

Citywide Planning Activities Status Report

Community and Economic Development Committee

October 27, 2025

Item (d)3

Presenters:

Martina Davis, Division Manager, Department of Planning, Building & Code Enforcement

Ruth Cueto, Principal Planner, Department of Planning, Building & Code Enforcement

Jerad Ferguson, Principal Planner Department of Planning, Building & Code Enforcement



*Planning, Building and
Code Enforcement*

Citywide Planning Overview

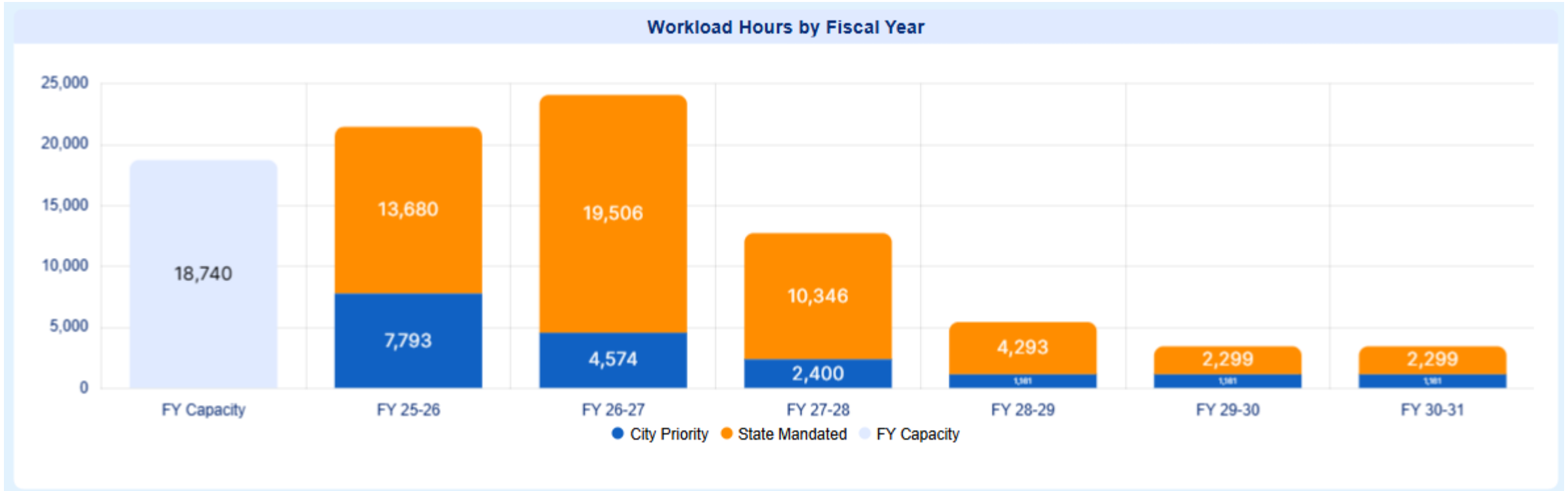
- General Plan/Analytics
- Housing/Housing Element
- Ordinance & Policy
- Urban Village & Station Area Planning
- Special Projects
- 3 managers, 4 supervisors, 9 planners
 - 16 active staff



Citywide Planning Work Plan

- Work required/committed through completion and adoption of the 7th Cycle Housing Element – Fiscal Year (FY) 2030-2031
- Current/Near Term:
 - Implementation of the 6th Cycle Housing Element
 - General Plan Major Review (Four-Year Review)
 - FY 2025-2026 Budget Priorities
- Future:
 - Open Space, Safety and Environmental Justice Elements (Tri-Element Update)
 - 7th Cycle Housing Element Update
 - FY 2026-2027 Budget Priorities

Workload by Fiscal Year



- 18,740 hours available per fiscal year based on current staffing - 1 vacancy & 1 on leave
- 21,473 hours committed current Fiscal Year 2025-2026
- 24,080 hours committed Fiscal Year 2027-2028

General Plan Four-Year Review



- Accelerating work to successfully implement 6th Cycle Housing Element and prepare for 7th Cycle Housing Element
- Must increase residential capacity
- Limited scope includes evaluating the Urban Village Planning Process and Small Multifamily Housing strategy
- Requires significant staff time and funding
- The following shifts to the workplan were adopted through the budget to address funding:
 - Pause Coyote Corridor Study until budgeted in future year
 - Combine Saratoga CEQA with Four-Year Review, which will delay adoption of Saratoga UV plan
 - Delay Tri-Elements

General Plan Four-Year Review



Additional General Plan Four-Year items directed through FY 2025-2026 budget:

1. Eliminating ground floor commercial requirements for housing developments that are not on a vibrant business corridor;
2. Expanding growth areas to where there is current market demand for housing and employment uses, except in areas with immitigable Vehicle Miles Traveled (VMT) impacts; and
3. Expanding Homeownership by Densifying Downtown

