



Memorandum

TO: COMMUNITY AND
ECONOMIC DEVELOPMENT
COMMITTEE

FROM: Christopher Burton

SUBJECT: Citywide Planning Activities
Semi-Annual Status Report

DATE: April 14, 2026

Approved

Date:

4/17/26

RECOMMENDATION

Accept the semi-annual status report on citywide planning activities, including Urban Village planning, ordinance updates, and the General Plan Four-Year Review process.

BACKGROUND

The Citywide Planning team manages and supports land use policy and ordinance efforts within the Department of Planning, Building, and Code Enforcement (PBCE), including the ongoing evolution of the Envision San José 2040 General Plan, adoption and implementation of the Housing Element, area and specific plans, and urban villages. In addition, Citywide Planning is responsible for the City's ordinances and policies that relate to land use and urban planning, including the Zoning Ordinance, Sign Ordinance, Citywide Design Standards and Guidelines, and various City Council Policies. The team undertakes changes to City ordinances and policies to implement process improvements and establish a clear local regulatory framework for development. Additionally, the team is responsible for monitoring and maintaining data relating to permits and development in the City, forecasting development trends to inform the City's Budget, and monitoring and responding to both pending and recently adopted state legislation. Much of the Citywide Planning team's work is mandated by state law, such as the Housing Element, or implementing new state laws, such as ongoing updates around Accessory Dwelling Units.

An update on citywide planning activities is provided semi-annually to the Community and Economic Development Committee in the spring and fall. This report will focus on the remaining work to be completed for the end of fiscal year (FY) 2025-2026 and the work planned for fiscal year 2026-2027.

ANALYSIS

Projects managed by the Citywide Planning team vary in duration and resource needs but are typically lengthy efforts because of the extensive research, analysis, mapping, outreach, stakeholder coordination, and public hearing requirements associated with such legislative and policy actions that can affect wide swaths of the City. For example, minor ordinance updates could potentially be completed in six months, but a General Plan update or creation of an Urban Village Plan may be a multi-year process. The PBCE Customer Service Charter provides a comprehensive and transparent view of the Citywide Planning team's current workload and ability to take on new tasks.

In the current fiscal year, the Citywide Planning team's focus remains on completing the General Plan Four-Year Review and implementing Housing Element actions to ensure San José meets state housing requirements, retains access to funding, and lays the groundwork for the next Housing Element cycle. Limited staffing and significant state-driven deadlines require prioritization of core initiatives over projects that are not driven by an outside mandate and where the City has more flexibility in determining timelines.

Citywide 2031 Horizon Work Plan

The Citywide Planning team continues to make progress on the significant major projects identified from now until January 2031 that will dominate its work plan to maintain compliance with state law, and in particular, a compliant and timely 7th Cycle Housing Element. Given the size and scope of these items, some work can be done concurrently, but some must be done sequentially.

Current and Near Term (FY2025-2026 and FY2026-2027):

1. Continued implementation of the 6th Cycle Housing Element, such as:
 - a. Reasonable Accommodation Ordinance Amendments
 - b. Downtown Ministerial Ordinance
2. General Plan Four-Year Review
 - a. Task Force and Outreach Completion
 - b. Policy Amendments such as increased densities, updates to Urban Village strategy, potential growth area identification etc.
 - c. Environmental Impact Report
3. Continued Building More Housing Focus Area Work, such as:
 - a. Minimum densities
 - b. Senate Bill (SB) 79¹ Ordinance Amendments and Implementation
 - c. Transit-Oriented Communities
4. Open Space, Safety and Environmental Justice Elements (Tri-Element Update)
5. Urban Villages

¹ https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260SB79

Future (FY2027-2028 and beyond):

1. 7th Cycle Housing Element
2. Small multi-family and Other Design Standards Updates
3. Ongoing Zoning Ordinance amendments
4. Other Urban Village Plans

Work Plan Workload Analysis

Citywide Planning team has five smaller subgroups that focus on a specific area of work and include the following: (1) Housing Element & Housing Policy, (2) General Plan and Data Analytics, (3) Ordinances and Policy Updates, (4) Citywide Special Projects/Transit Oriented Communities (TOC) Compliance, and (5) Urban Village Planning. The Citywide team has 15 planners and also relies on consultants for outreach and technical analysis. There is currently one vacancy on the team. .

