



MINUTES OF THE CITY COUNCIL

SAN JOSÉ, CALIFORNIA

TUESDAY, MAY 2, 2017

The Council of the City of San José convened in Regular Session at 9:32 a.m. in the Council Chambers at City Hall.

Present: Councilmembers - Arenas, Carrasco, Davis, Diep, Jimenez, Jones, Khamis, T. Nguyen, Peralez, Rocha; Liccardo.

Absent: Councilmembers - All Present.

STRATEGIC SUPPORT SERVICES

3.2 Accept Labor Negotiations Update.

There was no report.

CLOSED SESSION

Upon motion unanimously adopted, Council recessed at 9:38 a.m. to a Closed Session in Room W133; (A) to confer with Legal Counsel pursuant to Government Code Section 54956.9(d)(4) with respect to anticipated litigation in one (1) matter; (2) to confer with Legal Counsel pursuant to Government Code Section 54956.9(d)(1) with respect to existing litigation; (1) In re: Claim of Guillory; Amount of Money or Other Relief Sought: Administrative Appeal; (2) Great Oaks Water, Inc. v. City, et al.; Names Of Partie(s) Involved: Great Oaks Water Company, Inc., John W.S. Roeder, Betty B. Roeder, Betty B. Roeder Trust A and William C. Miller, Jr. and Betty B. Roeder, Trustees of the Walter S. Roeder Trust B, the City of San José, the San José Redevelopment Agency, Southbay Water Recycling, Does 1 through 100; Court: Superior Court of California, County of Santa Clara; Case No: 1-04-CV012008; Amount of Money or Other Relief Sought: Damages according to proof; (3) City of San José v. City of Santa Clara; Names Of Partie(s) Involved: City of San José, City of Santa Clara; Court: Superior Court of California, County of San Mateo; Case No.: 16-CIV-02303; Amount of Money or Other Relief Sought: Writ of Mandate and Complaint for Declaratory and Injunctive Relief; (3)

CLOSED SESSION (Cont'd.)

City of Santa Clara v. City of San José ; Names Of Partie(s) Involved: City of Santa Clara, City of San José, City of San José City Council, Does I through X; Federal Realty and Investment Trust, and Does 1-20; Court: Superior Court of California, County of San Mateo; Case No.: 17-CIV-00547; Amount of Money or Other Relief Sought: Petition for Writ of Mandate and Complaint for Declaratory Relief; (5) San José Retired Employees Association, et al. v. City, et al; Names of Parties Involved: San José Retired Employees Association, Howard E. Fleming, Donald S. Macrae, Frances J. Olson, Gary J. Richert and Rosalinda Navarro, City of San José Does 1 – 50, Board of Administration for the Federated City Employees Retirement System; Court: Superior Court of California, County of Santa Clara; Case No: 1-12-CV-233660; H040979; H042074; Amount of Money or Other Relief Sought: Declaratory Relief and Verified Petition for Writ of Mandate. (6) Sapien, et al. v. City of San José, et al; Names of Parties Involved: Robert Sapien, Marty Kathleen McCarthy, Thanh Ho, Randy Sekany, Ken Heredia, City of San José, Debra Figone in her official capacity as City Manager of the City of San José, Does 1-15, The Board of Administration for the 1961 San José Police and Fire Department Retirement Plan; Court: Superior Court of California, County of Santa Clara; Case No: 1-12-CV-225928; Amount of Money or Other Relief Sought: Challenge to Measure B. (7) Harris, et al. v. City of San José, et al; Names of Parties Involved: Teresa Harris, Jon Reger, Moses Serrano, Suzann Stauffer, City of San José, Debra Figone in her official capacity as City Manager of the City of San José, The Board of Administration for the 1975 Federated City Employees' Retirement Plan, Does 1-15; Court: Superior Court of California, County of Santa Clara; Case: 1-12-CV-226570; Amount of Money or Other Relief Sought: Challenge to Measure B. (8) Mukhar, et al. v. City of San José, et al; Names of Parties Involved: City of San José, John Mukhar, Dale Dapp, James Atkins, William Buffington, Kirk Pennington, Debra Figone in her official capacity as City Manager of the City of San José, The Board of Administration for the 1975 Federated City Employees' Retirement Plan, Does 1-15; Court: Superior Court of California, County of Santa Clara; Case: 1-12-CV-226574; H040979; H042074; Amount of Money or Other Relief Sought: Challenge to Measure B. (9) AFSCME, et al. v. City of San José, et al; Names of Parties Involved: American Federation of State, County and Municipal Employees, Local 101 on behalf of its members, City of San José, The Board of Administration for the Federated City Employees' Retirement Plan; Court: Superior Court of California, County of Santa Clara; Case: 1-12-CV-225928; H040979; H042074; Amount of Money or Other Relief Sought: Challenge to Measure B; (10) Peter Constant, Steven Haug and Silicon Valley Taxpayers' Association v. Superior Court; Names Of Partie(s) Involved: Peter Constant, Steven Haug, Silicon Valley Taxpayers' Association, a California non-profit Corporation, Proposed Intervenor, Appellants and Petitioners, Superior Court of California, County of Santa Clara, Respondent, the People of the State of California ex. Rel. San José Police Officers Association, Plaintiff, Respondent and Real Party in Interest, City of San José, City Council of San José, Defendants, Respondents and Real Parties in Interest; Court: Sixth District Court of Appeal; Case No.: H043540; Amount of Money or Other Relief Sought: Petition for Writ of Mandate or, In the Alternative, Supersedeas, or Other Appropriate Relief; (11) San José Retired Employees Association, et al. v. City of San José, et al; Names of Partie(s) Involved: San José Retired Employees Association, Kirk Pennington, David Armstrong, Donna Jewett, Dorothy McGinley, City of San José, the Board of Administration for the Federated City Employees Retirement Plan; Court: Superior Court of California, County

