

## PLANNING, BUILDING AND CODE ENFORCEMENT

The mission of the Planning, Building and Code Enforcement Department is to facilitate the preservation and building of a safe, attractive, vibrant and sustainable San José through partnership with and exceptional service to our diverse communities and customers.

# PLANNING, BUILDING AND CODE ENFORCEMENT

The Planning, Building and Code Enforcement (PBCE) Department guides the physical development of San José. Through its three divisions, it reviews construction applications and issues permits for consistency with law and policy. PBCE's 2018-19 operating expenditures totaled \$50.2 million. This includes personal and non-personal expenditures. The department was also responsible for Citywide and other expenses totaling in \$1.2 million. PBCE had 330 authorized positions.

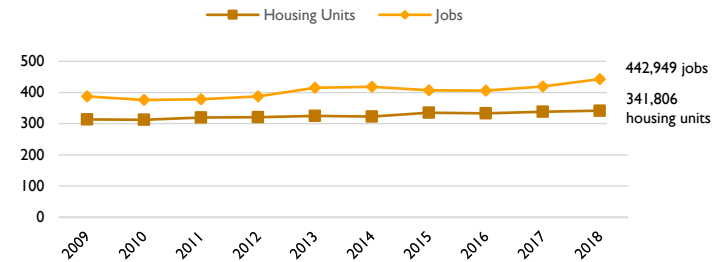
Under the collaborative umbrella of Development Services, PBCE works with other City departments to deliver the City's permitting function. Subsequent pages of this chapter discuss Development Services.

## PLANNING

PBCE's Planning Division administers the City's long-range planning projects and processes land development applications to match the City's planning goals. The [Envision San José 2040 General Plan](#), last updated in December 2018\*, identifies 12 major strategies that promote active, walkable, bicycle-friendly, transit-oriented, mixed-use urban settings for new housing and job growth. PBCE reviews the major strategies of the General Plan during both an annual hearing and its regular four-year major plan review. The U.S. Census Bureau estimates that San José had 442,949 jobs and 341,806 housing units in 2018. See the *Development Services pages of this chapter for more on the Planning Division's work*. Also see [San José: A Community Guide](#) online.

\*Council approved General Plan land use amendments including the Downtown Strategy 2040 project, which increased development capacity for residential and employment uses in Downtown San José.

San José Housing Units and Jobs (thousands)



Source: American Community Survey, U.S. Census Bureau

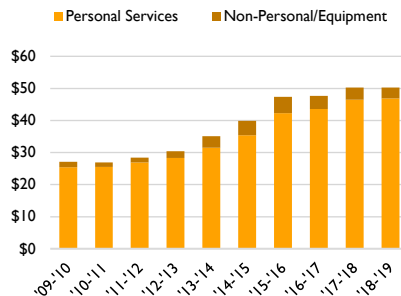
Note: In 2018-19, building permits accounted for 2,987 new residential units, including 697 single-family units (including second units and duplexes), and 2,290 multi-family units.

### Select Planning Updates

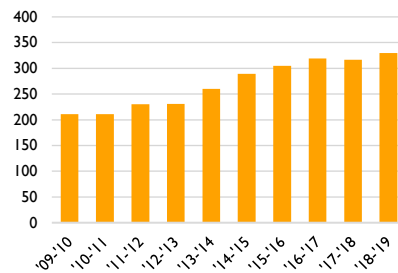
**Secondary Units:** In 2019, Council approved a number of changes to secondary unit regulations that allow for more flexibility. See <http://sanjoseca.gov/adus> for all regulation changes.

**Building height limit:** In March 2019, Council approved to an increase in building height limits in the Downtown Core (by 5'-35') and Diridon Station Area (by 70'-150'). Height limits are determined to be safe by the Federal Aviation Administration (FAA).

PBCE Operating Expenditures (\$millions)

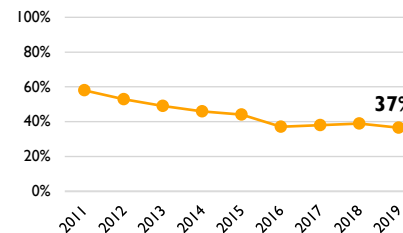


PBCE Authorized Positions



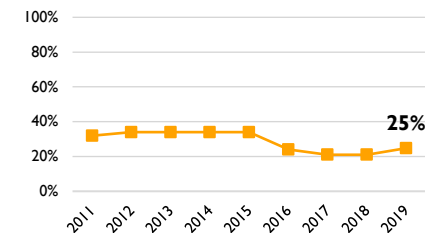
### RESIDENT SURVEY

% of San José residents rating overall quality of new development as "excellent" or "good"