Work and projects are typically shared across subgroups, especially for large efforts like the General Plan Four-Year Review and may be reallocated as needed based on capacity. However, each project has an assigned project manager, an appropriate project team, and a Principal/Division Manager to ensure focus and ownership on scope and schedule. Since these are multifaceted efforts, each task has an assigned task lead and supporting resources are allocated based on the intensity of the task. It is useful to breakout work and accomplishments by team to best illustrate capacity when assessing the current and future workload.

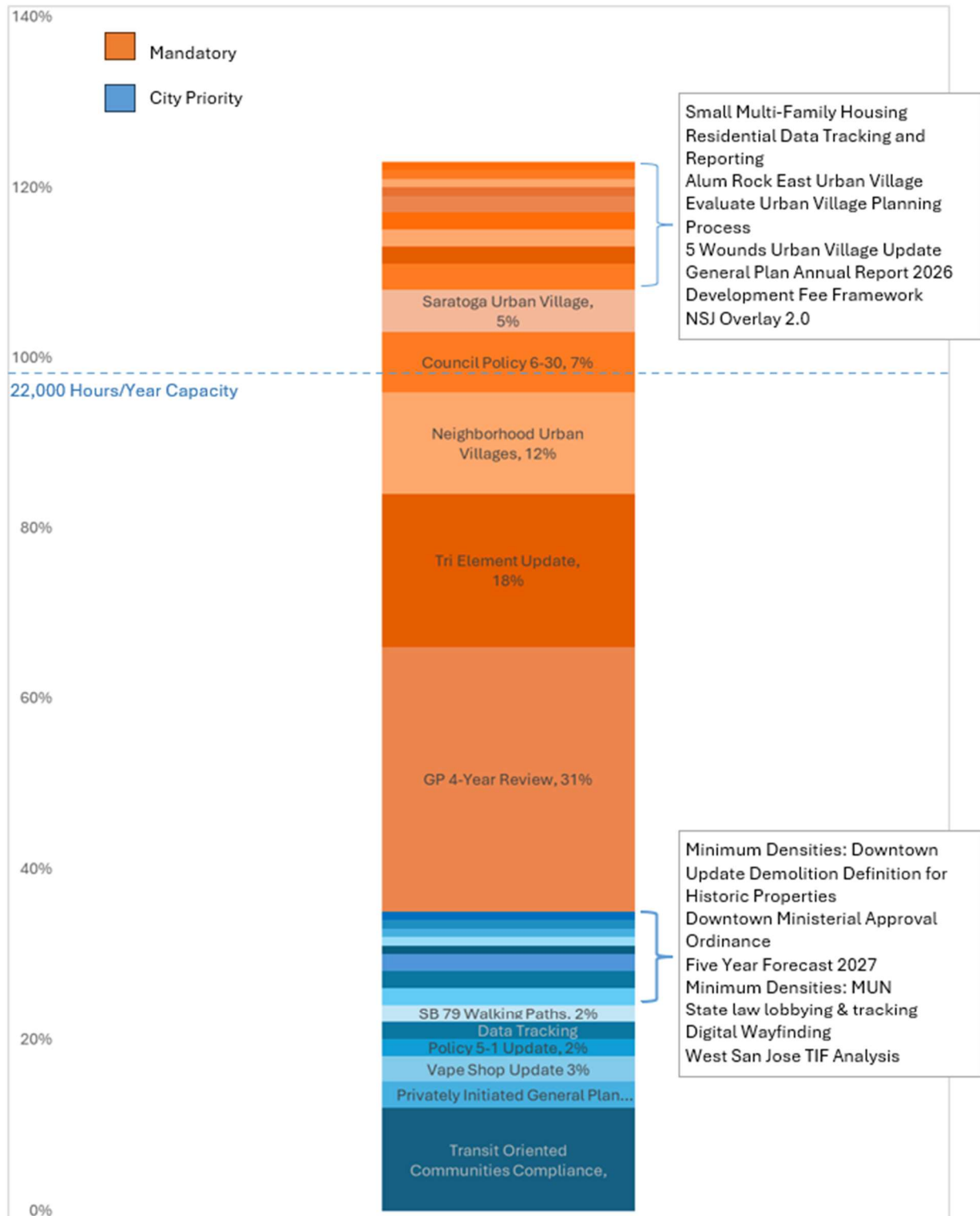


Figure 1: Workload vs. Capacity

As shown in Figure 1 (overall hours/capacity), the Citywide team's workplan for the next fiscal year (FY 2026-2027) exceeds current capacity, with total workload estimated at approximately 125% of available staff hours. The bulk of the work is mandatory, driven by the Housing Element and/or other state requirements. Of the already allocated capacity, 89% is for state-mandated items, with only 36% allocated to City-initiated projects, which are important City Council and PBCE priorities, but not tied to state or legal mandates. As a result, even without additional work items, some timelines will extend beyond original expectations, and certain work items will be delivered later than planned.

Recent direction in the City Council-approved Mayor's March Budget Message² identified potential new work for Citywide Planning. These include increasing the Citywide Planning Fee to provide additional funding, establishing a 90-day approval guarantee for ministerial permits, and allowing ministerial approval of advanced manufacturing in industrial zones. Additional work plan items will further necessitate reprioritization of current efforts and could result in additional schedule impacts in FY 2026–2027.

The following sections break down the Citywide Planning team's efforts by sub-team to illustrate the current work plan and projects underway with the capacity constraints in greater detail.

General Plan and Data Analytics

The General Plan team is responsible for maintaining and updating the Envision San Jose 2040 General Plan, data, and maps relating to development, and for forecasting development trends. The team's focus this year is the third General Plan Four-Year Review.

Since the beginning of FY 2025-2026, the General Plan team led and supported several key projects, including a joint City Council and Planning Commission General Plan Study Session, two General Plan Early Consideration hearings, and the kickoff of the third General Plan Four-Year Review. This effort included producing the Four-Year Progress Report, holding five task force meetings, one virtual community meeting, and onboarding a community engagement consultant.

The main focus of the General Plan team through this and the next fiscal year will be the updates and environmental review associated with the General Plan Four-Year Review. In addition, the Tri-Element Update is an important state-mandated priority that will need to be resumed in order to meet the City's legal obligations. In addition, the team also has on-going projects such as the General Plan Annual Report, privately initiated general plan amendments, and the Five-Year Development Forecast. The following table describes the team's major projects.

² <https://sanjose.legistar.com/gateway.aspx?M=F&ID=2df13613-55a4-488f-868a-2fb7f591514a.pdf>