CLOSED SESSION (Cont'd.)

of Santa Clara; Case No: 1-14-CV-268085; Amount of Money or Other Relief Sought: Change to City medical plan;

By unanimous consent, Council recessed from the Closed Session at 10:30 p.m. and reconvened to Regular Session at 1:35 p.m. in the Council Chambers.

Present: Councilmembers - Arenas, Carrasco, Davis, Diep, Jimenez, Jones, Khamis, T. Nguyen, Rocha.

Absent: Councilmembers - Peralez; Liccardo. (Excused)

INVOCATION

Amy Goymerac from Opera Cultura, performed Amazing Grace.

PLEDGE OF ALLEGIANCE

Vice Mayor Magdalena Carrasco led the Pledge of Allegiance.

CEREMONIAL ITEMS

1.1 Presentation of a proclamation declaring the month of May as “Building Safety Month” in the City of San José. (Khamis)

Councilmember Johnny Khamis and Vice Mayor Magdalena Carrasco presented a proclamation declaring May “Building Safety Month” in the City of San José.

1.2 Presentation of a commendation to Hilbert Morales recognizing his many years of service to San José. (Nguyen/Diep)

Councilmember Tam Nguyen, Councilmember Lan Diep and Vice Mayor Magdalena Carrasco presented Hilbert Morales with a commendation for his many years of Service to the City of José.

ORDERS OF THE DAY

Upon motion by Councilmember Tam Nguyen, seconded by Councilmember Johnny Khamis and carried unanimously, the Orders of the Day and the Amended Agenda were approved. (9-0-2. Absent: Peralez, Liccardo.)

CONSENT CALENDAR

Upon motion by Councilmember Tam Nguyen, seconded by Councilmember Johnny Khamis and carried unanimously, the Consent Calendar was approved and the below listed actions were taken as indicated. (9-0-2. Absent: Peralez, Liccardo.)

2.1 Approval of Council Minutes:

None provided.

2.2 Final Adoption of Ordinances.

None provided.

2.3 Approval of Council Committee Minutes.

(a) Rules and Open Government Committee Minutes of April 12, 2017. (Mayor) CEQA: Not a Project, File No. PP10-069, City Organizational & Administrative Activities.

Documents Filed: (1) Rules and Open Government Committee Minutes dated April 12, 2017.

Action: The Council Committee Minutes were accepted. (9-0-2. Absent: Peralez, Liccardo.)

2.4 Request for an excused absence for Mayor Liccardo from the Joint Meeting of the Rules and Open Government Committee on May 10, 2017 due to Authorized City Business. CEQA: Not a Project, File No. PP10-069(c), City Organizational & Administrative Activities, Travel. (Mayor)

Documents Filed: Memorandum from Mayor Sam Liccardo, dated April 19, 2017, requested an excused absence due to authorized City business.

