



City of Santa Clara

Joint Meeting Agenda of the City Council and Authorities Concurrent & Santa Clara Stadium Authority Board



Tuesday, March 25, 2025

5:30 PM

Hybrid Meeting
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

Councilmember Chahal will be participating remotely under the Provisions of AB 2449 "Just Cause"

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

• Via Zoom:

- o <https://santaclaraca.zoom.us/j/99706759306>
Meeting ID: 997-0675-9306
- o Phone 1(669) 900-6833

How to Submit Written Public Comment Before City Council Meeting:

1. Use the eComment tab located on the City Council Agenda page (<https://santaclaraca.legistar.com/Calendar.aspx>). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.
NOTE: Please note eComments and Emails received as public comment **will not** be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at <https://santaclaraca.legistar.com/Calendar.aspx>

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 at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 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. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or Clerk@santaclaraca.gov.

Closed Session - 5:30 PM | Regular Meeting - 7:00 PM

5:30 PM CLOSED SESSION

Call to Order in the Council Chambers

Confirmation of Quorum

1. **25-351** [Public Employee Performance Evaluation \(CC\)
Pursuant to Government Code § 54957\(b\)\(1\)
Title: City Attorney](#)

Public Comment

The public may provide comments regarding the Closed Session item(s) just prior to the Council beginning the Closed Session. Closed Sessions are not open to the public.

Convene to Closed Session (Council Conference Room)

7:00 PM JOINT CITY COUNCIL/STADIUM AUTHORITY BOARD MEETING

Call to Order in the Council Chambers

Pledge of Allegiance and Statement of Values

Roll Call

REPORTS OF ACTION TAKEN IN CLOSED SESSION MATTERS

CONTINUANCES/EXCEPTIONS/RECONSIDERATIONS

SPECIAL ORDER OF BUSINESS

- 2.A **25-135** [Proclamation of March as Youth Arts Month](#)
- 2.B **25-136** [Proclamation of March as Red Cross Month](#)

CONSENT CALENDAR

[Items listed on the CONSENT CALENDAR are considered routine and will be adopted by one motion. There will be no separate discussion of the items on the CONSENT CALENDAR unless discussion is requested by a member of the Council, staff, or public. If so requested, that item will be removed from the CONSENT CALENDAR and considered under CONSENT ITEMS PULLED FOR DISCUSSION.]

- 3.A 25-371** [Action on the March 4, 2025 Special City Council and Santa Clara Stadium Authority Board Meeting Minutes and March 11, 2025 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting Minutes.](#)

Recommendation: Approve the meeting minutes of the March 4, 2025 Special City Council and Santa Clara Stadium Authority Board Meeting and March 11, 2025 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting.

- 3.B 25-06** [Board, Commissions and Committee Minutes](#)

Recommendation: Note and file the Minutes of:
Audit Committee - November 21, 2024
Planning Commission - February 19, 2025
Station Area Task Force - September 19, 2024
Station Area Task Force - October 17, 2024
Station Area Task Force - November 21, 2024
Neighborhood University Relations Committee - July 11, 2024
Historical and Landmarks Commission - February 6, 2025

- 3.C 25-65** [Action on the City of Santa Clara Public Facilities Financing Corporation
Federal and State Income Tax Exempt Reporting for Fiscal Year 2023/24](#)

Recommendation: Authorize the Executive Director, or designee, to file the 2023 Internal Revenue Service Form 990 (Return of Organization Exempt from Income Tax) and the State of California Form 199 (Exempt Organization Annual Information Return) on behalf of the City of Santa Clara Public Facilities Financing Corporation.

- 3.D 25-245** [Action on the City of Santa Clara Federally Funded Grants' Single Audit Report for Fiscal Year Ended June 30, 2024](#)

Recommendation: Note and file the City of Santa Clara Single Audit Report for the year ended June 30, 2024, as recommended by the City Council Audit Committee.

3.E 25-75 [Action on Authorizing the City Manager to Negotiate and Execute Amendments to Agreements with Electrical Maintenance Consultants, Brush Americas, and Mitsubishi Powers Americas, Inc. for Generator Maintenance Services](#)

- Recommendation:**
1. Determine the proposed action is exempt from CEQA pursuant to sections 15301 (Class 1 - Existing Facilities) and 15302 (Class 2 - Replacement or Reconstruction) of Title 14 of the California Code of Regulations;
 2. Authorize the City Manager or designee to negotiate and execute amendments to agreements with Electrical Maintenance Consultants, Brush Americas, and Mitsubishi Power Americas, Inc. for generator maintenance services to increase the aggregate maximum compensation by \$7,000,000 for a revised aggregate maximum compensation not-to-exceed \$10,000,000, subject to the review and approval as to form by the City Attorney; and
 3. Authorize the City Manager or designee to take any actions as necessary to implement and administer the agreements as amended and negotiate and execute future amendment(s) to (1) add or delete services, (2) adjust future rates based on market conditions, (3) make de minimis revisions, (4) extend the term for up to five additional years until February 27, 2032, in such increments as determined by the City Manager, subject to the appropriation of funds and the review and approval as to form by the City Attorney.

