



## **SPECIAL MEETING: PLANNING COMMISSION AGENDA**

# **Study Session Presenting the Cost of Residential Development in San Jose.**

**Wednesday, January 14, 2026**

**Commencing at 5:30 p.m.**

## Council Chambers

First Floor, City Hall Wing  
200 East Santa Clara Street  
San José, California

**Carlos Rosario, Chair**  
**Melissa Bickford, Vice Chair**  
**Louis Barocio**      **Dilpreet Bhandal**  
**Charles Cantrell**      **Daniel Cao**  
**Lawrence Casey**      **Amiee Escobar**  
**Khoi Nguyen**      **Pierluigi Oliverio**  
**Michael Young**

## Christopher Burton, Director Planning, Building & Code Enforcement

## **Public Comment in Person Only**

For live translations in over 50 languages, please visit: <https://attend.wordly.ai/join/FLEC-0817>

### **How to observe the Meeting (no public comment)**

1. Online at <https://sanjoseca.zoom.us/j/84325178536>; or
2. By Phone: (408) 638-0968. Webinar ID is 843 2517 8536. Alternative phone numbers are: US: +1 (213) 338-8477; or
3. <https://www.youtube.com/CityofSanJoseCalifornia>; or
4. [https://sanjose.granicus.com/ViewPublisher.php?view\\_id=51](https://sanjose.granicus.com/ViewPublisher.php?view_id=51); or
5. Cable Channel 26

### **How to submit written Public Comment before the Planning Commission meeting:**

Send email to [planningsupportstaff@sanjoseca.gov](mailto:planningsupportstaff@sanjoseca.gov) by 1:00 p.m. the day of the meeting. Those emails will be attached to the item on the Agenda. Please identify the Agenda Item Number in the subject line of your email. Public correspondence received after 1:00 p.m. may not be considered by the Commission due to time constraints. Public comments received after 1:00 p.m. should be presented during the hearing.

### **How to request ADA accommodations or interpretation services for the meeting:**

To request an alternative format agenda under the Americans with Disabilities Act for City-sponsored meetings, events or printed materials, please call Support Staff at 408-535-8517 or 1-800-735-2992 (TTY), as soon as possible, but at least three business days before any meeting or event. Accommodations: Any member of the public who needs accommodations should email the ADA Coordinator at ADA@sanjoseca.gov or by calling (408) 535-8430. Language interpretation services are available at no cost for community members. Please contact [planningsupportstaff@sanjoseca.gov](mailto:planningsupportstaff@sanjoseca.gov) or call 408-535-8517 no less than one week prior to the meeting to request an interpreter for other languages.

Nhu cầu cho người khuyết tật được cung cấp theo yêu cầu. Email [ADA@sanjoseca.gov](mailto:ADA@sanjoseca.gov). Gọi (408) 535-8430. Các dịch vụ thông dịch ngôn ngữ được cung cấp miễn phí cho các thành viên trong cộng đồng. Vui lòng liên lạc tới [QuyHoach@sanjoseca.gov](mailto:QuyHoach@sanjoseca.gov) hoặc gọi số 408-793-4174 ít nhất một tuần trước cuộc họp để yêu cầu có thông dịch viên.

Adaptaciones para discapacitados serán proporcionadas a pedido. Mande correo electrónico [ADA@sanjoseca.gov](mailto:ADA@sanjoseca.gov). Llame (408) 535-8430. Los miembros de la comunidad pueden recibir servicios de interpretación gratuitos. Comuníquese con [OficinadePlanificacion@sanjoseca.gov](mailto:OficinadePlanificacion@sanjoseca.gov) o llame al 408-793-4100 para solicitar servicios de interpretación al menos una semana antes de la reunión.

應要求提供殘疾人便利設施. 電子郵件 [ADA@sanjoseca.gov](mailto:ADA@sanjoseca.gov). 致電 (408) 535-8430. 社区成员可以获得免费的口译服务。请至少在会议前一周联系 [planningsupportstaff@sanjoseca.gov](mailto:planningsupportstaff@sanjoseca.gov) 或致电 408-793-4100 申请口译服务

### **THE LEVINE ACT**

[The Levine Act](#) requires a Party in a Proceeding before the City of San José that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than \$500 within the 12 months prior to the City decision. A Participant to a Proceeding may voluntarily report a campaign contribution on the form located on [the Levine Act webpage](#)

## AGENDA ORDER OF BUSINESS

### **WELCOME**

The purpose of this Informational Planning Commission Study Session is to introduce and discuss structural changes to future Resolutions and Staff Reports as proposed by the Development Review Team of the Planning Division of the Planning, Building, and Code Enforcement Department (PBCE), to eliminate redundancies across the two documents and improve the structure to focus on the critical information for the public and the decision makers

### **ROLL CALL**

---

#### **1. CALL TO ORDER & ORDERS OF THE DAY**

---

#### **2. PUBLIC COMMENT**

---

Public comments to the Planning Commission on non-agendized items. Please fill out a speaker's card and give it to the technician. Each member of the public may address the Commission for up to two minutes. The commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Planning Commission is limited to the following options:

- Responding to statements made or questions posed by members of the public; or
- Requesting staff to report back on a matter at a subsequent meeting; or
- Directing staff to place the item on a future agenda.

---

#### **3. STUDY SESSION PRESENTATION**

---

##### **a. Report on the Cost of Residential Development in San Jose.**

The purpose of the study session is for the Housing Department to provide the Planning Commission with a report on the Cost of Residential Development, which includes a discussion of the economics of residential development and the barriers to new housing production in San José. The report evaluates total development costs for both affordable and market-rate housing.

*PROJECT MANAGER, JERAD FERGUSON*

---

#### **4. PLANNING COMMISSION Q & A**

---

---

#### **5. OPEN FORUM**

---

---

#### **6. ADJOURNMENT**

---

## **CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS**

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

### **1. Public Meeting Decorum:**

- a. Persons in the audience will refrain from behavior, which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b. Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c. Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d. Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e. Persons in the audience will not place their feet on the seats in front of them.
- f. No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g. All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

### **2. Signs, Objects or Symbolic Material:**

- a. Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
  - No objects will be larger than 2 feet by 3 feet.
  - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
  - The items cannot create a building maintenance problem or a fire or safety hazard.
- b. Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c. Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

**CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN  
THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)**

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:

- a. Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
- b. Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
- c. Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
- d. Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners, or Staff in conversation will not be honored. Abusive language is inappropriate.
- e. Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
- f. If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
- g. Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.