Action: The excused absence for May 10, 2017 was approved. (11-0.)

2.5 City Council Travel Reports.

None provided.

2.6 Report from the Council Liaison to the Retirement Boards

None provided.

2.7 Adopt a resolution:

(a) Approving the report of the Director of Public Works setting forth the facts justifying the summary vacation of a 1,515 square foot portion of a public service easement (“Subject Portion”) at the Almaden Ranch Retail Center, 5018 Almaden Expressway;

2.7 (Cont'd.)

- (b) Summarily vacating the Subject Portion which has been superseded by relocation; and
- (c) Directing the City Clerk to record a certified copy of the resolution of vacation with the Office of the Recorder, County of Santa Clara.

CEQA: Almaden Ranch Retail Center Environmental Impact Report (Resolution No. 76168). Council District 9. (Public Works)

Documents Filed: Memorandum from Director of Public Works, Barry Ng, dated April 10, 2017, recommending adoption of a resolution.

Action: Resolution No. 78143, entitled: "A Resolution of the Council of the City of San José Summarily Vacating a Portion of a Public Service Easement Located at 5018 Almaden Expressway", was adopted. (8-0-3. Absent: Nguyen, Peralez, Liccardo.)

2.8 Adopt a resolution:

- (a) Approving the report of the Director of Public Works setting forth the facts justifying the summary vacation of 16,422 square feet of right-of-way along South Seventh Street, south of East Alma Avenue ("Subject Portion") with the reservation of public service easements ("PSE") over certain portions of the area being vacated;
- (b) Summarily vacating the Subject Portion, which is excess right-of-way not required for street purposes with the reservation of the PSEs; and
- (c) Directing the City Clerk to record a certified copy of the resolution of vacation with the Office of the Recorder, County of Santa Clara.

CEQA: Exempt, Permit No. 16-105736SV, CEQA Guidelines Section 15305, Minor Alteration in Land Use Limitations. Council District 7. (Public Works)

Documents Filed: Memorandum from Director of Public Works, Barry Ng, dated April 10, 2017, recommending adoption of a resolution.

Action: Resolution No. 78143, entitled: "A Resolution of the Council of the City of San José Summarily Vacating a Portion of a South Seventh Street and Reserving Public Service Easements Over Portions of the Vacated Area", was adopted. (9-0-2. Absent: Peralez, Liccardo.)

2.9 Approve travel payments and authorize travel for Councilmember Arenas to Guadalajara, Jalisco, Mexico on May 3, 2017 to May 8, 2017 to attend the Guadalajara study tour organized by 80 cities for Via RecreActiva. Source of Funds: The Knight Foundation and District 8 Office Funds. CEQA: Not a Project, File No. PP10-069(c), City Organizational & Administrative Activities, Travel.

Documents Filed: (1) Memorandum from Councilmember Sylvia Arenas, requesting authorization to travel on official City business. (2) Letter from Blair Beekman, dated May 2, 2017, extending appreciation for Vision Zero ideas.

Action: The travel request was authorized. (9-0-2. Absent: Peralez, Liccardo.)

- 2.10 Approve travel payments and authorize travel for Mayor's staff, Khanh Russo, Director of Strategic Partnerships, to New York, NY from May 8, 2017 to May 10, 2017 for the Wellbeing Project. Source of Funds: Bloomberg Philanthropies. CEQA: Not a Project, File No. PP10-069(c), City Organizational & Administrative Activities, Travel. (Mayor)**

Documents Filed: (1) Memorandum from Mayor Sam Liccardo, requesting acceptance of travel payments and authorization to travel on official City business.

Action: The travel request and authorization of payments was authorized. (9-0-2. Absent: Peralez, Liccardo.)

- 2.11 As recommended by the Rules and Open Government Committee on April 26, 2017:**
- (a) Approve the AnimeCon Flag Raising Ceremony and Reception scheduled on Thursday, May 25, 2017, as a City Council sponsored Special Event and approve the expenditure of funds.**
 - (b) Approve and accept donations from various individuals, businesses or community groups to support the event.**
- CEQA: Not a Project, File No. PP15-077, Temporary Special Events. (Peralez)**

Documents Filed: Memorandum from City Clerk Toni J. Taber, dated April 27, 2017, transmitting the recommendations of the Rules and Open Government Committee.