3.F 25-1233 [Action on Award of Agreements to Arini Geographics, LLC and Lynx Technologies for Enterprise Geographic Information System \(GIS\) Professional Services](#)

- Recommendation:**
1. Authorize the City Manager or designee to execute an agreement with Arini Geographics, LLC to provide GIS professional services for an initial four-year term ending April 30, 2029, with a maximum compensation not-to-exceed \$5,346,885, subject to the appropriation of funds and review and approval as to form by the City Attorney;
 2. Authorize the City Manager or designee to execute an agreement with Lynx Technologies to provide GIS professional services for as-needed special projects for an initial four-year term ending April 30, 2029, with a maximum compensation not-to-exceed \$200,000, subject to the appropriation of funds and review and approval as to form by the City Attorney; and
 3. Authorize the City Manager or designee (a) to take necessary actions to implement and administer both agreements, (b) exercise the options to extend the terms for up to four additional one-year terms through April 30, 2033, (c) increase the maximum compensation of the agreement with Arini Geographics, LLC after the initial four-year term by up to \$5,685,527 for a revised maximum compensation of \$11,032,412 over the eight years, and (d) increase the maximum compensation of the agreement with Lynx Technologies after the initial four-year term by up to \$200,000 for a revised maximum compensation of \$400,000 over the eight years, subject to the appropriation of funds and review and approval as to form by the City Attorney.

3.G 25-209 [Action on Amendment No. 5 with Wallace Roberts and Todd, LLC for Downtown Precise Plan Infrastructure Fee Services to Extend the Term until December 31, 2025](#)

Recommendation: Authorize the City Manager to execute Amendment No. 5 to the Agreement with Wallace Roberts and Todd, LLC (WRT) for the Downtown Specific Plan to extend the term until December 31, 2025, in a final form approved by the City Attorney.

3.H 25-280 [Authorize the City Manager to Execute a Small Cell Attachment Agreement with GTE Mobilenet of California Limited Partnership, D/B/A Verizon Wireless.](#)

Recommendation:

1. Determine the proposed action is exempt from CEQA pursuant to section 15303 (Class 3 - New Construction or Conversion of Small Structures) of Title 14 of the California Code of Regulations; and
2. Authorize the City Manager to execute the Small Cell Attachment Agreement (Agreement) with GTE Mobilenet of California Limited Partnership, D/B/A Verizon Wireless; and
3. Authorize the City Manager or designee to take any actions as necessary to implement and administer the Agreement and to negotiate and execute amendments to the Agreement as amended to (a) maintain consistency with local, state, or federal regulations or make other necessary or advisable changes; (b) adjust future fees and rates; and (c) exercise an option to extend the term through March 31, 2040, subject to the review and approval as to form by the City Attorney.

3.I 25-221 [Action on Authorizing the Use of City Electric Forces for Public Works at San Tomas Expressway at Cabrillo Avenue, Monroe Street, and Walsh Avenue](#)

Recommendation: 1. Determine that the proposed action is exempt from CEQA pursuant to Section 15302 (Class 2 - Replacement or Reconstruction) of Title 14 of the California Code of Regulations; and

2. Declare and determine in accordance with Section 1310 of the City Charter that the public works located at San Tomas Expressway at Cabrillo Avenue, Monroe Street, and Walsh Avenue are better performed by the City with its own employees based on the information set forth in this Report to Council and authorize the performance of the public works consistent with this authorization.

3.J 25-98 [Action on the 2024 General Plan Annual Progress Report \(APR\)](#)

Recommendation: Accept the General Plan Annual Progress Report as presented by staff for submittal to the California Department of Housing and Community Development (HCD).

SANTA CLARA STADIUM AUTHORITY BOARD CONSENT CALENDAR

4.A 25-286 [Action on Stadium Authority Bills and Claims for the Month of January 2025](#)

Recommendation: Approve the list of Stadium Authority Bills and Claims for January 2025.

4.B 25-101 [Action on the Santa Clara Stadium Authority Financial Status Report for Quarter Ending December 31, 2024 and Approve Related Budget Amendments](#)

- Recommendation:**
1. Note and file the Santa Clara Stadium Authority Financial Status Report for the Quarter Ending December 31, 2024; and
 2. Approve the FY 2024/25 Budget Amendments in the Operating Budget in the amount of \$8,969,000 to reflect increases in projected revenues and expenses; amendments to the Debt Service Budget in the amount of \$675,000 to reflect an increase in projected CFD collections and resulting CFD debt service payments; and amendments to the Capital Budget to increase expenses in the amount of \$65,000 offset by a reduction in Ending Fund Balance.

