

Citywide Planning Activities Semi-Annual Status Report

Community and Economic Development Committee

April 27, 2026

Item (d) 1

Chris Burton, Director, Department of Planning, Building & Code Enforcement

Manira Sandhir, Deputy Director, Department of Planning, Building & Code Enforcement

Martina Davis, Division Manager, Department of Planning, Building & Code Enforcement

Jerad Ferguson, Principal Planner, Department of Planning, Building & Code Enforcement



*Planning, Building and
Code Enforcement*

Citywide Planning Overview

- General Plan/Analytics
- Housing/Housing Element
- Ordinance & Policy
- Urban Villages
- Special Projects/Transit Oriented Communities Compliance
- 3 managers, 5 supervisors, 10 planners
 - 19 positions, 1 vacancy



General Plan

Completed:

- Five Year Development Forecast, 2026 (Feb. 2026)

In Progress:

- General Plan 4-Year Review (Dec. 2027)
- Privately Initiated GPAs (Dec. 2026)
- General Plan Annual Report 2025 (June 2026)
- Policy 5-1 Update (Dec. 2027)

Upcoming:

- Tri-Element Update (Dec. 2027)
- Minimum Densities: MUN and Downtown (Spring 2027)
- Five Year Development Forecast, 2027 (Feb. 2027)
- General Plan Annual Report 2025 (Dec. 2026)

General Plan Four-Year Review



- Focus on housing
 - Increasing residential capacity
 - Missing Middle Housing
 - Urban Village implementation strategy
- Three remaining Task Force meetings
- Open Houses (4) scheduled throughout the City
- Work through next fiscal year (26-27) includes environmental review, GP text amendments, draft ordinances, outreach, etc.

Housing Policy

Completed:

- SB 79 Evaluation and Report to City Council (Jan. 2026)
- Group Homes Zoning Update (Jan. 2026)
- Housing Element Annual Report & Housing Catalyst Team Work Plan Update (Mar. 2026)

In Progress:

- General Plan 4-Year Review: Small Multi-Family Housing, Evaluate Urban Village Planning Process (Dec. 2027)
- Development Fee Framework (Dec. 2026)
- Reasonable Accommodation Zoning Update (June 2026)

In Progress (cont.):

- Pleasant Hills Golf Course Fiscal Analysis (Dec. 2026)
- Downtown Ministerial Approval Ordinance (Dec. 2026)
- Residential Data Tracking and Reporting (ongoing)
- State Law Tracking and Analysis (ongoing)

Upcoming:

- Council Policy 6-30 (Outreach) Update (Dec. 2026)
- Density Bonus Ordinance Expansion (Spring 2027)
- Annual Housing Element Progress Report & Housing Catalyst Team Work Plan Update (April 2027)

Ordinance and Policy Updates

Completed:

- SB 9 Expansion (Jan. 2026)
- 2025 State Law Compliance/Maintenance Update (Jan. 2026)
- SB 79 Industrial Hub Exclusion (Mar. 2026)

In Progress:

- Update Standard Permit Findings (Jun. 2026)
- 2026 State Law Compliance/Maintenance Update (Jun. 2026)
- Downtown Digital Wayfinding (Dec. 2026/Jan. 2026)
- SB 79 Walking Path Analysis (Spring 2027)
- State Law Tracking and Analysis (ongoing)

Upcoming:

- Update demolition standard for historic properties (Fall 2026)
- Vape Shop Zoning Update (Fall 2026)
- 2026/2027 State Law Zoning Update (Spring 2027)
- Missing Middle Housing (December 2027)
- Minimum Densities Downtown (Spring 2027)
- Minimum Densities for Mixed Use Neighborhood (Spring 2027)

Urban Villages

In Progress:

- Alum Rock East Urban Village (Fall 2026)
 - Complete Draft Plan + Additional Outreach Spring/Summer
- Five Wounds Urban Village Plan Update (Fall 2026)
 - Complete and release draft Plan and Draft EIR Late Spring
- Saratoga Urban Village Plan (Fall 2027)
 - Continue to draft plan and host community touch points throughout 2026