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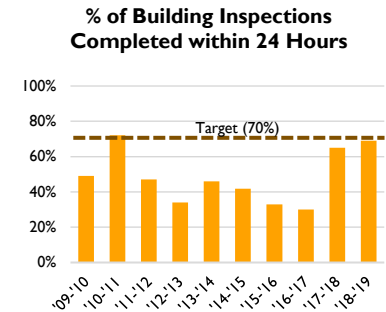
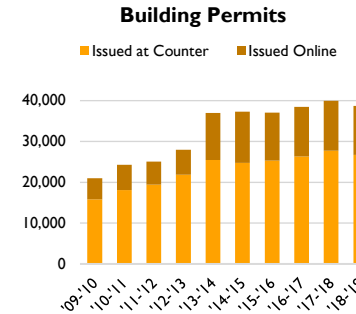
% of San José residents rating land use, planning and zoning as "excellent" or "good"



# PLANNING, BUILDING AND CODE ENFORCEMENT

## BUILDING

PBCE's Building Division reviews new construction projects within the City, ensuring they meet health and safety codes and City zoning requirements. The Division saw a slight decrease in the number of permits issued after several years of modest growth with 38,700 in 2018-19. It completed 79 percent of plan checks within cycle times (target: 85%) and 69 percent of building inspections within its goal of 24 hours (target: 70%). See *Development Services on the next page for more on the Building Division's work. Also see the CSA Dashboard chapter for additional performance measures.*

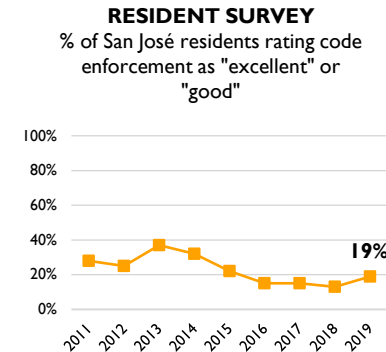
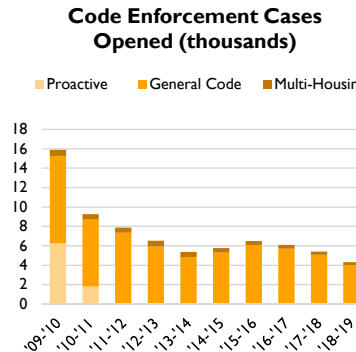


Note: Beginning in '17-'18, data excludes inspections specifically requested for > 24 hours as missed targets. Target decreased from 75% last year.

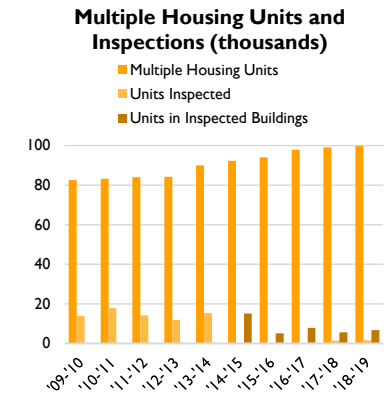
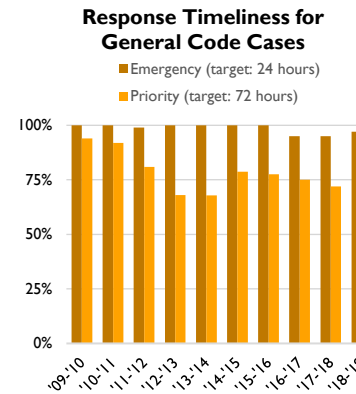
## COMMUNITY CODE ENFORCEMENT

PBCE's Code Enforcement Division enforces laws that promote the health, safety, and appearance of existing buildings and neighborhoods. It also inspects businesses selling alcohol or tobacco; property and business owners fund these inspections with fees.

In 2018-19, PBCE opened about 4,000 general code enforcement cases, including 66 emergency complaints and 950 priority complaints. Code Enforcement staff responded to an average of 97 percent of emergency complaints within PBCE's 24-hour target and 72 percent of priority complaints within the 72-hour target.\* Code enforcement sends letters in response to other types of complaints and only responds personally on an as-available basis.



Code Enforcement has a risk-based tiered inspection program whereby inspections are targeted to properties at higher risk of violations. In 2018-19, PBCE inspected buildings that cumulatively had about 6,700 housing units out of the estimated 99,900 units on the Multiple Housing Roster.



\*Emergency complaints involve an immediate threat to life or property, such as unsecured pool fence. Priority complaints involve possible threats to life or property, such as unpermitted construction. The proportions of such complaints that met response targets—97 percent and 72 percent, respectively, as noted above—are averages of monthly results.