Action: The AnimeCon Flag Raising Ceremony and Reception as a City Council Sponsored Special Event, and expenditure of funds and authorization to accept donations from various individuals, businesses or community groups to support the event, was approved. (9-0-2. Absent: Peralez, Liccardo.)

- 2.12 As recommended by the Rules and Open Government Committee on April 26, 2017:**
- (a) Approve the Dumpster Day scheduled on Saturday, April 29, 2017, as a City Council sponsored Special Event and approve the expenditure of funds.**
 - (b) Approve and accept donations from various individuals, businesses or community groups to support the event.**
- CEQA: Not a Project, File No. PP15-077, Temporary Special Events. (Jimenez)**

Documents Filed: Memorandum from City Clerk Toni J. Taber, dated April 27, 2017, transmitting the recommendations of the Rules and Open Government Committee.

Action: The Dumpster Day as a City Council Sponsored Special Event, and expenditure of funds and authorization to accept donations from various individuals, businesses or community groups to support the event, was approved. (9-0-2. Absent: Peralez, Liccardo.)

END OF CONSENT CALENDAR

STRATEGIC SUPPORT SERVICES

- 3.3 Approve an ordinance amending various sections of Chapters 3.28 and 3.44 and adding a new Chapter 3.58 in Title 3 of the San José Municipal Code to implement revisions for the pension and retiree healthcare plans for members of the City of San José Federated Retirement Plan. CEQA: Not a Project; PP10-068(b), General Procedure & Policy Making, Municipal Code or Policy. (City Manager)**

Documents Filed: (1) Memorandum from Director of Employee Relations, Jennifer Schembri, dated April 13, 2017, recommending approval of an ordinance. (2) Supplemental memorandum from Director of Employee Relations, Jennifer Schembri, recommending adoption of an ordinance and providing Council with comments from the Federated City Employee's Retirement System's Board and Counsel.

Action: Upon motion by Councilmember Donald Rocha, seconded by Councilmember Chappie Jones and carried unanimously, Ordinance No. 29904, entitled: "A Ordinance of the Council of the City of San José Amending Various Sections of Chapters 3.28 And 3.44 And Adding a New Chapter 3.58 of Title 3 of the San Jose Municipal Code to Implement the Terms of the Alternative Pension Reform Settlement Framework Agreement with City Nonsworn Employee Bargaining Groups", was passed for publication. (8-0-3. Absent: Nguyen, Peralez, Liccardo.)

- 3.4 As recommended by the Rules and Open Government Committee on April 26, 2017, adopt a position of oppose for SB 649 (Hueso) – Wireless Telecommunications Facilities. CEQA: Not a Project; PP10-068, General Procedure & Policy Making. (City Manager)**

Documents Filed: Memorandum from City Clerk Toni J. Taber, dated April 27, 2017, transmitting the recommendations of the Rules and Open Government Committee.

Action: Upon motion by Councilmember Johnny Khamis, seconded by Councilmember Donald Rocha and carried unanimously, a position of opposition for SB 649 (Hueso) was adopted. (9-0-2. Absent: Peralez, Liccardo.)

- 3.5 As recommended by the Rules and Open Government Committee on April 26, 2017, adopt a resolution amending Section 2 of Resolution No. 78063 to combine the General Plan Hearing and Land Use categories on Council agendas into a single category entitled "Land Use". CEQA: Not a Project; PP10-068(b), General Procedure & Policy Making, Municipal Code or Policy. (City Attorney)**

Documents Filed: Memorandum from City Clerk Toni J. Taber, dated April 27, 2017, transmitting the recommendations of the Rules and Open Government Committee.

Action: Upon motion by Councilmember Johnny Khamis, seconded by Councilmember Donald Rocha and carried unanimously, Resolution No. 78145, entitled: "A Resolution of the Council of the City of San José Combining the General Plan Hearings and Land Use Order of Business of Council Agenda in Rule 2 of Resolution No. 78063 Specifying Rules for the Conduct of Council Meetings", was adopted. (9-0-2. Absent: Peralez, Liccardo.)

