



Outlook

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**Fw: 1/13/2026 Agenda Item 10.1.b - SB 9 Expansions**

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**From** Agendadesk <Agendadesk@sanjoseca.gov>**Date** Tue 1/20/2026 8:46 AM**To** Rules and Open Government Committee Agendas <rulescommitteeagenda@sanjoseca.gov>

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**From:** City Clerk <city.clerk@sanjoseca.gov>**Sent:** Tuesday, January 20, 2026 8:35 AM**To:** Agendadesk <Agendadesk@sanjoseca.gov>**Subject:** Fw: 1/13/2026 Agenda Item 10.1.b - SB 9 Expansions**Office of the City Clerk | City of San José**200 E. Santa Clara St., Tower 14<sup>th</sup> Floor

San Jose, CA 95113

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How is our service? Your [feedback](#) is appreciated!

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**From:** Doug Andrey [REDACTED]**Sent:** Friday, January 16, 2026 6:30 PM**To:** Horie, Rina <Rina.Horie@sanjoseca.gov>; Ankola, Aparna <aparna.ankola@sanjoseca.gov>; Davis, Martina <Martina.Davis@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Families & Homes San Jose [REDACTED]**Cc:** Burton, Chris <Christopher.Burton@sanjoseca.gov>**Subject:** Re: 1/13/2026 Agenda Item 10.1.b - SB 9 Expansions**[External Email.** Do not open links or attachments from untrusted sources. [Learn more](#)]You don't often get email from [REDACTED]. [Learn why this is important](#)

I have added a line where we request to be involved in all parts of process.

Doug Andrey  
[REDACTED]

On Sunday, January 11, 2026 at 04:23:10 PM PST, Families &amp; Homes San Jose [REDACTED] wrote:

Dear Councilmembers,

Several members of our board met with City Planning staff earlier in 2025 to discuss proposed changes to SB 9. We appreciate the staff's time, professionalism, and willingness to listen. They provided helpful information and offered thoughtful proposals to address concerns related to privacy, fire safety, and unit count.

However, due to state law constraints and other limitations, many of our concerns could not be addressed. We remain concerned that the City is proposing measures that exceed Housing Element requirements and, as a result, may not fully reflect the concerns of our residents.

We are particularly concerned about the proposal to align rear yard height and setbacks with current ADU standards. Our understanding is that ADUs may be built on the rear property line (with additional fire requirements) or as close as 18 inches from the rear property line (with no additional fire requirements). In contrast, the 4-foot rear setback required under SB 9 is already more than adequate and should be maintained.

Privacy was a major concern raised both during our meeting with staff and in public comment sessions. Since measures such as privacy glass, grates, or higher window placement cannot be required, maintaining the 4-foot setback is especially important. **We strongly urge the Council not to approve rear setbacks of less than 4-feet for SB 9 developments.**

Finally, we request that the **total number of units under SB9 be maintained at 4 units or less.**

**We also request to be invited to all meetings of the SB9 process as this is of critical interest to our constituents.**

Thank you for your consideration.

Sincerely,

Sandra A. Delvin

Board Member

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Families & Homes San José



**FAMILIES & HOMES**

San José

Email: [REDACTED]

Website: [REDACTED]

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