General Plan Team's Major Projects for Fiscal Year 2025-2026 and Fiscal Year 2026-2027			
In Progress			
General Plan Four-Year Review	Evaluation of significant changes in the planning context and achievement of key General Plan goals. Present recommendations to the Task Force and City Council on an increase in residential capacity, Missing Middle Strategy, UV strategies, and J/ER. Based on direction from City Council, initiate and complete amendments, outreach, and environmental review.		
	Priority: State Law	Estimated Completion: December 2027	% of Total FY2026-2027: 31%
Privately Initiated GPA	Review of privately initiated General Plan Amendment applications, including the processing of Early Consideration Hearings. The team is currently reviewing four applications.		
	Priority: City Priority	Estimate Completion: December 2026	% of Total FY2026-2027: 3%
General Plan Annual Report 2025	State- and GP 2040 required annual report, which analyzes and tracks progress on Major Strategies and implementation actions of GP 2040.		
	Priority: State Law	Estimated Completion: June 2026	% of Total FY2026-2027: <1%
City Council Policy 5-1 Update	Support for the Department of Transportation's effort to evaluate Policy 5-1 in light of recent CEQA reforms.		
	Priority: City Priority	Estimated Completion: August 2027	% of Total FY2026-2027: 2%
Upcoming in FY 2026-2027			
Five-Year Development Forecast, 2027	Annual report on permit activity trends across residential, commercial and industrial development which assists the Office of the City Manager in estimating future construction-related tax revenues that generate funds for the City's Capital Improvement Program.		
	Priority: City Priority	Estimated Start: Fall 2026 Estimate Completion: February 2027	% of Total FY2026-2027: 1%
Tri-Element Update	Update Open Space and Safety Element, and develop new Environmental Justice Element, pursuant to State Law.		
	Priority: State Law	Estimated Start: Fall 2026 Estimated Completion: December 2027	% of Total FY2026-2027: 18%
Minimum Densities: MUN	Evaluate and recommend minimum densities for MUN Mixed Use Neighborhood land use designation to ensure development consistent with land use goals to support small to medium multi-family housing.		
	Priority: City Priority	Estimated Start: Fall 2026 Estimate Completion: Spring 2027	% of Total FY2026-2027: 1%
Minimum Densities: Downtown	Evaluate and propose minimum densities Downtown land use designations to ensure development is consistent with land use goals to support		

	Priority: City Priority	Estimated Start: Fall 2026 Estimate Completion: Spring 2027	% of Total FY2026-2027: 2%
General Plan Annual Report, 2026	State and GP 2040 required annual report which analyzes and tracks progress on Major Strategies and implementation actions.		
	Priority: State Law	Estimated Start: Fall 2026 Estimate Completion: December 2026	% of Total FY2026-2027: 1%

Housing Element and Housing Policy

The Housing Element and Housing Policy team is tasked with the implementation of the City’s Housing Element and annual reporting related to progress on the Housing Element. The team maintains housing production data and implements additional policies related to housing, including recently leading the initial analysis of SB 79. For the upcoming fiscal year, the team will continue to focus on the General Plan Four-Year Review, which will likely necessitate substantial amendments to the General Plan and Zoning Ordinance based on the recommendations of the Task Force and City Council. Additionally, the team will focus on updating the City’s outreach policy contained in City Council Policy 6-30. The work on the General Plan Four-Year Review is anticipated to finish by December 2027; thereafter, the team will need to turn its focus to preparation of the 7th Cycle Housing Element with a targeted completion Date of June 2030 and statutory due date of January 2031.

The following represents completed, in progress, and upcoming work for the Housing Element and Housing Policy team:

Completed since October 2025 Community and Economic Development Committee Update			
SB 79 Evaluation and Report to City Council	Analysis and detailed staff report resulting in a City Council item in January 2026 on recently adopted Senate Bill 79		
	Priority: State Law	Completed: January 2026	% of Total FY2026-2027: NA
Group Homes Zoning Update	Housing Element required program to update Zoning Ordinance for Group Homes with seven or more in residential zoning districts.		
	Priority: Housing Element	Completed: January 2026	% of Total FY2026-2027: NA
Housing Element Annual Report and Housing Catalyst Team Work Plan Update	Annual required progress report on Housing Element and an update to the Community and Economic Development Committee and City Council on Housing Catalyst Work Plan.		
	Priority: Housing Element	Completed: March 2026	% of Total FY2026-2027: NA
In Progress			
General Plan Four-Year Review	Evaluation of significant changes in the planning context and achievement of key General Plan goals, Present recommendations to Task Force and City Council. This work is co-led with the General Plan team. The Housing		

