



City Council Meeting Minutes

Tuesday, May 5, 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

- **Call to Order and Roll Call**

9:30 a.m.- Closed Session- *Cancelled.*

1:30 p.m.- Regular Session.

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

Absent Councilmembers: Mahan.

- **Pledge of Allegiance**

Vice Mayor Pam Foley led the Pledge of Allegiance.

- **Invocation (District 5)**

Father Hugo Rojas, from Our Lady of Guadalupe Church, offered the invocation with a prayer.

- **Orders of the Day**

Action: Upon motion by Councilmember David Cohen, seconded by Councilmember Bien Doan, and carried unanimously, the Orders of the Day were approved, with Item 3.3 *dropped* per the applicant's request. (10-0-1; Absent: Mahan)

Closed Session Report

None provided.

1. CEREMONIAL ITEMS

- 1.1 Councilmember Peter Ortiz presented a proclamation declaring May 5, 2026, as Cinco de Mayo Day in the City of San José, recognizing its historical significance and the cultural contributions of the Mexican-American community.
- 1.2 Councilmember Bien Doan presented a proclamation declaring May 1 - 3, 2026, as National Fallen Firefighters Weekend in the City of San José to honor the lives of our fallen firefighters and to those currently serving our communities every day.
- 1.3 Councilmember Pamela Campos presented a proclamation recognizing May 2026 as National Foster Care Awareness Month in the City of San José to honor the community partners, foster parents, and kinship families who empower San José youth to thrive in safe, loving environments.

2. CONSENT CALENDAR

Councilmember Michael Mulcahy pulled Item 2.9 to address his recusal.

Public Comment: None provided.

Action: Upon motion by Councilmember Bien Doan, seconded by Rosemary Kamei, and carried unanimously, the Consent Calendar was approved, *excluding Item 2.9*, which was voted on separately. The actions below were taken as indicated. (10-0-1; Absent: Mahan)

2.1 Approval of City Council Minutes.

(a) Regular City Council Meeting Minutes of April 14, 2026.

(b) City Council Study Session Meeting Minutes of April 20, 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. (10-0-1; Absent: Mahan)

2.2 Final Adoption of Ordinances.

None provided.

2.3 Approval of Council Committee Minutes.

None provided.

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 Actions Related to the Terminal Elevator Replacement Project.

Adopt the following 2025-2026 Appropriation Ordinance amendments in the Airport Renewal and Replacement Fund:

- (a) Establish the Terminal Elevator Replacement appropriation to the Airport Department in the amount of \$1,000,000; and
- (b) Decrease the Unrestricted Ending Fund Balance by \$1,000,000. CEQA: Determination of Consistency with the Airport Master Plan Amendment Environmental Impact Report, File No. ER22-279. (Airport/City Manager)

Action: Appropriation **Ordinance No. 31323** was adopted, regarding the amendments in the Airport Renewal and Replacement Fund. (10-0-1; Absent: Mahan)

2.8 Report on Request for Proposals for Encampment Cleanup Services.

Accept the report on the Request for Proposals and adopt a resolution authorizing the City Manager or her designee to:

- (a) Negotiate and execute agreements with Hunter Consulting, Inc. (Palos Verdes Estates, CA), Sharjo, LLC (Benicia, CA), and Tucker Construction, Inc. (San José, CA) for encampment cleanup services beginning on or about July 1, 2026, and ending on or about June 30, 2027, with a maximum combined not-to-exceed amount of \$7,950,000;
 - (b) Negotiate and execute amendments and change orders as required to add, delete, or modify services to address encampment cleanup service needs, subject to the appropriation of funds; and
 - (c) Exercise up to six one-year options to extend the term of the agreements, 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: The report on the Request for Proposals was accepted and **Resolution No. RES2026-114** was adopted, regarding the Request for Proposals for encampment cleanup services. (10-0-1; Absent: Mahan)

2.9 Amendment to the Agreement with Clear Channel Outdoor LLC for Large Format Digital Signage on City-Owned Property.

- (a) Adopt a resolution adopting an addendum to the Initial Study/Mitigated Negative Declaration for the Electronic Signs on City-Owned Property Initial Study - West Mission Street and Mabury Road Sites project (File No. ER23-052) and adopt the related Mitigation Monitoring and Reporting Plan.
 - (b) Adopt a resolution authorizing the City Manager, or her designee, to negotiate and execute amendments to the lease agreements and any necessary supporting agreements with Clear Channel Outdoor LLC for the installation of two large format digital signs at Highway 87 and West Mission Street and 1404 Mabury Road.
- CEQA: Addendum to the Electronic Signs on City-Owned Property - West Mission Street and Mabury Road Sites Project Initial Study/Mitigated Negative Declaration, File No. ER25-247. Council District 3. (Economic Development and Cultural Affairs/Planning, Building, and Code Enforcement)

Councilmember Michael Mulcahy stated he was recusing himself from Item 2.9, due to a source of income through the lease agreements on one of his properties.