4.C 25-1092 [Action on Proposed Agreement with ABM Industry Groups, LLC for Janitorial Services at Levi's Stadium for a Three-Year Period with the Option to Extend Two Additional One-Year Periods](#)

Recommendation:

1. Approve the Stadium Manager's request to execute an agreement with ABM Industry Groups, LLC for janitorial services at Levi's Stadium, for an initial three-year term, commencing on April 1, 2025 and ending on March 31, 2028, in a form approved by the Stadium Authority Counsel, and subject to budget appropriations;
2. Authorize the Stadium Manager to amend the agreement with ABM Industry Groups, LLC, as needed, to memorialize all fee increases and/or to include any additional equipment that is necessary for ABM's services that is listed in Exhibit B-1 following the terms and conditions for Annual Fee Increases set forth under Exhibit B of the agreement, subject to budget appropriations, and after approval by the Stadium Authority Executive Director; and
3. Authorize the Stadium Manager to exercise up to two one-year options to extend the agreement through March 31, 2030 under the same terms and conditions, including those for Annual Fee Increases under Exhibit B of the agreement, subject to budget appropriations, and after approval by the Stadium Authority Executive Director.

PUBLIC PRESENTATIONS

[This item is reserved for persons to address the Council or authorities on any matter not on the agenda that is within the subject matter jurisdiction of the City or Authorities. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting. Although not required, please submit to the City Clerk your name and subject matter on the speaker card available in the Council Chambers.]

CONSENT ITEMS PULLED FOR DISCUSSION

PUBLIC HEARING/GENERAL BUSINESS (COUNCIL/STADIUM)

5. 25-166 [Public Hearing: Actions to Allow the Development of 1,792 Residential Units and Associated On- and Off-Site Improvements on Property Located at 2518 Mission College Boulevard, including an Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and a Vesting Tentative Subdivision Map](#)

Recommendation: Alternatives: 1, 2, 3 and 4

1. Adopt a resolution adopting the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022), and the Mitigation Monitoring and Reporting Program for Santa Clara Park Residential Project at 2518 Mission College Boulevard.
2. Adopt a resolution approving the General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan for the project at 2518 Mission College Boulevard.
3. Adopt a resolution approving a rezoning of the project site from High Intensity Office and R & D (HO-RD) to Planned Development (PD) to allow construction of residential development consisting of 1,792 units, 3,500 square feet of retail, 4.225 acres of public parks, landscaping, and on- and off-site improvements at 2518 Mission College Boulevard, subject to conditions of approval.
4. Adopt a resolution approving a Vesting Tentative Subdivision Map to subdivide the land into eight individual lots to serve the proposed development at 2518 Mission College Boulevard, subject to conditions of approval.

6. 25-334 [Informational Report on Super Bowl LX - Spring 2025](#)

Recommendation: Note and file this informational report on Super Bowl LX planning efforts.

7. 25-1135 [Public Hearing: Adoption of a Resolution Ordering the Abatement of a Nuisance Consisting of Growing Weeds in Association with the County Weed Abatement Program for 2025](#)

- Recommendation:**
1. Determine the proposed actions are exempt from CEQA pursuant to Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) of Title 14 of the California Code of Regulations;
 2. Accept the recommendation from the City's Code Enforcement for the removal of the 38 properties who have come into compliance from the County's 2025 Commencement Report;
 3. Adopt a Resolution Ordering the Abatement of a Nuisance Consisting of Growing Weeds in the City of Santa Clara on the Identified Parcels (less those properties removed under Recommendation 2) in Accordance with City Code Chapter 8.15 and in Association with the County Weed Abatement Program, for 2023-2024 (Attachment 6).

8. 25-258 [Public Hearing - Adopt a resolution approving the California Municipal Finance Authority \(CMFA\) issuance of tax-exempt bonds relating to the financing of a 59-unit multifamily rental housing project for low-income households to be located in the City of Santa Clara, California at 3941 Stevens Creek Boulevard.](#)

- Recommendation:** Hold a Tax Equity and Fiscal Responsibility Act public hearing and adopt a Resolution approving the issuance of up to \$50,000,000 in tax-exempt private-activity bonds by California Municipal Finance Authority (CMFA) for the benefit CRP Affordable Housing and Community Development LLC.

9. 25-97 [Adoption of a General Plan Amendment to Incorporate the Multi-Jurisdictional Hazard Mitigation Program into the Safety Element of the City's General Plan](#)

Recommendation: Adopt a Resolution Approving a General Plan Amendment to incorporate the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and the City of Santa Clara Local Annex into the subsection "Emergency Preparedness" of Section 5.10.5, "Safety Goals and Policies" of the City of Santa Clara 2010-2035 General Plan.

REPORTS OF MEMBERS, SPECIAL COMMITTEES AND COUNCILMEMBER 030 REQUESTS

CITY MANAGER/EXECUTIVE DIRECTOR REPORT

ADJOURNMENT

The special Council Priority Setting scheduled meeting is on Tuesday, April 3, 2025 in the Redwood Room at the Central Park Library.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

AB23 ANNOUNCEMENT: Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive \$30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

LEGEND: City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.