COMMUNITY & ECONOMIC DEVELOPMENT

4.1 Adopt a resolution:

- (a) Authorizing the issuance of:
 - (1) a tax-exempt multifamily housing revenue note designated as “City of San José Multifamily Housing Revenue Note (Villa de Guadalupe Apartments), Series 2017A-1 (the “Series 2017A-1 Tax-Exempt Note”) in a principal amount of approximately \$31,090,000;
 - (2) a taxable multifamily housing revenue note designated “City of San José Multifamily Housing Revenue Note (Villa de Guadalupe Apartments), Series 2017A-2 (the “Series 2017A-2 Taxable Note” and, with the Series 2017A-1 Tax-Exempt Note, the “Series 2017A Notes”) in a principal amount of approximately \$7,410,000; and
 - (3) a tax-exempt multi-family housing revenue bonds designated as City of San José Junior Multifamily Housing Revenue Bonds (Villa de Guadalupe Apartments), Series 2017B (the “Series 2017B Junior Bonds” and, with the Series 2017A Notes, the “Series 2017 Obligations”) in a principal amount of approximately \$3,404,327;
- (b) Approving a loan of Series 2017A Obligation proceeds to Burnham VDG Venture LP, a California limited partnership created by Standard Property Company, a California corporation, to finance the acquisition and rehabilitation of the Villa de Guadalupe Apartments located at 2151 Plaza De Guadalupe, in San José (the “Property”);
- (c) Approving in substantially final form the Funding Loan Agreement, Borrower Loan Agreement, Junior Indenture of Trust, Junior Loan Agreement, Junior Bond Purchase Agreement, Regulatory Agreement and Declaration of Restrictive Covenants and Junior Bond Purchase Agreement (the “Series 2017 Obligation Documents”); and
- (d) Authorizing and directing the City Manager, Director of Finance and Director of Housing, or their designees, to execute and, deliver the Series 2017 Obligation Documents and related documents as necessary.

CEQA: Exempt, File No. PP17-028, CEQA Guidelines Section 15301, Existing Facilities. Council District 5. (Housing/Finance)

(Deferred from 4/18/17 – Item 4.1)

Documents Filed: Joint memorandum from Director of Housing, Jacky Morales-Ferrand and Director of Finance, Julia Cooper, dated March 30, 2017, recommending adoption of a resolution.

Action: Upon motion by Councilmember Donald Rocha, seconded by Councilmember Johnny Khamis and carried unanimously, Resolution No. 78146, entitled: “A Resolution of the Council of the City of San José Authorizing the Issuance, Sale and Delivery of Multifamily Housing Revenue Notes and Junior Multifamily Housing Revenue Bonds, and the Loan of the Proceeds Thereof for the Financing of the Villa de Guadalupe Apartments; and Approving Other Related Documents and Actions”, was adopted. (9-0-2. Absent: Peralez, Liccardo.)

- 4.2 **Report on bids and award of contract for the 8354-Cast Iron Replacement FY 16-17 Package II to the low bidder, Casey Construction, Inc., in the amount of \$2,006,551 and approve a contingency in the amount of \$200,655. CEQA: Exempt, File No. PP17-031, CEQA Guidelines Sections 15301, Existing Facilities. Council Districts 3 and 5. (Public Works)**

Documents Filed: Memorandum from Director of Public Works, Barry Ng, dated April 10, 2017, recommending acceptance of a report and award of a contract.

Action: Upon motion by Councilmember Donald Rocha, seconded by Councilmember Johnny Khamis and carried unanimously, the Report on bids and award of contract for the 8354-Cast Iron Replacement FY 16-17 Package II to the low bidder, Casey Construction, Inc., in the amount of \$2,006,551, with related contingencies, was accepted. (9-0-2. Absent: Davis, Khamis.)

- 4.3 (a) **Accept the landowner petitions requesting the institution of proceedings for the establishment of a community facilities district.**
- (b) **Approve an Agreement with iStar San Jose, LLC to fund the City's costs in investigating the feasibility of a community facilities district for the maintenance of park, stormwater, landscape and related improvements within the Great Oaks Mixed Use Project area and conducting formation proceedings.**
- (c) **Adopt a resolution of intention to:**
- (1) **Form Community Facilities District No. 16 (Raleigh - Coronado);**
 - (2) **Levy a special tax on land within Community Facilities District No. 16;**
 - (3) **Set a Public Hearing for June 6, 2017 at 1:30 p.m. regarding the district formation; and**
 - (4) **Hold an election immediately following the close of public hearing.**
- (d) **Approve an ordinance amending Chapter 14.27 of Title 14 of the San José Municipal Code to add a new Section 14.27.180 to establish the Community Facilities Maintenance District Funds.**
- (e) **Adopt the following 2016-2017 Appropriation Ordinance and Funding Sources Resolution amendments in the Community Facilities District No. 16 (Raleigh - Coronado) Fund, effective on the date on which the ordinance establishing the Community Facilities Maintenance District No. 16 Fund becomes effective:**
- (1) **Establish an appropriation for Community Facilities District No. 16 Feasibility Project to the Public Works Department in the amount of \$20,000; and**
 - (2) **Establish an estimate for Developer Contributions in the amount of \$20,000.**