	Team is leading on the Urban Village evaluation and Missing Middle Housing areas.		
	Priority: State Law/Housing Element	Estimated Completion: December 2027	% of Total FY2026-2027: 31%
Development Fee Framework	Creation of policy framework including adoption of a new City Council Policy for how and when fees should be charged to development projects.		
	Priority: Housing Element	Estimated Completion: December 2026	% of Total FY2026-2027: 1%
Reasonable Accommodation Zoning Update	Remove barriers to the Reasonable Accommodate process in which persons with disabilities may request exceptions from zoning and building standards		
	Priority: Housing Element	Estimated Completion: June 2026	% of Total FY2026-2027: N/A
Small Multi-Family Housing	Now merged with the General Plan Four-Year Review, this is a key Housing Element program to evaluate 4-10 units of missing middle housing on lower-density sites throughout the city.		
	Priority: Housing Element	Estimated Completion: Fall 2027	% of Total FY2026-2027: 3%
Evaluate Urban Village Planning Process	Now merged as part of the General Plan Four-Year Review		
	Priority: Housing Element	Estimated Completion: December 2026	% of Total FY2026-2027: 2%
Downtown Ministerial Approval Ordinance	Complete environmental clearance and update the zoning ordinance to allow for ministerial approvals for housing projects downtown.		
	Priority: Focus Area	Estimated Completion: December 2026	% of Total FY2026-2027: 1%
Residential Data Tracking and Reporting	Continue monthly and regular tracking of residential permit data to support Housing Element and City Focus Area work.		
	Priority: City Priority	Estimated Completion: Ongoing	% of Total FY2026-2027: 2%
State Law Tracking and Analysis	Tracking and analysis of pending and recently adopted state bills related to land use and housing. This is also a work item for the Housing team.		
	Priority: State Law	Estimated Completion: Ongoing	% of Total FY2026-2027: 1%
Upcoming in FY 2026/2027			
City Council Policy 6-30 Update	Comprehensive update of City Council Policy 6-30, outreach for private development.		
	Priority: Housing Element	Estimated Start: Spring 2026 Estimated Completion: December 2026	% of Total FY2026-2027: 7%
Density Bonus Ordinance Expansion	Housing Element program to increase City's Density Bonus by at least 10% above state requirements and assess effectiveness of up to 25%. Identify other ways the City's Density Bonus could be expanded to result in more affordable homes.		

	Priority: Housing Element	Estimated Start: Summer 2026 Estimated Completion: Spring 2027	% of Total FY2026-2027: 2%
Annual Housing Element Progress Report & Housing Catalyst Team Work Plan Update	Prepare Housing Element Annual Progress Report for 2026 and provide an update on the Housing Catalyst Work Plan.		
	Priority: State Law	Estimated Start: December 2026 Estimated Completion: April 2027	% of Total FY2026-2027: 2%
On Hold in FY 2026/2027			
North San Jose Overlays 2.0	Evaluate potential of adding additional overlay sites in North San José. Work is on hold while the City looks to further understand the exemptions under SB 79 and associated impacts.		
	Priority: Housing Element		% of Total FY2026-2027: N/A

Ordinances and Policy Updates

The Ordinance and Policy team is responsible for updating the zoning ordinance, sign ordinance, and City Council Policies on land use; reviewing and responding to pending and recently adopted state legislation; and monitoring emerging trends and needs to identify potential updates. This team is also responsible for assisting with zoning and sign code interpretations and training staff on new requirements. In addition, this team coordinates with departments such as Police, Fire, Public Works, and Office of Economic Development and Cultural Affairs on overlapping policy areas such as digital wayfinding, temporary outdoor events, and wildfire prevention requirements.