Transit Oriented Communities (TOC)

- Policy adopted by Metropolitan Planning Commission (MTC)
- Compliance required to access discretionary transportation funding
 - +/- \$148 million from OBAG (One Bay Area Grant) funding cycles since 2012
- Requires minimum residential and commercial office densities for new development within ½ mile of 54 transit stations
- \$1.2 million planning grant application approved
- Required pausing Senate Bill (SB) 1333 rezonings

FY 2025-2026 Work Plan Highlights

- In Progress:
 - Five Wounds Urban Village (UV) – Complete April 2026
 - Alum Rock East UV – Complete June 2026
 - Saratoga UV – Complete 27/28
 - Transit Oriented Communities Compliance – Complete 27/28
- Housing Element Implementation
 - SB 9 Expansion (HE - Housing Element) & Zoning Maintenance Update – December 2025
 - Reasonable Accommodation Zoning Update (HE) – Spring 2026
 - Standard Permit Conditions & Findings (HE) – Spring 2026
 - North San José Overlays 2.0 (HE) – Spring 2026

FY 2025-2026 Work Plan Highlights

- Upcoming:
 - Downtown Ministerial Ordinance – Fall 2026
 - Digital Wayfinding Ordinance – Timeline (to be determined) based on determination of procurement process
 - SB 79 Info Memo & Initial Analysis – January 2026
 - SB 79 and other state law zoning update – Timeline and scope currently being developed
 - Saratoga Ave Transportation Impact Fee Analysis – Spring 2026

FY 2026-2027 Tentative Work Plan

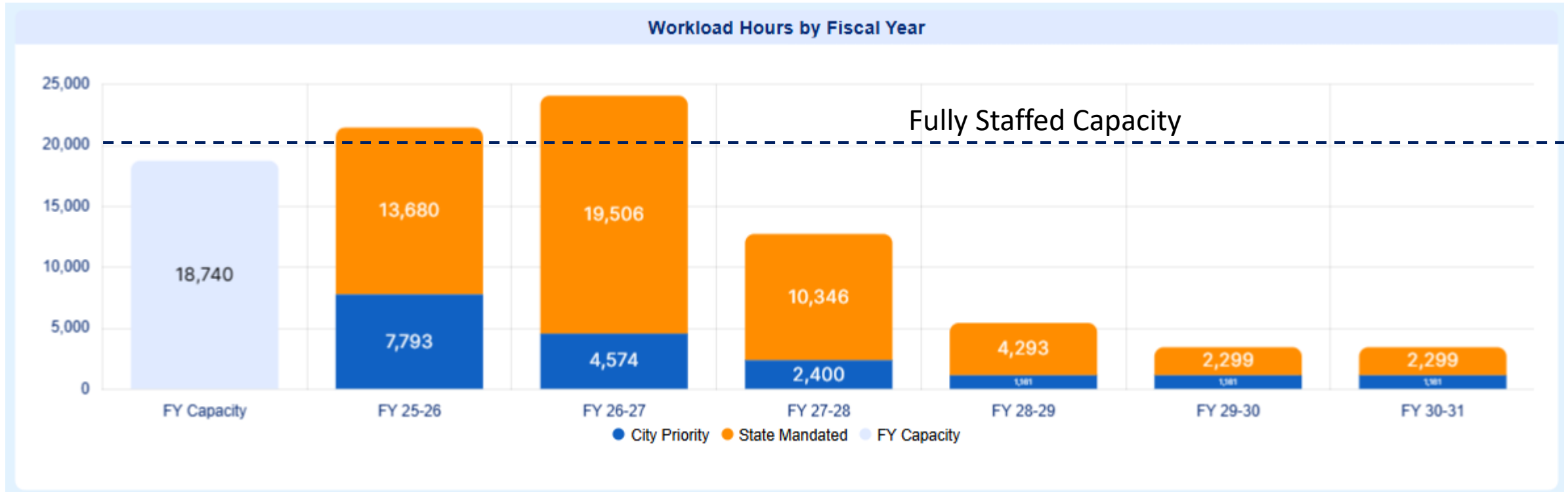
New Items:

- Tri-Element Update
- City Council Policy 6-30 (Outreach) update (HE)
- Eliminate Downtown Employment Area Overlay
- Vape & Smoke Shop Zoning Amendment
- Density Bonus Ordinance Expansion (HE)
- Neighborhood Urban Villages
- Future Urban Village Work

Continuing Items:

- Four-Year Review
- Saratoga UV
- Development Fee Framework (HE)

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Next Steps / Budget Process

- Assess workload for FY 2025-2026 and FY 2026-2027 in context of upcoming budget process
- Provide an update to the Community and Economic Development Committee in February 2026 in advance of budget process
- Direction from Council through budget process on prioritization and trade-offs for upcoming fiscal years

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