Item 2.9 was voted on separately from the rest of the Consent Calendar.

Public Comment: Brian Darby, John Miller (No Digital Billboards), Jason Hemp (No Digital Billboards), Les Levitt (No Digital Billboards), and Dr. Paul Lynam (Lick Observatory), provided public testimony regarding the item.

Action: Upon motion by Councilmember Anthony Tordillos, seconded by Councilmember , Peter Ortiz, and carried unanimously, (a) **Resolution No. RES2026-115** and (b) **Resolution No. RES2026-116** were adopted, regarding the amendment to the agreement with Clear Channel Outdoor LLC for large format Digital Signage on City-Owned Property. (9-1-1; Absent: Mahan; Recused: Mulcahy)

- 2.10 Retroactive Approval of Lighting for Light the Night for Fallen Firefighters Sponsored by Council District 7 as a City Council Sponsored Special Event to Expend City Funds and Accept Donations of Materials and Services for the Event.**
As recommended by the Rules and Open Government Committee on April 29, 2026:
(a) Retroactively approve the Tower and Rotunda lighting for Light the Night for Fallen Firefighters scheduled on May 1 - 3, 2026 as a City Council sponsored Special Event and approve the expenditure of funds; and
(b) Retroactively approve and accept donations from various individuals, businesses, or community groups to support the event. CEQA: Not a Project, File No. PP17-011, Temporary Special Events resulting in no changes to the physical environment. (Doan)
[Rules Committee referral 4/29/2026 - Item B.2]

Action: The Tower and Rotunda lighting for Light the Night for Fallen Firefighters, sponsored by Council District 7, was retroactively approved. (10-0-1; Absent: Mahan)

- 2.11 Retroactive Approval and Approval of TogetherSJ Neighborhood Engagement Program Sponsored by the Office of Mayor Matt Mahan as a City Council Sponsored Special Event to Expend City Funds and Accept Donations of Materials and Services for the Event.**
As recommended by the Rules and Open Government Committee on April 29, 2026:
(a) Retroactively approve and approve the TogetherSJ Neighborhood Engagement Program as a City Council sponsored Special Event and approve the expenditure of funds; and
(b) 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. (Mayor)
[Rules Committee referral 4/29/2026 - Item B.3]

Action: The TogetherSJ Neighborhood Engagement Program, sponsored by the Office of Mayor Matt Mahan, was retroactively approved and approved. (10-0-1; Absent: Mahan)

3. STRATEGIC SUPPORT

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

None provided.

3.2 Labor Negotiations Update.

None provided.

3.3 Waiver of Revolving Door Restrictions.

As recommended by the Rules and Open Government Committee on April 29, 2026, consider the request by Diana Alanis, former Council Community Relations Director for Councilmember Bien Doan, for a Waiver of the Revolving Door Restrictions based on Ms. Alanis' April 2, 2026 Waiver Request Letter:

(a) Grant the waiver request upon making findings, including those set forth in the memorandum, that such waiver is in the City's best interest and consistent with the purpose of San José Municipal Code Chapter 12.10; or

(b) Deny the waiver request if unable to make findings, including those set forth in the memorandum, that such waiver is in the City's best interest and consistent with the purpose of San José Municipal Code Chapter 12.10.

CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative activities resulting in no changes to the physical environment. (City Attorney)

[Rules Committee referral 4/29/2026 - Item C.1]

ITEM DROPPED DURING ORDERS OF THE DAY PER THE APPLICANT'S REQUEST

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 Library Facilities and Customer Experience Plan Status Report.

As recommended by the Neighborhood Services and Education Committee on April 9, 2026, accept the status report on the Library Department's Facilities and Customer Experience Plan, including findings and recommendations.

CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports and Informational Memos that involve no approvals for any City action. (Library) [Neighborhood Services and Education Committee 4/9/2026 - Item (d)4]

Jill Bourne, City Librarian, Library Department; and Margaret Sullivan, Library Expert, Margaret Sullivan Studio, offered the presentation and responded to questions.

Public Comment: Brian Darby, Dawn Coppin, Christy La, and Kat Cloud provided public testimony regarding the item.

Action: Upon motion by Councilmember David Cohen, seconded by Councilmember , Rosemary Kamei, and carried unanimously, the status report on the Library Department's Facilities and Customer Experience Plan, including findings and recommendations, was accepted. (10-0-1; Absent: Mahan)

7.2 Approval of Park Master Plans, Amended Turnkey Parkland Agreement, and Park Naming for Two City Chartered Parks.

(a) Approve two Park Master Plans for two future City chartered parks, which consist of a one-acre site (Phase III park) and a 1.72-acre site (Phase IV park), that will be located within the Communications Hill Phase III and IV Project private development site.

