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## All District Leadership Group inputs for the Envision 2040 General Plan Review

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**From** Greg Peck ADLG [REDACTED]

**Date** Tue 4/21/2026 5:27 PM

**To** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

**Cc** City Clerk <city.clerk@sanjoseca.gov>; Taber, Toni <toni.taber@sanjoseca.gov>; Maguire, Jennifer <jennifer.maguire@sanjoseca.gov>

1 attachment (355 KB)

ADLG letter to City Council 2026 04 21.pdf;

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Hello, Honorable Mayor, City Councilmembers.

Please find attached the All District Leadership Group's letter regarding the Envision 2040 General Plan.

All District Leadership Group (ADLG) is a consortium of leaders from active San Jose leadership groups representing San Jose neighborhood associations.

Respectfully,  
Greg Peck  
Chair, All District Leadership Group (ADLG)

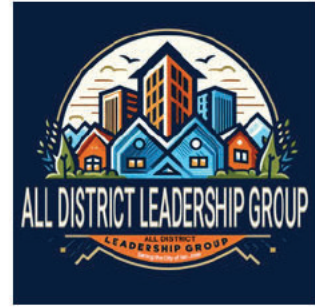
Attachment: ADLG Letter to City Council 2026-04-21.pdf

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# San Jose

## All District Leadership Group

D1 – D2 – D3 – D4 – D5 – D6 – D7 – D8 – D9 – D10



April 21, 2026

Sent via email

Honorable Mayor and City Council Members  
City of San Jose  
200 E. Santa Clara Street, 18<sup>th</sup> Floor  
San Jose, CA 95113

**SUBJECT: Envision 2040 General Plan Review: Public Engagement and Outreach**

Since its 2019 formation, the All District Leadership Group (ADLG) has served as a forum to strengthen two-way communication between San Joseans and elected officers and senior appointed staff. Today, the All District Leadership Group represents more than 500 neighborhood and community based organizations. As neighborhood leaders, ADLG members provide a forum for sharing best practices and timely updates on civic matters. Our efforts are intended to ensure that appropriate engagement and advocacy occurs with all communities and residents especially where there are city-wide areas of interest.

San Jose's General Plan is now being updated, and all San Joseans will be impacted by the proposed changes. These changes are complex, and the current direction of Task Force deliberations seems to go well beyond State mandates. When finalized, it appears they will constitute the most extreme and radical transformation of land use regulations creating a system where future projects will receive no public review or input. This major zoning policy update could result in unintended consequences, and undoing zoning changes are near-impossible.

At its regularly scheduled meeting on April 18, the ADLG reviewed the current outreach program and believe it is wholly inadequate. ADLG members believe that these deliberations warrant broad and robust engagement with all stakeholders and the general public. In summary, this process deserves a lot more than a booth at Viva Calle (with handouts only in English), and three public meetings for the entire city.

We are therefore urging that Council Members advocate to the City Manager that additional outreach events be held including at least one in every Council District as well as one final City-wide event. The ADLG pledges to assist in ensuring that all Districts leaders and organizations are aware of these events once scheduled.

Sincerely,

Greg Peck  
ADLG Chair

cc: Toni Taber, City Clerk

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District 1 – Gary Cunningham  
District 2 – John Leipelt  
District 3 – Joan Rivas-Cosby  
District 4 – Michael Kraus

District 5 – Guadalupe Gonzalez  
District 6 – Larry Ames  
District 7 – Alie Victorine  
District 8 – Pat Waite

District 9 – Michael Ehrlich  
District 10 – David Heindel  
At-Large – Greg Peck  
At-Large – Jim Carter



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**Community Input - General Plan Review - Envision 2040**

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**From** Rich Crowley [REDACTED]**Date** Wed 4/22/2026 12:01 PM**To** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; district5@sanjose.ca.gov <district5@sanjose.ca.gov>; Councilmember Michael Mulcahy <district6sanjoseca.gov@shared1.ccsend.com>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>**Cc** City Clerk <city.clerk@sanjoseca.gov>

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**Mayor Mahan & City Council Members -**

I have had the opportunity to voluntarily serve San Jose on a variety of citizen advisory groups and a few commissions over my 79+ years living in the Bay Area. The topics ranged from Transportation to Neighborhood Engagement to Senior Citizen lifestyle issues to name a few.

You are about to review San Jose's General Plan update as recommended by the current Task Force. Unfortunately, the process for their conclusions and recommended changes has been sorely lacking the needed public input to make the extreme changes they are putting forward.

San Jose is perhaps the best suburban big city in the entire country as judged by it's, low crime rate and the strength of its neighborhoods. The preponderance of single-family housing here has lead to a stable environment that, in itself, causes residents to want to get involved in maintaining their quality of life. The major recommendations of the Task Force involve a true threat to this stability without providing a true opportunity for these neighborhoods to express their concerns to you. There have been only 4 meetings held for public input and one of those was scheduled during Viva Calle (A huge gathering pulling community advocates away from that hearing.).