CEQA: Great Oaks Mixed Use Project EIR (Resolution No 77219), File No. PDC12-028. Council District 2. (Public Works/City Manager)

Documents Filed: Joint memorandum from Director of Public Works, Barry Ng and Senior Deputy City Manager/Budget Director, Jennifer A. Maguire, dated April 10, 2017, recommending approval of an agreement, adoption of resolutions and approval of ordinances.

4.3 (Cont'd.)

Action: Upon motion by Councilmember Sergio Jimenez, seconded by Councilmember Johnny Khamis and carried unanimously, the landowner petitions requesting the institution of proceedings for the establishment of a community facilities district was accepted; the Agreement with iStar San Jose, LLC to fund the City's costs in investigating the feasibility of a community facilities district for the maintenance of park, stormwater, landscape and related improvements within the Great Oaks Mixed Use Project area and conducting formation proceedings was approved; Resolution No. 78147, entitled: "A Resolution of the Council of the City of San José of Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes; Resolution No. 78148, entitled: "A Resolution of the Council of the City of San José Setting Forth the Estimated Sources of Funds for the FY 2016-2017 to Adjust Revenues in the Community Facilities District No. 16 (Raleigh-Coronado) Fund; Ordinance No. 29905, entitled: "A Ordinance of the Council of the City of San José Authorizing Amending Chapter 14.27 of Title 14 of the San José Municipal Code to Establish Community Facilities Maintenance District Funds", was passed for publication; and Ordinance No. 29906, entitled: "A Ordinance of the Council of the City of San José to Appropriate Moneys in the Community Faculties District No. 16 (Raleigh – Coronado) Fund for the Community Facilities District No. 16 Feasibility Project; and and Providing that this Ordinance Shall Become Effective Immediately Upon Adoption", was adopted. (9-0-2. Absent: Peralez, Liccardo.)

TRANSPORTATION & AVIATION SERVICES

- 6.1 (a) **Approve award of a construction contract for the 8381 - 2017 Street Sealing Project, to the low bidder, Graham Contractors, Inc., in the amount of \$6,698,400.**
- (b) **Approve a five percent contingency in the amount of \$334,920.**

CEQA: Exempt, File No. PP14-069, CEQA Guidelines Section 15301(c), Existing Facilities. (Transportation)

Documents Filed: Memorandum from Director, Department of Transportation, Jim Ortbal, dated April 10, 2017, recommending approval award of a construction contract.

Director, Department of Transportation, Jim Ortbal responded to questions from Council.

Action: Upon motion by Councilmember Lan Diep, seconded by Councilmember Dev Davis and carried unanimously, the award of a construction contract for the 8381 - 2017 Street Sealing Project, to the low bidder, Graham Contractors, Inc., in the amount of \$6,698,400 with related contingencies was approved. (9-0-2. Absent: Peralez, Liccardo.)


OPEN FORUM

Blair Beekman addressed the Council regarding downtown advertising billboards and public art in the City.

ADJOURNMENT

Vice Mayor Magdalena Carrasco adjourned the Council Meeting session at 2:18 p.m.

Minutes Recorded, Prepared and Respectfully Submitted by,



Toni J. Taber, CMC
City Clerk

rmk/05-02-17 MIN

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

In accordance with Sec. 19.16.140d of the San José Municipal Code, this is notice of the City Engineer's pending decision on the following Final Maps:

<u>Tract</u>	<u>Location</u>	<u>Council District</u>	<u>Developer</u>		<u>Lots/Units</u>	<u>Type</u>	<u>Proposed Decision</u>
10371	1745 Dobbin Drive	3	Pulte Company	Home	9/50	MFA	Approval