In recent years, addressing new state legislation and other state-mandated work has become a significant workload for this team. City priorities, such as the zoning ordinance update to address vape shops and the longstanding need to update the outdoor lighting policy to address modern lighting technology, have been either delayed or indefinitely backlogged. For example, this year, SB 79 has required substantial analysis and generated three new ordinance updates that are either led or assisted by this team. Some years result in a lighter ordinance update workload from the state, but there is always a body of work to conduct analysis and coordination with the Office of Administration, Policy, and Intergovernmental Relations as bills progress through the legislature. The team also leads appropriate code clean-ups and improvements to refine the development review process; however, this work has largely been paused as the need for zoning updates to address state mandates has increased. The exact workload is challenging to predict; however, every year the team assumes there will be some workload generated by the state, while prioritizing City Council and PBCE priorities to the extent feasible for improving the development review process.

The following represents completed, in progress, and upcoming work for the Ordinance and Policy team:

Completed since October 2025 CED Update			
SB 9 Expansion	Update previously adopted SB 9 standards to facilitate development. Allow “SB 9 type” development in the R2 Zoning District and on historic properties.		
	Priority: Housing Element	Completed: January 2026	% of Total FY2026-2027: NA
2025 State Law Compliance/ Maintenance Update	Zoning update to address changes to state laws, including Accessory Dwelling Units and SB 684/1123 small lot subdivisions, and to address minor maintenance items.		
	Priority: State Law	Completed: January 2026	% of Total FY2026-2027: NA
SB 79 Industrial Hub Exclusion	Zoning update to exclude industrial hubs such as North San Jose and Edenvale from the provisions of SB 79		
	Priority: State Law	Completed: March 2026	% of Total FY2026-2027: NA
In Progress			
Downtown Digital Wayfinding	Update the Sign Ordinance to allow digital kiosks with commercial advertising in the downtown area, concurrent with a Request for Proposal issued by the Office of Economic Development and Cultural Affairs.		
	Priority: City Priority	Estimated Completion: December 2026	% of Total FY2026-2027: N/A
Update Standard Permit Findings	Update the required permit findings in the Zoning Ordinance so that housing projects are only subject to uniform, objective findings.		
	Priority: Housing Element	Estimated Completion: June 2026	% of Total FY2026-2027: NA
State Law Compliance/ Maintenance Zoning Update 2026	Update to address recent state laws, such as daycares being a permitted use in multi-family buildings, minor changes to Junior Accessory Dwelling Unit standards, allowing Senate Bill 9 subdivisions on historic properties, and other zoning maintenance updates.		
	Priority: State Law	Estimated Completion: June 2026	% of Total FY2026-2027: NA
State Law Tracking and Analysis	Tracking and analysis of pending and recently adopted state bills related to land use and housing. This is also a work item for the Housing team.		
	Priority: State Law	Estimated Completion: Ongoing	% of Total FY2026-2027: N/A
SB 79 Walking Path Analysis	Analysis and potential zoning update to exclude certain properties from SB 79 if they are more than a mile by walking from a transit stop entrance.		
	Priority: State Law	Estimated Completion: Fall 2026	% of Total FY2026-2027: 2%
Upcoming in FY 2026-2027			
Update demolition standards for historic properties	Work with the City’s Historic Preservation Officer to update the Zoning Ordinance demolition definition for properties that are listed on the Historic Resources Inventory		
	Priority: State Law	Estimated Start: Summer 2026	% of Total FY2026-2027: 2%