Recommendations such as: (1) Allowing up to 8 units on a single family, 6,000 SF lot and up to 14 units on a 10,000 SF lot without any increase in parking; (2) Straining our already overburdened infrastructure and (3) Eliminating public review and comments of neighborhood projects (by right) are not only extreme but pure insanity.

The residents of San Jose need to be fully informed and allowed to express their feelings on the future of our city. Please instruct the Task Force to go back to the drawing board and schedule more hearings at times that will draw maximum resident participation.

Thank you for your consideration,

**RICH**

Rich Crowley  
District 10 Homeowner since 1970  
[REDACTED] cell/text

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**Items C2 and C3 for Tomorrow's Rules Meeting**

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**From** Matt Savage [REDACTED]  
**Date** Tue 4/28/2026 8:27 AM  
**To** City Clerk <city.clerk@sanjoseca.gov>  
**Cc** Theresa Do [REDACTED] David Naczycz [REDACTED]

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Chair Cohen and Members of the Rules and Open Government Committee,

On behalf of more than one thousand members of San José YIMBY, we are writing in **strong support of the proposed ordinance under Item C2** to expand ministerial approval for projects developed pursuant to AB 130. Ministerial approval is one of the most effective tools cities have to streamline housing production.

By allowing qualifying infill projects to move forward more predictably and without lengthy discretionary processes, San José can accelerate the delivery of new homes closer to jobs and transit, improve economic feasibility for builders, and enable more housing options for residents. This approach also reduces the burden on staff time, allowing the Planning Department to focus resources on more complex housing work.

We also want to express our **support for Item C3**, which would explore alternative financing tools for affordable housing. Additional analysis of funding mechanisms, including public-private models and lease-revenue financing, can help the city evaluate pathways that complement existing programs and expand future production capacity.

Together, these items will help San José advance more homes more efficiently, strengthen its overall housing pipeline, and support infill development that benefits both residents and the environment.

Thank you for your consideration.

Sincerely,

Theresa Do, David Naczycz, and Matt Savage  
San José YIMBY Co-Leads

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**Fw: PUBLIC COMMENT: Support - Rules Committee 5/13 Mtg: Ministerial Approval for AB130 Projects**

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**From** Agendadesk <Agendadesk@sanjoseca.gov>

**Date** Tue 5/12/2026 11:25 AM

**To** Rules and Open Government Committee Agendas <rulescommitteeagenda@sanjoseca.gov>

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**From:** City Clerk <city.clerk@sanjoseca.gov>

**Sent:** Tuesday, May 12, 2026 11:19 AM

**To:** Agendadesk <Agendadesk@sanjoseca.gov>

**Subject:** Fw: PUBLIC COMMENT: Support - Rules Comm ttee 5/13 Mtg: Ministerial Approval for AB130 Projects

**Office of the City Clerk | City of San José**

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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**From:** Joshua Burroughs [REDACTED]

**Sent:** Tuesday, May 12, 2026 11:13 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>

**Subject:** PUBLIC COMMENT: Support - Rules Committee 5/13 Mtg: Ministerial Approval for AB130 Projects

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**To:** Rules & Open Government Committee Members:

I would like to voice our major support for the memo authored by CMs Tordillos, Campos, Cohen & Kamei, relating to the ministerial approval of projects in San Jose that qualify under State Law AB130.

The councilmembers have put together an extremely thoughtful proposal to help streamline projects and reduce city resources that would have been expended processing AB130 eligible projects.

This will be an amazing resource saving measure for the City, and reduce staff burden in processing these projects (staff in the planning department have huge workloads as it is, and this will help reduce stress and open up staff time to handle more complicated projects).

Our one comment for discussion is that if approved by Council this Fall in September assuming this moves forward at Rules Committee - would be great if it could be retroactive to Jan 1, 2026 so that the handful of projects in process using AB130 in 2026 could be further expedited in Q4 2026 (i.e. they would get pulled from the longer process and put into the administrative bucket to finish out the approval).

Thank you for your consideration and thank you for your leadership to advance housing in San Jose!

-Josh



**Joshua Burroughs**

PARTNER

[Redacted contact information]

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Agenda Item ROGC 26-208 for May 13th Joint Meeting for the Rules and Open Government Committee and Committee of the Whole

From Jia Li [redacted]
Date Wed 5/13/2026 1:24 AM
To City Clerk <city.clerk@sanjoseca.gov>
Cc Rules and Open Government Committee Agendas <rulescommitteeagenda@sanjoseca.gov>

1 attachment (86 KB)
AlphaX\_AB130\_Support\_Letter\_ROGC\_26\_208\_.pdf;

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Dear City Clerk,

Please find the attached letter regarding agenda item ROGC 26-208 for the Joint Meeting of the Rules and Open Government Committee and Committee of the Whole taking place today, May 13th.

Best regards,

Jia Li
Best regards,
Jia Li

Chief Asset Management Officer (CAMO)
Vice President of Development



Contact information including phone, email, website, and regional office details (NorCal, SoCal) with redacted values.