(b) Approve an Amended Turnkey Parkland Agreement between the City of San José and KB Home and multiple landowning entities to satisfy the requirements of the City's Parkland Dedication Ordinance (San José Municipal Code Chapter 19.38) for the Communications Hill Phase III and IV Project private development site, which includes:

- (1) Dedication of a one-acre site (Phase III park) and a 1.72-acre site (Phase IV park) to the City;
- (2) Design and construction of park improvements on the two sites;
- (3) Payment of City Design and Review Fees; and
- (4) City to return \$8,046 in previously paid parkland fees to KB Home.

(c) Pursuant to City Council Policy 7-5, adopt "Communications Hill Dog Park" as the official park name for the Phase III park as recommended by staff and as a result of the public outreach process.

(d) Pursuant to City Council Policy 7-5, adopt "Azevedo Park" as the official park name for the Phase IV park as recommended by staff, the Parks and Recreation Commission, and as a result of the public outreach process.

(e) Adopt the following 2025-2026 Appropriation Ordinance amendments in the Subdivision Park Trust Fund:

- (1) Establish the Communications Hill Phase III appropriation to the Parks,

Recreation, and Neighborhood Services Department in the amount of \$263,000;

(2) Establish the Communications Hill Phase IV appropriation to the Parks, Recreation, and Neighborhood Services Department in the amount of \$359,000;

(3) Establish the Developer Refund appropriation to the Parks, Recreation, and Neighborhood Services Department in the amount of \$8,046; and

(4) Decrease the Future Parkland Development Ordinance (PDO)/Park Impact Ordinance (PIO) Projects Reserve by \$630,046.

CEQA: Determination of Consistency with the Communications Hill 2 Project Environmental Impact Report (Resolution No. 77172). Council District 7. (Parks, Recreation and Neighborhood Services/City Manager)

Raymond Constantino, Deputy Director, Parks, Recreation and Neighborhood Services Department (PRNS); Leonel Tapia, Planner III, PRNS; and Marybeth Bowman, Planner, PRNS, offered the presentation and responded to questions.

Public Comment: Brian Darby and Jose Reyes provided public testimony regarding the item.

Action: Upon motion by Councilmember Bien Doan, seconded by Councilmember Rosemary Kamei, and carried unanimously, the Park Master Plans, amended Turnkey Parkland Agreement, and park naming for two City chartered parks were approved; and (e) Appropriation **Ordinance No. 31324** was adopted, regarding amendments in the Subdivision Park Trust Fund. (10-0-1; Absent: Mahan)

8. COMMUNITY & ECONOMIC DEVELOPMENT

8.1 Final Public Hearing and Approval of the Fiscal Year 2026-2027 Annual Action Plan for the U.S. Department of Housing and Urban Development.

(a) Conduct a final public hearing regarding approval of the City's Fiscal Year 2026-2027 Annual Action Plan, as required by the U.S. Department of Housing and Urban Development, to receive federal housing and community development funding.

(b) Adopt a resolution:

(1) Approving the City's Fiscal Year 2026-2027 Annual Action Plan;

(2) Authorizing the Housing Director, or his designee, to submit the City's Fiscal Year 2026-2027 Annual Action Plan to the U.S. Department of Housing and Urban Development; and

(3) Authorizing the Housing Director, or his designee, to negotiate and execute agreements with grantees for the activities identified in the Fiscal Year 2026-2027 Annual Action Plan, including any amendments, extensions, and modifications.

CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment; and File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (Housing)

No presentation provided.

Public Comment: None provided.

Action: Upon motion by Councilmember Rosemary Kamei, seconded by Councilmember Domingo Candelas, and carried unanimously, (a) a final public hearing regarding approval of the City's Fiscal Year 2026-2027 Annual Action Plan was conducted; and (b) **Resolution No. RES2026-117** was adopted,
(1) Approving the City's Fiscal Year 2026-2027 Annual Action Plan;
(2) Authorizing the Housing Director, or his designee, to submit the City's Fiscal Year 2026-2027 Annual Action Plan to the U.S. Department of Housing and Urban Development; and
(3) Authorizing the Housing Director, or his designee, to negotiate and execute agreements with grantees for the activities identified in the Fiscal Year 2026-2027 Annual Action Plan, including any amendments, extensions, and modifications.
(10-0-1; Absent: Mahan)

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

• Open Forum

1. Brian Darby addressed the current media discussion of a possible war and the importance of stability.

• Adjournment

The Council of the City of San José adjourned the meeting at 3:02 p.m.

Minutes Recorded, Prepared, and Respectfully Submitted by,



Yasmin Johnson,
Deputy City Clerk City of San José

Approved at Council on:

of Actions: 6

A handwritten signature in blue ink, appearing to read 'Toni Taber', is written over a horizontal line.

Toni Taber, MMC
City Clerk, City of San José

- **Notice of City Engineer's Pending Decision on Final Maps**

FOR APPROVAL:

Tract: 10655

Location: West side of Communications Hill Boulevard, between Altino Boulevard and Joseph Borba Street

District: 7

Lots/Units:

226/226 Type:

SFD

Proposed Decision: Approved

Developer: KB HOME SOUTH BAY INC.