		Estimated Completion: Fall 2026	
Vape Shop Zoning Update	Update the zoning ordinance to add a Conditional Use Permit or other land use permit requirement for vape and smoke shops		
	Priority: City Priority	Estimated Start: Summer 2026 Estimated Completion: Fall 2026	% of Total FY2026-2027: 3%
State Law Zoning Update 2026-2027	Reserved capacity for potential zoning updates to address legislation that is adopted in 2026		
	Priority: State Law	Estimated Start: Fall 2026 Estimated Completion: Spring 2027	% of Total FY2026-2027: <1%
Missing Middle Housing	The policy direction related to Missing Middle Housing as part of the Four-Year Review will result in the need for significant modifications to many of the existing residential and mixed-use zoning districts.		
	Priority: State Law	Estimated Start: Spring 2027 Estimated Completion: December 2027	% of Total FY2026-2027: 3%
Minimum Densities: Mixed-Use Neighborhood	Zoning update related to minimum densities for MUN Mixed Use Neighborhood land use designation to ensure development consistent with land use goals to support small to medium multi-family housing.		
	Priority: City Priority	Estimated Start: Fall 2026 Estimate Completion: Spring 2027	% of Total FY2026-2027: 1%
Minimum Densities: Downtown	Zoning update related to minimum densities for the Downtown land use designations to ensure development is consistent with land use goals.		
	Priority: City Priority	Estimated Start: Fall 2026 Estimate Completion: Spring 2027	% of Total FY2026-2027: 2%
On Hold			
Outdoor Lighting Policy Update	Update the City Council Policy 4-3 Outdoor Lighting on Private Development to address LED lighting and other modern lighting technology.		
	Priority: City Priority	Estimated Start: NA Estimated Completion: NA	% of Total FY2026-2027: NA
Modernize Sign Code related to multi-family and mixed-use development	Update the Sign Code to address modern trends for signage at multi-family development and mixed-use buildings.		
	Priority: State Law	Estimated Start: NA Estimated Completion: NA	% of Total FY2026-2027: NA

Citywide Special Projects/Transit-Oriented Communities Compliance

The Citywide Special Projects/Transit-Oriented Communities team’s primary responsibility is the implementation of the Metropolitan Transportation Commission’s Transit Oriented Communities (TOC) policy. This policy requires the City to adopt minimum and maximum residential density and office floor area ratio (FAR)

requirements within a half mile of 54 transit stations in or adjacent to San Jose. Compliance with the policy is required to access future discretionary funding, such as the One Bay Area Grant (OBAG) program, from which the City has received millions of dollars in the past.

The team has received approximately \$1.4 million in grant funding for this work from the Metropolitan Transportation Commission and the Santa Clara Valley Transit Authority. The grant funding focuses on 26 stations where the market is strongest and/or where the City is planning to seek transportation funding. Staff is currently in the process of finalizing the grant agreements. The team will first complete an analysis of existing density and FAR compliance, then formulate potential strategies for compliance, such as overlays, targeted amendments, and combined area plans. After the initial analysis, a preferred approach will be selected and then implemented. Depending upon the required CEQA analysis, it is anticipated the project will be completed within two to three years; the team’s work is largely allocated through FY2027-2028.

The station areas covered by the TOC policy overlap with many unplanned urban villages and almost entirely overlap with areas covered by SB 79. Taking advantage of this overlap, the TOC team assisted in the SB 79 analysis and will continue to assist with efforts around the bill. The team will evaluate ways to consolidate TOC planning with Urban Village planning in the areas of overlap. Further, the team is assisting with the effort to establish downtown minimum densities, as this is both City Council direction and a requirement of the TOC policy.

The following represents completed, in progress, and upcoming work for the TOC team:

<i>In Progress</i>			
<i>Transit Oriented Communities Compliance</i>	Analyze, develop strategies, and implement the Metropolitan Transportation Commission TOC policy, minimum density and FAR requirements within a half mile from 26 selected transit stations.		
	Priority: Outside Mandate	Estimated Completion: December 2027	% of Total FY2026-2027: 12%
<i>Upcoming</i>			
<i>Downtown Minimum Density</i>	Establish minimum residential density in the Downtown Growth Area that also addresses TOC Compliance. This work is in coordination with the General Plan Team.		
	Priority: City Priority + Outside Mandate	Estimated Start: Spring 2027 Estimated Completion: December 2027	% of Total FY2026-2027: 2%

Urban Village Planning

The Urban Village Planning team is responsible for creating new Urban Village plans and updating existing ones. The team is currently working to finalize the Five Wounds Urban Village Plan update, which is now targeted for completion in early fall 2026. The

team is in the drafting stages of the Eastside Alum Rock Urban Village Plan, which is expected to go before City Council in early fall after additional outreach. Staff is advancing the Saratoga Avenue Urban Village plan, which is now tracking completion concurrent with the General Plan Four-Year Review at the end of 2027.

