



City Council Meeting Minutes

Monday, April 20, 2026

1:30 PM

Council Chambers

**Study Session - From Ideation to Occupancy: A Guide to Building in San José,
Permitting, Timelines, and Coordination**

MATT MAHAN, MAYOR
ROSEMARY KAMEI, DISTRICT 1
PAMELA CAMPOS, DISTRICT 2
ANTHONY TORDILLOS, DISTRICT 3
DAVID COHEN, DISTRICT 4
PETER ORTIZ, DISTRICT 5
MICHAEL MULCAHY, DISTRICT 6
BIEN DOAN, DISTRICT 7
DOMINGO CANDELAS, DISTRICT 8
PAM FOLEY, VICE MAYOR, DISTRICT 9
GEORGE CASEY, DISTRICT 10

• **Call to Order and Roll Call**

1:30 p.m. - 4:05 p.m.

Study Session: From Ideation to Occupancy: A Guide to Building in San José, Permitting, Timelines, and Coordination.

Present Councilmembers: Foley, Kamei (*arrived at 2:06 p.m.*), Campos (*arrived at 2:18 p.m.*), Tordillos, Cohen, Doan, Candelas, Mulcahy, Casey.

Absent Councilmembers: Mahan, Ortiz.

Present Staff: Jennifer Maguire, City Manager; City Manager's Office; Lee Wilcox, Assistant City Manager, City Manager's Office; Susana Alcalá Wood, City Attorney, City Attorney's Office; Stephen Ngo, Council Policy & Legislative Advisor, Mayor's Office; Toni Taber, City Clerk, City Clerk's Office; and Yasmin Johnson, Deputy City Clerk, City Clerk's Office.

CITY COUNCIL STUDY SESSION

Purpose: This Study Session is intended to provide City Council a clear foundation for how the permitting system works today and the factors that influence variability in timelines and outcomes.

Outcome: Staff will provide an overview of development services responsibilities and the volume of activity across partner departments, then use multifamily new construction as a primary example to illustrate the coordinated and interdependent nature of the permitting continuum.

Jennifer Maguire, City Manager, City Manager's Office, introduced the Study Session and opened the floor for the presentations.

• **Introduction**

1. Development Services at a Glance

Christopher Burton, Director, Planning, Building, and Code Enforcement Department (PBCE); and James Dobson, Assistant Chief, San José Fire Department, offered this portion of the presentation.

2. The Development Permitting Continuum: City Perspective and Development Community Perspective

Christopher Burton, Director, Planning, PBCE, offered the presentation regarding perspectives on the development permitting continuum.

Samida Thakral, Vice President of Investments, Prologis, offered her perspective as a customer by stating strengths and challenges and providing suggestions for improvement.

3. Case Study: Enhanced Coordination on Priority Affordable Housing

Lisa Joiner, Deputy Director, PBCE, offered the presentation regarding a case study on enhanced coordination on priority affordable housing .

Chris Neale, President, CORE Companies, offered his perspective as a customer by stating strengths and challenges and providing suggestions for improvement, regarding the Gateway Towers project .

4. What Drives Time to Completion: Where Time is Added and Where Time is Reduced

Manira Sandhir, Deputy Director, PBCE, offered the presentation on what drives time to completion.

Ryan McNamara, Vice President of Development, SummerHill Homes, offered his perspective as a customer by stating strengths and challenges and providing suggestions for improvement.

5. Fees and Requirements: Understanding Cost Recovery and Project Obligations

J Guevara, Deputy Director, Public Works Department, offered the presentation on understanding cost recovery and project obligations.

David Mulvihill, Nobu Hospitality, offered his perspective as a customer by stating strengths and challenges and providing suggestions for improvement, regarding the Press Room Restaurant project.

6. Tools and Technology Supporting the Work

Alex Powell, Program Manager, PBCE, offered the presentation on tools and technology supporting the work.

Jennifer Freedman, Vice President of Development, Overton Moore Properties, offered her perspective as a customer regarding the project, by stating strengths and challenges and providing suggestions for improvement.

7. Continuous Improvement: What's Underway and What's Next

Christopher Burton, Director, PBCE, offered the presentation on continuous improvement.

- **Council Questions**

Vice Mayor Pam Foley opened the floor for Council questions.

- **Public Comment**

No public comments provided.

- **Adjournment**

The Council of the City of San José adjourned the meeting at 4:05 p.m.

Minutes Recorded, Prepared, and Respectfully Submitted by,



Yasmin Johnson,
Deputy City Clerk City of San José

Approved at Council on:

of Actions: 0

A handwritten signature in blue ink, appearing to read 'Toni Taber', written in a cursive style.

Toni Taber, MMC
City Clerk, City of San José