution No. RES2024-99 Section 2.3.2.6.C.
(b) Adopt a resolution approving the tax and fee waiver in an amount up to $6,934,618 for Phase 1 of the 3896 Stevens Creek Blvd residential development and authorizing the Housing Director, or their designee, to negotiate and execute documents and document amendments related to implementing the Multifamily Housing Incentive Program, such as construction progress agreements.
CEQA: Addendum to the 3896 Stevens Creek Boulevard Project Environmental Impact Report (Resolution No. 79922), File Nos. MP25-003 and ER25-024. Council District 1. (Housing/Planning, Building, and Code Enforcement/Transportation)

Erik L. Soliván, Director, Housing Department; and Banu San, Deputy Director, Housing Department; offered the presentation and responded to questions.

Erik Schoennauer, representative for the Applicant: Holland Partners, was allotted five minutes to speak.

Public Comment: None provided.

Action: Upon motion by Councilmember Rosemary Kamei, seconded by Councilmember Bien Doan, and carried unanimously, (a) a public hearing to consider for approval an economic development tax and fee waiver of the Inclusionary Housing Ordinance in-lieu fee and a reduction in construction taxes in an amount of up to $6,934,618 for Phase 1 of the residential development located at 3896 Stevens Creek Blvd, which meets the requirements of the Multifamily Housing Incentive Program, pursuant to California Government Code Section 53083 and Open Government Resolution No. RES2024-99 Section

2.3.2.6.C. was conducted; and (b) **Resolution No. RES2026-290** was adopted, approving the tax and fee waiver in an amount up to $6,934,618 for Phase 1 of the 3896 Stevens Creek Blvd residential development and authorizing the Housing Director, or their designee, to negotiate and execute documents and document amendments related to implementing the Multifamily Housing Incentive Program, such as construction progress agreements. (10-0-1; Absent: Tordillos)

9. REDEVELOPMENT – SUCCESSOR AGENCY

No items provided.

10. LAND USE

10.1 Land Use on Consent Calendar - *HEARD IMMEDIATELY AFTER CONSENT*

Mayor Matt Mahan pulled Item 10.1(b) to recuse himself under the Levine Act. The item was voted on separately.

Public Comment: None provided.

Action: Upon motion by Councilmember Domingo Candelas, seconded by Councilmember Bien Doan, and carried unanimously, the Land Use Consent Calendar was approved, *excluding Item 10.1(b), which was voted on separately*. The following actions were taken as indicated. (11-0-0)

10.1(a) PP25-008 - Title 20 Zoning Code Amendment Reasonable Accommodation.
(1) Approve an ordinance amending various sections of Title 20 (Zoning Ordinance or Zoning Code) of the San José Municipal Code, Chapter 20.160, 'Requests for Reasonable Accommodation,' to clarify and simplify the application requirements, application processing procedures, and required findings for approval; and to make other technical, non-substantive, or formatting changes within those sections of Title 20 of the San José Municipal Code.
(2) Adopt a resolution amending the 2026-2027 Schedule of Fees and Charges (Resolution No. 72737, as amended) to reduce the Reasonable Accommodation Request Fee from $10,439 to a base fee of $796.
CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment. Planning Commission recommends approval (8-0-3, Bickford, Cao, and Nguyen absent) (Item No. 4.c. on the 8/12/2026 Planning Commission agenda). (Planning, Building, and Code Enforcement)

Action: (1) **Ordinance No. 31351** was *passed for publication*, amending various sections of Title 20 (Zoning Ordinance or Zoning Code) of the San José Municipal Code, Chapter 20.160 'Requests for Reasonable Accommodation,' to clarify and simplify the application requirements, application processing procedures, and required findings for approval; and to make other technical, non-substantive, or formatting changes within those sections of Title 20 of the San José Municipal Code; and (2) **Resolution No. RES2026-291** was adopted, amending the 2026-2027 Schedule of Fees and Charges (Resolution No. 72737, as amended) to reduce the Reasonable Accommodation Request Fee from $10,439 to a base fee of $796. (11-0-0)

10.1(b) PD25-020 & ER25-212 - Planned Development Permit for Certain Real Property Located at 5651 Cottle Road.

Adopt a resolution approving, subject to conditions, a Planned Development Permit to allow modifications to an existing, vacant, approximately 37,130-square-foot building on an approximately 4.27-gross-acre site located on the west side of Cottle Road approximately 150 feet south of the intersection of Cottle Road and Poughkeepsie Road (5651 Cottle Road), which include:
(1) Four new tenant spaces;
(2) An approximately 5,568-square-foot addition, the demolition of a 1,200 square foot floor, and modifications to the building façade;
(3) Changes to the on-site vehicle circulation;
(4) Changes to the stormwater control plan;
(5) The off-sale of alcohol and a Determination of Public Convenience or Necessity;
(6) A new daycare/preschool use and playground; and
(7) Removal of 23 trees.
CEQA: Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities. File Nos PD25-020 and ER25-212. Planning Commission recommends approval (8-0-3, Bickford, Cao, and Nguyen absent) (Item No. 5.a on the 8/12/2026 Planning Commission agenda). Council District 2. (Planning, Building, and Code Enforcement)

Mayor Matt Mahan recused himself from Item 10.1(b) under the Levine Act, due to receiving a contribution from a principal of Dollinger Properties greater than $500, within the preceding 12 months related to the Planned Development Permit for Certain Real Property Located at 5651 Cottle Road.

