
FW: Comment Letter for Inclusion for the 3/17/26 City Council Meeting

From City Clerk <city.clerk@sanjoseca.gov>
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To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (339 KB)

VTA Comment Letter on SB 79 Implementation - March 2026.pdf;

From: Enright, Tonia <[REDACTED]>
Sent: Monday, March 9, 2026 11:48 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: O'malley Solis, Jessie <[REDACTED]>; Hazen, Josselyn <[REDACTED]>; Greene, Beverly <[REDACTED]>; Quigley, Aaron <[REDACTED]>
Subject: Comment Letter for Inclusion for the 3/17/26 City Council Meeting

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Good morning City Clerk,

VTA would like the attached comment letter included for the 3/17/26 City Council Meeting - Item 10.2 regarding File No. 26-252.
Thank you.

Best wishes,
Tonia Nehil Enright
Management Administrative Assistant
Multimodal Planning & Real Estate
Santa Clara Valley Transportation Authority
3331 North First Street
San Jose, CA 95134
[REDACTED]



March 9, 2026

Honorable Mayor and Members of the City Council
City of San José

**Subject: VTA Comments on Proposed Industrial Exemption – SB 79 Implementation
Santa Teresa and Cerone Transit-Oriented Development Sites**

Dear Mayor and Members of the City Council,

The Santa Clara Valley Transportation Authority (VTA) appreciates the opportunity to provide comments regarding the City of San José's proposed implementation of Senate Bill 79 (SB 79), specifically the proposed industrial exemption that would affect VTA-owned properties at the Santa Teresa and Cerone transit-oriented development (TOD) sites, as well as non-VTA-owned lands within a half-mile radius of the Berryessa and Milpitas BART Stations.

VTA strongly supports land use policies that enable mixed-use, mixed-income development near high-capacity transit. These types of projects are important to increasing transit ridership, reducing dependence on automobiles, lowering greenhouse gas emissions, and advancing the region's housing and climate goals. VTA's transit-oriented development program is built around these principles and seeks to maximize the public benefits of major transit investments.

The proposed industrial exemption would limit the ability to deliver these outcomes at VTA's Santa Teresa and Cerone TOD sites. By precluding residential uses, the exemption would prevent the type of mixed-use, transit-supportive development necessary to fully realize the benefits of transit-oriented development. In addition, the exemption would affect VTA's ability to pursue land use planning for its own properties in a manner consistent with the intent of SB 79 to support housing and transit-supportive development near major transit investments.

Since the previous Council discussion of this item on January 27th, VTA staff have met with City of San José staff to further discuss these issues and explore potential paths forward. These conversations have demonstrated a spirit of collaboration. While an exact path forward has not yet been identified, VTA appreciates the City's willingness to engage and work together on this issue.

VTA encourages the Planning Commission and City Council to direct City staff to continue working with VTA to identify a path forward that would establish a residential overlay, or an



underlying General Plan designation change to allow mixed-use development, on the VTA-owned Santa Teresa and Cerone TOD sites. Alternatively, the City could consider removing these two VTA-owned properties from the proposed industrial exemption, allowing VTA to pursue land use authority consistent with SB 79 and the agency's TOD program.

Regarding non-VTA-owned lands within the half-mile radius of the Berryessa and Milpitas BART Stations, if the City ultimately adopts the industrial exemption in these areas, VTA strongly encourages policies that intensify industrial and commercial densities within these areas. This could include establishing Floor Area Ratio (FAR) minimums that would move these areas towards office, research & development or advanced manufacturing uses. Higher employment densities near major transit investments can still help generate transit ridership to complement the substantial transit investment in these areas.

VTA values its strong partnership with the City of San José and looks forward to continued collaboration to advance development outcomes that support transit, housing, economic vitality, and climate goals.

We appreciate the opportunity to provide these comments and look forward to continued collaboration.

Sincerely,

DocuSigned by:
Jessie O'Malley Solis

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Jessie O'Malley Solis

Director of Multimodal Planning & Real Estate