Upcoming:

- Saratoga Ave Transportation Impact Fee Study w/ DOT (Fall 2026)
- Neighborhood Urban Villages (Fall 2027)

Transit Oriented Communities

In Progress:

- MTC Transit Oriented Communities Policy Compliance (Spring 2028)
 - Focus on 26 station areas
 - Some overlap with SB 79 and Urban Village Work
 - Approximately \$1.4 million in grant funding for this work
- Establish Downtown Minimum Densities (Spring 2027)

Citywide Planning Workplan

- Work required/committed through completion and adoption of the 7th Cycle Housing Element – Fiscal Year (FY) 2030-2031
- Major Items identified through 2031:
 - General Plan Four Year Review (Spring 2025 – December 2027)
 - Tri-Element Update (Fall 2026 – December 2027)
 - 7th Cycle Housing Element (June 2028 – June 2030)
 - Comprehensive Update of the General Plan (2031+)
- Workplan exceeds staff capacity in upcoming fiscal years

Workload for Fiscal Year 26/27

126% Capacity

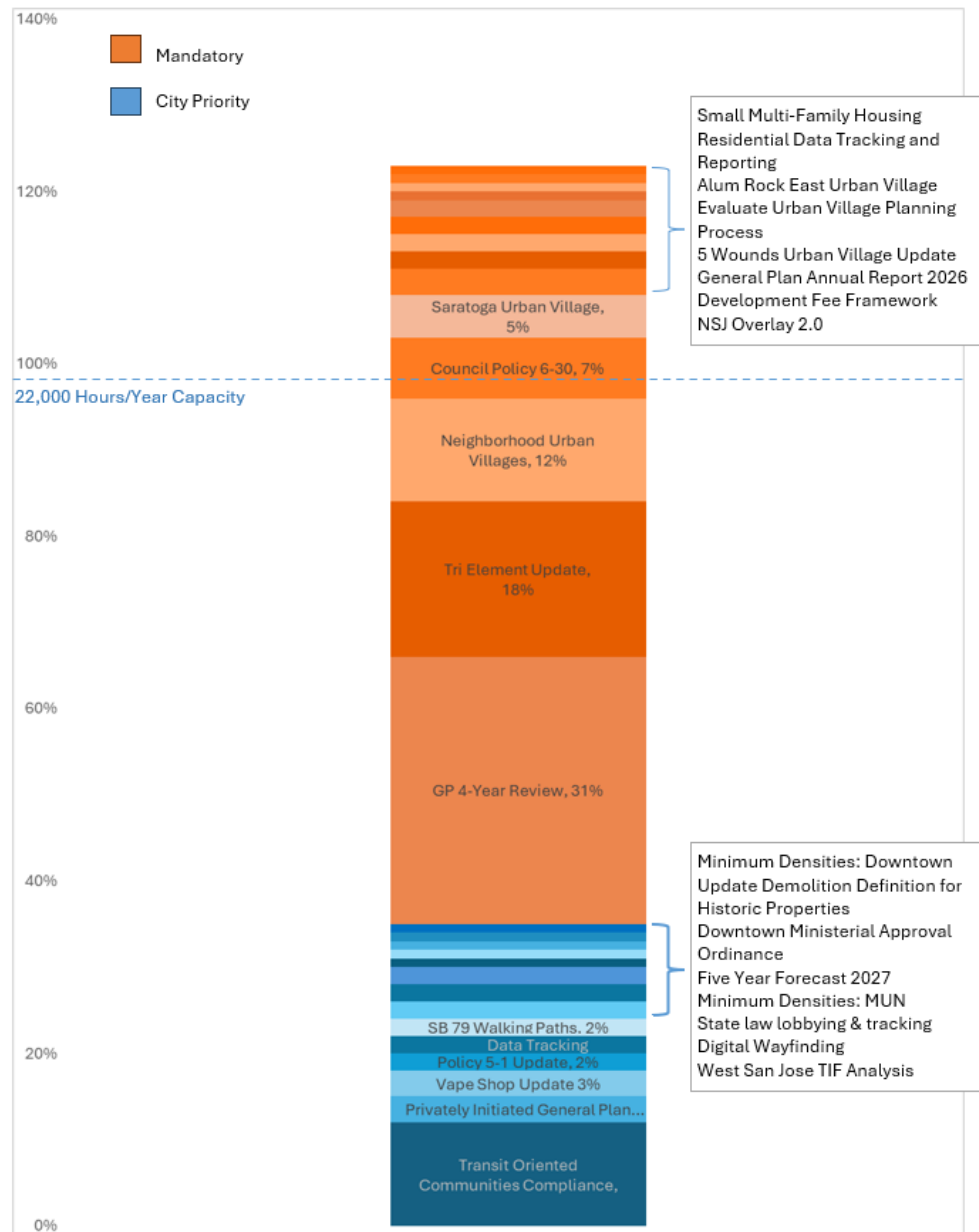
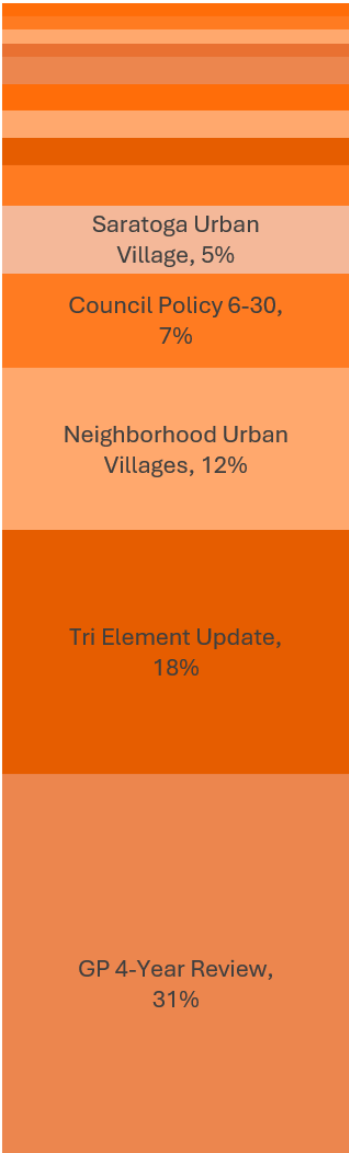