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May 13, 2026

**Subject: Public Comment in Support of ROGC 26-208 - Ministerial Approval for Housing (AB 130)**

Dear Chair and Members of the Rules and Open Government Committee,

On behalf of AlphaX RE Capital, I am writing to express our strong support for the memorandum submitted by Councilmembers, Campos, Cohen, and Kamei regarding ministerial approval for housing under AB 130.

This proposal is meaningful, logical, and essential for San Jose at this critical moment. It represents a decisive step in the right direction and aligns directly with the urgent housing needs of our city.

AlphaX RE Capital is a San Jose-based real estate investment and development firm focused on high-quality infill housing. Our core mission is to increase housing supply and create more attainable pathways for residents to have a place to call home. Today, AlphaX has over 300 units in the pipeline in San Jose. We currently have six infill communities totaling 56 units, along with another 20 non-community projects under construction, and there are more projects moving through the permitting phase. New homes under \$1.3M have nearly vanished from the market—except at our East San Jose community. Properties at this price point are incredibly sensitive to timing.

From our perspective as a builder and developer working on the ground, this memorandum is a vital tool to improve San Jose's regulatory framework and make housing delivery more predictable, efficient, and feasible.

The leadership demonstrated in bringing forward this memo is exactly why AlphaX continues to invest in San Jose. We are committed to jurisdictions that show a clear and practical commitment to removing barriers to housing production. By expanding ministerial approval processes citywide for housing development projects that meet the eligibility criteria for a statutory exemption to CEQA under AB 130, the City can:

- **Accelerate housing production.** Ministerial approval removes unnecessary discretionary delays for projects that already meet established state environmental and eligibility standards.
- **Reduce development costs.** A clear and predictable approval path lowers entitlement risk, financing uncertainty, and holding costs that often make smaller infill housing projects difficult to deliver.
- **Create consistency citywide.** Expanding the process across San Jose ensures that housing opportunities are not limited to only certain areas, but are implemented more fairly and efficiently throughout the city.

San Jose residents are facing serious affordability challenges. These challenges are driven by many factors, including a lack of housing supply, rising land and construction costs, high interest rates, and lengthy entitlement timelines. Today, fewer builders are able to move forward because many projects are no longer financially feasible.

Ministerial approval for AB 130-eligible projects is an important and practical trend because these projects are already located in the appropriate zoning and have already met the applicable eligibility criteria. By shifting eligible projects from a lengthy discretionary entitlement process to a clearer and shorter ministerial review process, the City can help reduce project holding costs, improve financing feasibility, and encourage more builders to continue producing housing in San Jose.



Infill Housing Development | Investment | Construction

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We invest here because we believe in San Jose's leadership and its proactive approach to housing. We strongly encourage the Rules and Open Government Committee to approve this recommendation and move it forward to the full City Council for adoption.

Thank you for your continued leadership and commitment to addressing the housing needs of San Jose. AlphaX sincerely appreciates San José's leadership. When policy is clear, practical, and forward-looking, builders can act with confidence, investment can move forward, and communities can thrive.

Sincerely,



**Jia Li**  
Chief Development Officer  
AlphaX RE Capital



Outlook

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**Fw: AB130 - Ordinance to implement ministerial approval**

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**From** City Clerk <city.clerk@sanjoseca.gov>**Date** Wed 5/13/2026 11:13 AM**To** Rules and Open Government Committee Agendas <rulescommitteeagenda@sanjoseca.gov>**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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**From:** Ted McMahon [REDACTED]**Sent:** Wednesday, May 13, 2026 10:46 AM**To:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>**Cc:** City Clerk <city.clerk@sanjoseca.gov>; Adera, Teddy <Teddy.Adera@sanjoseca.gov>; Hughes, Scott <scott.hughes@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Fleming, Jonathan <Jonathan.Fleming@sanjoseca.gov>; Ramirez, Lucas <lucas.ramirez@sanjoseca.gov>; Fruen, Joseph <Joseph.Fruen@sanjoseca.gov>; Gvatua, Alexander <Alexander.Gvatua@sanjoseca.gov>**Subject:** AB130 - Ordinance to implement ministerial approval

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Dear Chair Cohen, Vice Chair Kamei and Rules Committee Members:

I'm writing to support the 4/22/26 AB130 memo sent to Rules proposing to codify ministerial approval processes for AB130 qualifying projects. Ministerial Approval, once implemented, should reduce approval timelines and reduce required staff time yielding more certainty and lower costs for both projects and the City. We are all aware of the constraints of staff time on throughput for projects in San Jose with CEQA frequently being the "long pole in the tent". This appears to be logical method, blessed by the State, for saving the City valuable staff time and benefiting not only the projects subject to AB130, but any other non-AB130 project in the queue simply by freeing up resources, even marginally. Thus, I urge the committee to support moving this proposal forward so that the council can consider it in the context of staff's overall workload, which may include projects and workstreams that this proposal would complement or supersede rather than compete with. The state is already mandating AB130

compliance, but the crafting of an ordinance will provide further clarity to staff and applicants and hopefully avoid the need to mandate Directors Hearings for projects that are seemingly already exempt but not currently treated that way.

Thank you for your leadership in making housing possible.

Kind regards,

Ted

Chief Investment Officer  
Bayview Development Group



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