



## SB 79 Implementation Tracker & Poll Results

March 2026

On March 9, 2026, 21 Elements and SCCPC hosted a virtual discussion on SB 79 implementation. Prior to the session, we launched an implementation tracker to better understand what jurisdictions are considering pursuing to comply with SB 79. The results are detailed below, as are the results of a poll conducted during the virtual session.

### Implementation Tracker

Jurisdiction Name	Point Person	Point Person's Email	Is your jurisdiction considering/pursuing exempting certain areas?	Is your jurisdiction considering/pursuing excluding certain sites until one year after adoption of the 7th Cycle Housing Element?	Is your jurisdiction considering/pursuing adopting a Local TOD Alternative Plan?	What issues are coming up for you?	Links to Staff Reports and/or Draft Ord
Mountain View	Eric Anderson	<a href="mailto:eric.anderson2@mountainview.gov">eric.anderson2@mountainview.gov</a>	Yes	Yes	Yes	Historic preservation, loss of local control over Downtown, process/overlap with other long range planning projects, local implementing standards	<a href="https://mountainview.legistar.com/Legislation/Details/7ABC-48A5-B835-BAD20E0FFA0F&amp;Options">https://mountainview.legistar.com/Legislation/Details/7ABC-48A5-B835-BAD20E0FFA0F&amp;Options</a>
San Carlos	Lisa Porras	<a href="mailto:lporras@cityofsancarlos.org">lporras@cityofsancarlos.org</a>	Yes	Yes	Yes	Preserving our historic downtown core (Laurel St)	coming soon. Going to PTC March 2, CC M
Burlingame	Joe Sanfilippo	<a href="mailto:jsanfilippo@burlingame.org">jsanfilippo@burlingame.org</a>	No	No	Yes	Impact to Downtown commercial core	Going to Council March 16



# 21 Elements

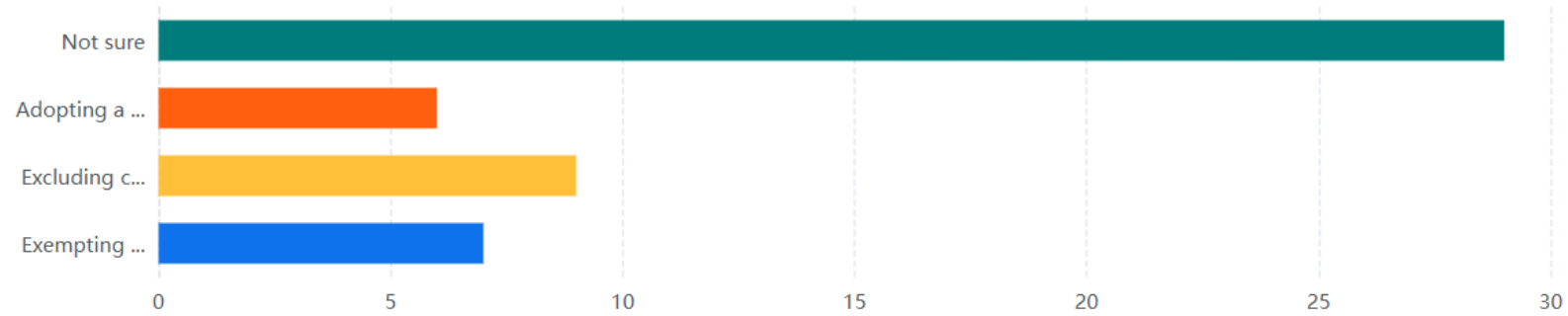
						and surrounding single-family residences	
Atherton	Brittany Bendix	<a href="mailto:bbendix@athertonca.gov">bbendix@athertonca.gov</a>	No	No	No	Lack of existing MF standards for 120 du/ac. Working with HCD to expand current MF programs to capture SB 79 projects, but be more permissive to address density.	2nd CC reading March 18. Currently under p <a href="https://www.athertonca.gov/672/Multi-Far">https://www.athertonca.gov/672/Multi-Far</a>
Campbell	Stephen Rose	<a href="mailto:stephenr@campbellca.gov">stephenr@campbellca.gov</a>	Yes	Yes	Not Sure	Lack of clarity & templates/process from HCD.	Two items scheduled for March 24, 2026: Ordinance.
San Jose	Jerad Ferguson	<a href="mailto:jerad.ferguson@sanjoseca.gov">jerad.ferguson@sanjoseca.gov</a>	Yes	Not Sure	No	Waiting on final map. Clarity on one-mile walk pathy methdology. Clarity on calculating exemption elgibility especially when one parcels falls into to two TOD zones.	Industrial Employment Hub Exemption Ord <a href="https://www.sanjoseca.gov/home/showdo">https://www.sanjoseca.gov/home/showdo</a> Staff Report: <a href="https://www.sanjoseca.gov/home/showdo">https://www.sanjoseca.gov/home/showdo</a>


## March 9th Discussion – Poll Results

1. Which of the following is your jurisdiction considering? (Multiple choice)



43/43 (100%) answered · 0 skipped



Options	Responses 
Exempting certain areas	7/43 (16%)
Excluding certain sites until one year after adoption of the 7th Cycle Housing Element	9/43 (21%)
Adopting a Local TOD Alternative Plan	6/43 (14%)
Not sure	29/43 (67%)