Public Comment: None provided.

Action: Upon motion by Councilmember Bien Doan, seconded by Councilmember Rosemary Kamei, and carried unanimously, **Resolution No. RES2026-292** was adopted, regarding the Planned Development Permit for certain real property located at 5651 Cottle Road. (10-0-0-1; Recused: Mahan)

END OF CONSENT CALENDAR

10 Land Use - Regular Agenda

10.2 H23-028, T23-022 & ER23-230 - Site Development Permit and Vesting Tentative Map for Certain Real Property Located at Cozy Drive and Glider Drive.

(a) Adopt a resolution certifying the Glider Residential Project Environmental Impact Report and making certain findings concerning significant impacts, mitigation measures, and alternatives, adopting a Statement of Overriding Considerations, and adopting a related Mitigation Monitoring and Reporting Program, all in accordance with the California Environmental Quality Act.
(b) Adopt a resolution approving, subject to conditions, a Vesting Tentative Map to subdivide one existing approximately 9.51-gross-acre lot situated at the northeast corner of Cozy Drive and Glider Drive into 81 lots (80 residential lots, one common lot).
(c) Adopt a resolution approving, subject to conditions, a Site Development Permit to allow the construction of 80 single-family houses (64 detached, 16 attached), an approximately 0.68-gross-acre privately-owned publicly-accessible park, the demolition of six existing buildings associated with the former Glider Elementary School (totaling approximately 56,644 square

feet), and the removal of 48 trees (18 ordinance-size, 30 non-ordinance-size), subject to State Density Bonus Law with an incentive/concession to eliminate the TDM Plan requirement, and waivers for reductions in minimum lot area and width, minimum lot frontage, front setback, side interior setback, side corner setback, rear interior setback, and rear corner setback, and a request for extended construction hours on Saturdays from 8:00 a.m. to 5:00 p.m. on an approximately 9.51-gross-acre site on the northwest corner of Cozy Drive and Glider Drive. CEQA: Environmental Impact Report for the Glider Residential Project, File Nos. H23-028, T23-022 & ER23-230. Planning Commission recommends approval (10-0-1, Bhandal absent) (Item No. 5.a on the 8/26/2026 Planning Commission agenda). Council District 10. (Planning, Building, and Code Enforcement)

Christopher Burton, Director, Planning, Building, and Code Enforcement Department (PBCE); Manira Sandhir, Deputy Director, PBCE; and John Tu, Division Manager, PBCE, offered the presentation and responded to questions.

Representatives for the Applicant, Dr. Ivan Chaidez, Superintendent of Oak Grove School District; and Kelly Rutchena, were allotted five minutes to speak.

Public Comment: (*In Person*) Marc L., Jenny A., Miguel Angel Rodriguez Flores, an anonymous speaker, Oliver B., Leo G.; (*Virtual*) Paresh Desai, Rick Mandel, Janet Williams, Gustavo Gallardo, Gourish, Frankie Robles, Olivier Castaneda, Beyanira Bautista, Bob Prola, and Call-In User_1 provided public testimony regarding the item.

Action: Upon motion by Councilmember Geroge Casey, seconded by Councilmember Domingo Candelas, and carried unanimously, (a) **Resolution No. RES2026-293** was adopted, certifying the Glider Residential Project Environmental Impact Report and making certain findings concerning significant impacts, mitigation measures, and alternatives, adopting a Statement of Overriding Considerations, and adopting a related Mitigation Monitoring and Reporting Program, all in accordance with the California Environmental Quality Act; (b) **Resolution No. RES2026-294** was adopted, approving, subject to conditions, a Vesting Tentative Map to subdivide one existing approximately 9.51-gross-acre lot situated at the northeast corner of Cozy Drive and Glider Drive into 81 lots (80 residential lots, one common lot); and (c) **Resolution No. RES2026-295** was adopted, approving, subject to conditions, a Site Development Permit to allow the construction of 80 single-family houses (64 detached, 16 attached), an approximately 0.68-gross-acre privately-owned publicly-accessible park, the demolition of six existing buildings associated with the former Glider Elementary School (totaling approximately 56,644 square feet), and the removal of 48 trees (18 ordinance-size, 30 non-ordinance-size), subject to State Density Bonus Law with an incentive/concession to eliminate the TDM Plan requirement, and waivers for reductions in minimum lot area and width, minimum lot frontage, front setback, side interior setback, side corner setback, rear interior setback, and rear corner setback, and a request for extended construction hours on Saturdays from 8:00 a.m. to 5:00 p.m. on an approximately 9.51-gross-acre site on the northwest corner of Cozy Drive and Glider Drive.
(10-0-1; Absent: Tordillos)

Open Forum

(In person)

1. Ashley Antonio Sarabia raised concerns on privacy regarding the use of Flock cameras.

2. Christopher Smith addressed concerns regarding oversight of Automated License Plate Reader (ALPR) and Flock camera systems.

