

3. [16-0660](#) Forward a recommendation to the City Council to Introduce an Ordinance to Add a new Chapter (19.45 - Residential Transportation Demand Management) to the Sunnyvale Municipal Code, Adopt a Resolution Creating the Multi-family Residential Transportation Demand Management Program (Study Issue Planning File 2015-7150), Rescind Council Policy 1.1.15 (Residential Transportation Demand Management), and Find that these Actions are Exempt from CEQA.

Principal Planner Amber Blizinski presented the staff report.

Commissioner Simons discussed with Principal Planner Blizinski whether staff considered the use of neighborhood parking stickers and the process for implementing unbundled parking.

Commissioner Olevson discussed with Principal Planner Blizinski how staff determined ten units as the minimum for the residential Transportation Demand Management (TDM) program.

Commissioner Klein confirmed with Principal Planner Blizinski that transit passes for residents would be provided for the first ten years of a project, and discussed the appropriate time to begin monitoring projects for trip reduction and implementing penalties for not meeting goals. Planning Officer Andrew Miner added that the plan does not require a particular percentage of trip reduction, rather it asks what the developer will do to achieve a certain number of points. Principal Planner Blizinski said staff is not opposed to a requirement for monitoring. Commissioner Klein discussed with Principal Planner Blizinski components of current residential TDM programs.

Chair Harrison discussed with Ria Lo, project consultant with Nelson Nygaard, how providing affordable housing is a TDM benefit, and discussed with staff and Ms. Lo why ride sharing or shuttle stops were not considered as part of the plan. Chair Harrison commented on the increased likelihood that residents would use alternative transportation if there were designated stops, and discussed with Principal Planner Blizinski if potential access improvements would be built along with projects. Chair Harrison suggested publicly recognizing projects for achieving trip reduction goals if monitoring is required, and discussed with staff the process for substituting elements of a program after the project is completed. Chair Harrison confirmed with staff that some potential strategies for a TDM program would require a change to the parking code and direction from City Council, and discussed whether the plan would apply to upcoming project applications.

Chair Harrison opened the Public Hearing.

Adina Levin, with Friends of CalTrain and Sunnyvale Affordable and Sustainable Living Coalition, encouraged monitoring from the functioning start of a project.

MOTION: Commissioner Olevson moved and Commissioner Klein seconded the motion to recommend to City Council Alternatives 2, 3 and 4:

2) Introduce an ordinance to add a new Chapter (19.45 - Residential Transportation Demand Management) to the Sunnyvale Municipal Code and Adopt a resolution to adopt the Multi-family Residential TDM Program with the modification to the staff recommendation:

- a) To immediately begin monitoring at the project owner's expense.
- 3) Rescind Council Policy 1.1.15 (Residential Transportation Demand Management); and,
- 4) Find that these actions are exempt from CEQA.

FRIENDLY AMENDMENT: Commissioner Klein offered a friendly amendment to require monitoring of trip counts to be done annually for ten years at the expense of the project owner. Commissioner Olevson accepted.

Principal Planner Blizinski suggested determining a minimum unit size for required monitoring due to the expense involved.

Planning Officer Miner noted that the developer would pay for the cost of driveway counts which would then be reviewed by staff, creating a time constraint for staff.

Senior Assistant City Attorney Rebecca Moon suggested directing staff to include potential administrative guidelines that would be adopted by the department rather than putting it in the Ordinance.

Commissioner Klein said he is concerned with clearly delineating who would pay for driveway counts, and confirmed with Principal Planner Blizinski that the minimum unit size is listed as ten.

Senior Assistant City Attorney Moon said a fee could still be adopted.

Planning Officer Miner added that the developer would not be paying a fee, but would be responsible for the cost of conducting a driveway count, which could be put into the guidelines.

Chair Harrison clarified the motion with Commissioners Olevson and Klein.

Commissioner Simons suggested a staggered schedule of monitoring based on whether the project owner is in compliance at each review.

Planning Officer Miner said a standard is not being set with which project owners will be in or out of compliance, rather that driveway counts will help track the program to potentially come up with a standard in the future.

Commissioner Simons said it may be useful to include in the program that if there is a change demonstrated by monitoring, the project owner would be required to come back to the City to renegotiate, and that he would prefer to see information on whether there are seasonal changes, whether schools have an impact and what the situational transportation issues are.

Commissioner Olevson said he appreciates staff providing hard data on existing programs elsewhere because we do not often get one-to-one comparisons, and that he likes starting the program without penalties. He said he usually does not like the government telling people what they should be doing but that Sunnyvale is booming and we need to experiment with controlling traffic issues without immediate penalties. He said he likes starting monitoring and that he is concerned about ten units being the threshold for getting into the program, but that he accepts it since there is no penalty phase yet.

Commissioner Klein said he is pleased to see the residential TDM program and that many residents are concerned about increased traffic whether due to office or residential projects. He said this program is a good starting point for large projects trying to achieve community benefits and create a TDM program and for putting in place a toolkit for managing transportation amongst residential projects ten units and above. He said the requirement for monitoring is critical to determine if the toolkit is successful. He added that he was able to make the findings and that this is a good project going forward.

Commissioner Melton said he is supporting the motion and thanked staff for good work on an important topic. He said he thinks a future conversation about this will include performance based and unbundled parking, and that his only reservation about the motion is that adding the monitoring program is like designing from the dais. He said he would have preferred direction to staff to come up with a monitoring program and to make a recommendation based on what is considered best to Council, which could still happen.

The motion carried by the following vote:

Yes: 5 - Chair Harrison
Commissioner Klein
Commissioner Melton
Commissioner Olevson
Commissioner Simons

No: 0

Absent: 2 - Vice Chair Rheaume
Commissioner Weiss

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Commissioner Klein suggested a study issue regarding capping Central Expressway that would evaluate the cost of creating new park land by covering over the below grade portions of Central. He said it may be an easier solution rather than the City finding land to buy, that it could create open space, merge neighborhoods, improve the Cityscape by creating pedestrian and bike paths to the CalTrain station and be a way to spend park mitigation fees.

Planning Officer Miner said the Department of Public Works would likely handle this study issue and that it would involve the County of Santa Clara.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Planning Officer Miner said future Planning Commission meetings will be started at 6:00 p.m. for Study Sessions and 7:00 p.m. for Public Hearings and that staff will be coming up with the wording to initiate a change in the policy to allow the earlier start time. He also noted that tomorrow night the Planning Commission will have a joint Study Session with City Council on the Land Use and Transportation Element.

ADJOURNMENT

Chair Harrison adjourned the meeting at 11:25 p.m.