

**DRAFT MINUTES OF THE
JOINT MEETING OF THE RULES AND OPEN GOVERNMENT COMMITTEE AND
COMMITTEE OF THE WHOLE**

SAN JOSÉ, CALIFORNIA

WEDNESDAY, MARCH 4, 2026

The Committee meeting was held in the Council Chambers and convened at 2:01 p.m.

Present: Councilmembers - Cohen, Kamei, Foley, Doan, Candelas.

Absent: Councilmembers - None.

Staff: Lee Wilcox, Assistant City Manager, City Manager's Office; Kevin Fisher, Assistant City Attorney, City Attorney's Office; Joy Rodriguez, Assistant City Clerk, City Clerk's Office; Rachelle Blattman, Senior Executive Analyst, City Manager's Office; and Daniel Aguilar, Deputy City Clerk, City Clerk's Office.

A. City Council (City Clerk)

1. Review March 10, 2026 Final Agenda

- a) Add New Items to Final Agenda
- b) Assign "Time Certain" to Agenda Items (if needed)
- c) Review of Notice of Waiver Requirements for Agenda Items or Documents (if needed)

Public Comment: None provided.

Action: Upon motion by Vice Mayor Pam Foley, seconded by Councilmember Bien Doan, and carried unanimously, the Committee approved the final agenda for the City Council meeting on March 10, 2026, including the add sheet. (5-0-0)

2. Review March 17, 2026 Draft Agenda

- a) Add New Items to Draft Agenda
- b) Assign "Time Certain" to Agenda Items (if needed)
- c) Review of Notice of Waiver Requirements for Agenda Items or Documents (if needed)

Public Comment: None provided.

Action: Upon motion by Councilmember Bien Doan, seconded by Councilmember Rosemary Kamei, and carried unanimously, the Committee approved the draft agenda for the City Council meeting on March 17, 2026. (5-0-0)

B. Consent Calendar

Public Comment: Brian Darby offered public comment.

Action: Upon motion by Councilmember Domingo Candelas, seconded by Councilmember Bien Doan, and carried unanimously, the Consent Calendar was approved *as a whole*, with the following action taken as indicated. (5-0-0)

1. The Public Record for February 19, 2026 - February 26, 2026. (City Clerk)

Receive and file the Public Record for February 19, 2026 - February 26, 2026.

Action: The Public Record for February 19, 2026 - February 26, 2026 was received and filed. (5-0-0)

C. Rules Committee Reviews, Recommendations and Approvals

1. The Cost of Residential Development in San José. (Mayor, Kamei, Campos, Tordillos, and Cohen)

Direct the City Manager to amend the scope of work for the next Cost of Residential Development Study to include:

- a. A feasibility analysis based on an expanded list of housing typologies including single-stairwell multifamily buildings and other small multifamily buildings.
- b. An analysis of the impact of off-site improvements on the cost and supply of housing, based on past improvements conditioned on various housing development projects.
- c. An analysis of the financial impact of various reach codes and local amendments adopted or under consideration for adoption by the City Council.
- d. An analysis that identifies the parking ratio as one factor in the cost of development and compares like for like, especially in larger multifamily products.
- e. A sensitivity analysis testing the impact of development review timelines, with specific quantification of holding costs over the course of the project.

Public Comment: None provided.

Action: Upon motion by Councilmember Rosemary Kamei, seconded by Vice Mayor Pam Foley, and carried unanimously, the item was referred for a workload analysis that is to return to the March 11, 2026 Rules and Open Government Committee meeting. (5-0-0)

D. Open Forum

1. Brian Darby offered public comment regarding homelessness in the City.

E. Adjournment

Chair David Cohen adjourned the Committee meeting at 2:09 p.m.

Minutes Recorded, Prepared, and Respectfully Submitted by,

DRAFT

Daniel Aguilar
Deputy City Clerk, City of San José

Approved at Council on:

Number of actions: 4

Attest by:

Toni J. Taber, MMC
City Clerk, City of San José