3. Majorie Siegel raised concerns regarding the oversight of the ALPR system and Flock cameras.

(Virtual)

4. Call-In User_1 expressed concerns about the use of cameras and requested greater police presence in the evening.

5. Tim Mackenzie raised concerns about the security of data collected by Flock cameras.

6. KBT requested the removal of ALPR cameras, citing concerns about data privacy.

7. Joshua Leeds expressed concerns about the impacts of ALPR cameras on public safety and privacy.

8. Andrew Siegler raised concerns about the use of ALPR systems and requested independent oversight.

9. Kimberly Woo (Siren) raised concerns about the privacy of ALPR data and requested independent oversight.

10. Jordan Moldow addressed concerns regarding the use of ALPR data, expressing the need to strengthen safeguards surrounding access to ALPR data.

11. Kylie Clark expressed concerns about the use of Flock cameras and their potential impact on vulnerable community members.

Adjournment

The Council of the City of San José adjourned the meeting at 7:21 p.m., in memory of Michael Reedy, a family lawyer, writer, and community leader who passed away on March 6, 2026. For more than 30 years, Michael practiced law with kindness and respect and mentored many law students and young lawyers. He also served as President of the Board of St. Francis High School. Remembered as kind, funny, passionate, and joyful, Michael leaves a legacy of goodness and love in San José.

Minutes Recorded, Prepared, and Respectfully Submitted by,

Yasmin Johnson,
Deputy City Clerk City of San José

Approved at Council on: 10/20/2026

# of Actions: 8

Attest by:

Toni Taber, MMC
City Clerk, City of San José

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Office of the City Attorney

SAN JOSÉ CITY COUNCIL CLOSED SESSION MINUTES
SEPTEMBER 15, 2026

Present Councilmembers: Kamei, Tordillos (*Attended Virtually*), Cohen, Mulcahy, Candelas, Casey, Foley, Mahan.

Absent Councilmembers: Campos, Doan, Ortiz.

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:	City of San Diego, et al. v. United States Department of Justice, et al.
Name(s) of Party(ies)	CITY OF SAN DIEGO, CITY OF SAN JOSE, UNITED STATES DEPARTMENT OF JUSTICE, PAMELA J. BONDI, OFFICE OF JUSTICE PROGRAMS, MAUREEN A. HENNEBERG, OFFICE OF JUVENILE JUSTICE AND DELINQUENCY PREVENTION, EILEEN M. GARRY
Court:	United State District Court Southern District of California
Case No:	3:26-cv-00615-CAB-VET
Amount of Money or Other Relief Sought:	Damages according to proof

B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION:

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

Number of matter(s) to be discussed: 1

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: 1

D. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Negotiator: Aram Kouyoumdjian, Director of Employee Relations
Employee Organizations:

1.	Organization or Name and Title of Unrepresented Employees:	**Association of Engineers & Architects** (AEA)
	Nature of negotiations:	wages/salaries, hours, working conditions, etc.
	Name of Existing Contract or MOA:	Memorandum of Agreement — City of San José and Association of Engineers & Architects (AEA)
	How to Obtain a copy of Existing Contract or MOA:	Web: https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/aea Telephone – Employee Relations: (408) 535-8150
2.	Organization or Name and Title of Unrepresented Employees:	**Association of Maintenance Supervisory Personnel** (AMSP)
	Nature of negotiations:	wages/salaries, hours, working conditions, etc.
	Name of Existing Contract or MOA:	City of San José - Association of Maintenance Supervisory Personnel (AMSP) Benefit & Compensation Summary
	How to Obtain a copy of Existing Contract or MOA:	Web: https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/amsp Telephone – Employee Relations: (408) 535-8150
3.	Organization or Name and Title of Unrepresented Employees:	**City Association of Management Personnel Agreement** (CAMP)
	Nature of negotiations:	wages/salaries, hours, working conditions, etc.

Name of Existing Contract or MOA:	Benefit & Compensation Summary — City of San José and City Association of Management Personnel Agreement
How to Obtain a copy of Existing Contract or MOA:	Web: https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/camp Telephone – Employee Relations: (408) 535-8150

4. Organization or Name and Title of Unrepresented Employees: **Municipal Employees' Federation, AFSCME Local 101, AFL-CIO** (MEF)

Nature of negotiations:	wages/salaries, hours, working conditions, etc.
Name of Existing Contract or MOA:	Memorandum of Agreement — City of San José and Municipal Employees' Federation, AFSCME Local 101, AFL-CIO
How to Obtain a copy of Existing Contract or MOA:	Web: https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/mef Telephone – Employee Relations: (408) 535-8150

E. PUBLIC EMPLOYMENT/PUBLIC EMPLOYEE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957:

1. Department or Agency: City Attorney's Office
Title: City Attorney

2. Department or Agency: City Clerk's Office
Title: City Clerk

3. Department or Agency: City Auditor's Office
Title: City Auditor