



Memorandum

TO: RULES AND OPEN
GOVERNMENT COMMITTEE

FROM: Robert Sapien, Jr.

SUBJECT: See Below

DATE: July 24, 2024

Approved

Date:

7/24/24

SUBJECT: Update to the August – December 2024 Community and Economic Development Committee Work Plan

RECOMMENDATION

Approve an amendment to the August – December 2024 Community and Economic Development Committee Work Plan to add the following item to the August 26, 2024, Community and Economic Development Committee meeting agenda.

Fire Sprinkler Systems in Qualifying Accessory Dwelling Unit. Condominiums

Purpose: Provide a status report on requiring fire sprinkler systems in qualifying Accessory Dwelling Units to be sold as condominiums. (Fire)

BACKGROUND

On June 11, 2024, City Council adopted an ordinance of the City of San José amending various sections of Title 20 (Zoning Ordinance or Zoning Code) of the San José Municipal Code, including amending Section 20.80.175 and adding a new Part 2.76 of Chapter 20.80 to allow the sale and conveyance of accessory dwelling units as condominiums. As part of its action—which included Item (b) but not Item (a) from the Supplemental Memorandum¹, dated June 10, 2024—City Council directed staff to return to the Community and Economic Development Committee with further research on requiring fire sprinkler systems to qualifying accessory dwelling units to be sold as condominiums.

¹ <https://sanjoseca.primegov.com/Portal/viewer?id=0&type=7&uid=bdcaf066-a2e0-46b7-8c4d-95fd38701b92>

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Fire Department staff will provide a report on their discussions with fire agencies located within the state, the Office of the State Fire Marshal, and the California Department of Housing and Community Development regarding implementation of Assembly Bill 1033², as well as share considerations to address trends identified in the National Fire Incident Reporting System regarding increasing numbers of structure fires across the country over the last nine years.



ROBERT SAPIEN, JR.
Fire Chief, Fire Department

For questions, please contact James Dobson, Deputy Fire Chief/Fire Marshal, at (408) 535-7794 or james.dobson@sanjoseca.gov.

² https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB1033