The following represents completed, in progress, and upcoming work for the Urban Village team:

<i>In Progress</i>			
<i>Five Wounds Urban Village Plan Update</i>	Update to and consolidation of the four Urban Village plans surrounding the planned 28 th Street/Little Portugal BART station.		
	Priority: Housing Element	Estimated Completion: Fall 2026	% of Total FY2026-2027: N/A
<i>Saratoga Avenue Urban Village</i>	Urban Village Plan for Saratoga Avenue from Interstate 280 to the border with the City of Saratoga, including the Westgate and Paseo de Saratoga shopping centers. Environmental review folded into GP 4-year review.		
	Priority: City Priority	Estimated Completion: December 2027	% of Total FY2026-2027: N/A
<i>Eastside Alum Rock Urban Village</i>	Urban Village Plan for Alum Rock Avenue between Interstate 680 and the unincorporated boundary to the east.		
	Priority: City Priority	Estimated Completion: Fall 2026	% of Total FY2026-2027: N/A
<i>Planning Consultant Services RFQ</i>	Complete master agreements for consultants for a variety of planning services including land use, design, transportation analysis, economic analysis, and CEQA		
	Priority: City Priority	Estimated Completion: Spring 2026	% of Total FY2026-2027: NA
<i>Upcoming in FY 2026/2027</i>			
<i>Saratoga Avenue Transportation Impact Fee Analysis</i>	Assess feasibility of an interjurisdictional transportation impact fee for development in and around the Saratoga Avenue Urban Village Plan area. This effort is led by DOT with assistance from PBCE.		
	Priority: City Priority	Estimated Start: Spring 2026 Estimated Completion: Fall 2026	% of Total FY2026-2027: <1%
<i>Neighborhood Urban Villages</i>	Assist housing team with updates to urban village policies related to neighborhood urban villages and implement the consolidated neighborhood urban village approach		
	Priority: City priority	Estimated Start: Fall 2026 Estimated Completion: December 2027	% of Total FY2026-2027: 12%
<i>Potential Future Work</i>			
<i>De Anza Urban Village</i>	Urban Village Plan for De Anza Boulevard.		
	Priority: City Priority	Estimated Start: Summer 2027	% of Total FY2026-2027:

		Estimated Completion: Fall 2028	NA
Combined Capitol Urban Villages	Combined Urban Village Plan for station areas along Capitol Blvd. TBD, as work related to SB 79, TOC Compliance, and/or the Four Year Review will overlap and may change the nature of village planning adjacent to transit stations.		
	Priority: City Priority	Estimated Start: TBD Estimated Completion: TBD	% of Total FY2026-2027: NA
Highway 87 Combined Urban Villages	Combined Urban Village Plan for station areas around Highway 87 light rail stations. TBD, as work related to SB 79, TOC Compliance, and/or the Four Year Review will overlap and may change the nature of village planning adjacent to transit stations.		
	Priority: City Priority	Estimated Start: TBD Estimated Completion: TBD	% of Total FY2026-2027: NA
South Bascom South Urban Village	Urban Village Plan for the South Bascom – South Urban Village area.		
	Priority: City Priority	Estimated Start: TBD Estimated Completion: TBD	% of Total FY2026-2027: NA

COORDINATION

This memorandum has been coordinated with the City Attorney’s Office.

/s/

Christopher Burton
Director, Planning, Building, and Code Enforcement

For questions, please contact Martina Davis, Division Manager, Planning, Building, and Code Enforcement, at martina.davis@sanjoseca.gov or (408) 535-7888.