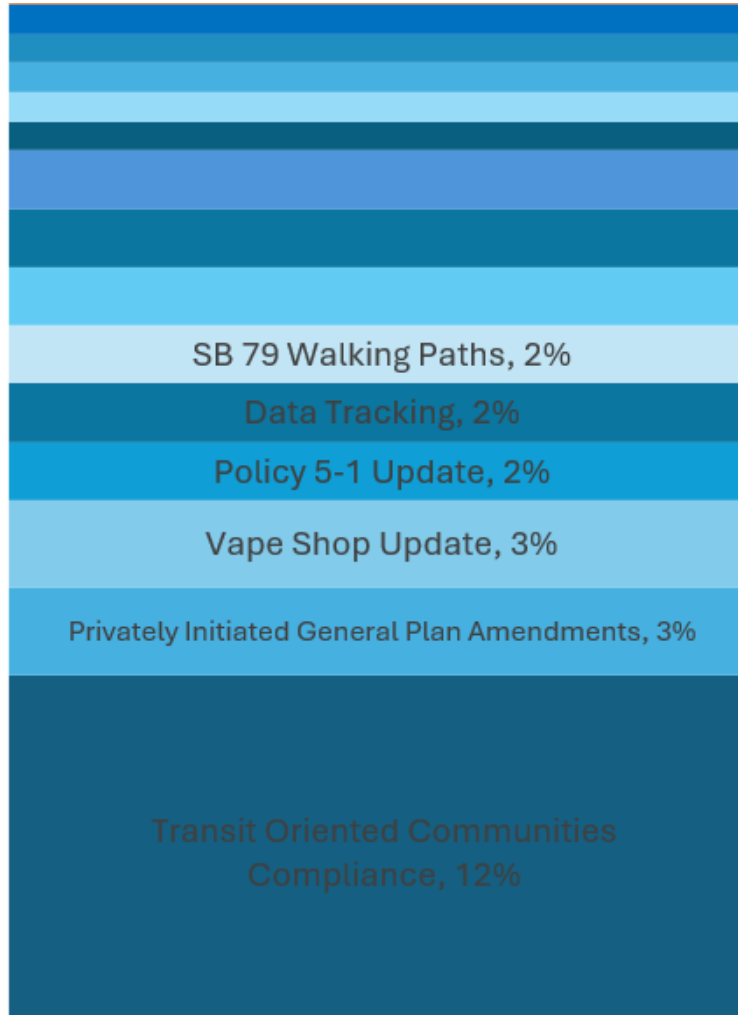
Figure 1: Workload vs. Capacity

Mandatory Work: 90% Capacity



- Small Multi-Family Housing Residential Data Tracking & Reporting
- Alum Rock East Urban Village Evaluate Urban Village Planning Process
- 5 Wounds Urban Village Update
- General Plan Annual Report 2026
- Development Fee Framework
- NSJ Overlay 2.0

City Priority Work: 36% Capacity



- Minimum Densities: Downtown Update
- Demolition Definition for Historic Properties
- Downtown Ministerial Approval Ordinance
- Five Year Forecast 2027
- Minimum Densities: MUN
- State Law lobbying & tracking
- Digital Wayfinding
- West San José TIF analysis

FY 26-27

FY 27-28

FY 28-29

FY 29-30

FY 30-31

126% Committed

101% Committed

61% Committed

49% Committed

?% Committed

Other State Mandates

Yearly Productive Hours: 22,200

6th Cycle Housing Element Action Items

7th Cycle Housing Element Action Items

City-Initiated Ordinance and Policies

Other Policy & Admin Work

Urban Village Planning

**General Plan Major Review & Housing Capacity EIR
2/2025 - 12/2027**

**Safety, Open Space, Environmental Justice Elements Update (Tri-Elements)
10/2026 - 12/2027**

**7th Cycle Housing Element
12/2027 - 6/2030**

New General Plan?

FY 26-27

FY 27-28

FY 28-29

FY 29-30

FY 30-31

126% +
Committed

101%+ Committed

61%+ Committed

49%+ Committed

?% Committed

New Projects added
in FY 26-27 budget?

Delayed Projects from
FY 26-27

Other State Mandates

New State Mandates?

Yearly Productive Hours: 22,200

6th Cycle Housing Element Action Items

7th Cycle Housing
Element Action Items

City-Initiated Ordinance and
Policies

New City-Initiated Ordinances and Policies?

Other Policy & Admin Work

Urban Village Planning

**General Plan Major Review
& Housing Capacity EIR
2/2025 - 12/2027**

**Safety, Open Space,
Environmental Justice Elements
Update (Tri-Elements)
10/2026 - 12/2027**

**7th Cycle Housing Element
12/2027 - 6/2030**

New General Plan?

FY 26-27

FY 27-28

FY 28-29

FY 29-30

FY 30-31

126% + Committed

101%+ Committed

61%+ Committed

49%+ Committed

?% Committed

New Projects added in FY 26-27 budget?

Delayed Projects from FY 26-27

INCREASED Yearly Productive Hours w/ Updated Citywide Planning Fee



Other State Mandates

New State Mandates?

6th Cycle Housing Element Action Items

7th Cycle Housing Element Action Items

City-Initiated Ordinance and Policies

New City-Initiated Ordinances and Policies?

Other Policy & Admin Work

Urban Village Planning

General Plan Major Review & Housing Capacity EIR 2/2025 - 12/2027

7th Cycle Housing Element 12/2027 - 6/2030

New General Plan?

Safety, Open Space, Environmental Justice Elements Update (Tri-Elements) 10/2026 - 12/2027

Next Steps / Budget Process

- Assess workload for FY 2026-2027 and FY 2027-2028 in context of upcoming budget process
- Direction from Council through budget process on prioritization and trade-offs for upcoming fiscal years
- Citywide planning fee nexus

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