

RESOLUTION NO. P- 24 -22

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A SPECIFIC DEVELOPMENT PLAN/USE PERMIT REQUEST TO ALLOW UP TO 87,000 SQUARE FEET OF RESEARCH AND DEVELOPMENT (R&D) AND/OR OFFICE USES ON FLOORS ONE (1) THROUGH FOUR (4) AT THE EXISTING BUILDING ON 5.135-ACRE PARCEL KNOWN AS THE CENTURY PLAZA LOCATED AT 1065 EAST HILLSDALE BOULEVARD AT THE NORTHERN CORNER OF FOSTER CITY BOULEVARD AND EAST HILLSDALE BOULEVARD AS WELL AS MODIFICATION TO THE PARKING AREA FOR A TOTAL OF 327 PARKING SPACES – TOWN CENTER NEIGHBORHOOD – APN 094-512-080 – DIVCOWEST (DWF IV CENTURY PLAZA, LLC) – UP2021-0043

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, DIVCOWEST (DWF IV CENTURY PLAZA, LLC), as project applicant and owner, has requested Planning Commission approval of a Specific Development Plan/Use Permit to allow up to 87,000 square feet (SF) of Research and Development (R&D) and/or office uses on floors one (1) through four (4) at the Century Plaza (“Project”) located at 1065 East Hillsdale Boulevard (094-512-080) in the Town Center neighborhood; and

WHEREAS, full public involvement in the preparation of this Specific Development Plan/Use Permit has been ensured through duly noticed Planning Commission Study Sessions, public hearings, and other means; and including the following:

1. City Council Development Project Preliminary Review Meeting – November 1, 2021 – to introduce the proposed project to the City Council and public and receive feedback prior to initiating the entitlement process.
2. Planning Commission Study Session – October 20, 2022 – to solicit early feedback from the Commission and the public on the proposed project.
3. Planning Commission Public Hearing – December 15, 2022 – to consider and make recommendations to the City Council regarding the Rezoning/General Development Plan Amendment to modify the previously approved General Development Plan (GDP) for the 5.135-acre parcel known as Century Plaza at 1065 East Hillsdale Boulevard, north of the intersection at East Hillsdale Boulevard and Shell Boulevard, in the C-2/PD (General Business/Planned Development Combining) District with an amended GDP to allow R&D Uses.

WHEREAS, a Notice of Public Hearing was duly posted, published, and mailed for consideration of the Specific Development Plan/Use Permit request at the Planning Commission meeting of December 15, 2022. On December 15, 2022, the Public Hearing was opened, held and closed; and

WHEREAS, the applicant has requested reduction in parking requirement under the provisions of Section 17.36.060, Off-Street Parking Requirements in a PD District, of Chapter 17.36, PD Planned Development Combining District, of Title 17, Zoning, of the Foster city Municipal Code and provided a Parking Study prepared by W-Trans, dated July 28, 2022 and a Transportation Demand Management (TDM) Plan dated July 28, 2022 and;

WHEREAS, the applicant is requesting to provide 327 parking spaces where 470 spaces are required, a 30% reduction in parking. The parking study provided by the applicant concludes that based on the peak parking demand for the existing office and the proposed project is 100% occupied and using the Institute of Transportation Engineers (ITE), parking demand for the proposed R&D, there would be a total demand for 305 spaces where 327 are provided; there would be an excess of 22 spaces; and

WHEREAS, the TDM measures outlined in the TDM Program would result in a vehicle trip reduction of 15 percent and would further reduce parking demand.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on facts and analysis in the Staff Report, written and oral testimony, and exhibits presented, finds:

- A. In accordance with the requirements of the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) and implementing guidelines ("CEQA") adopted by the Secretary of Resources, and the City of Foster City Environmental Review Guidelines, the Project is Categorically Exempt from CEQA, under Class 1, CEQA Section 15301 (Existing Facilities). The project would allow potential R&D use within an already existing building that facilitates office uses without major changes to the physical building and would involve negligible or no expansion of use. Neither the project nor site meet any of the exceptions to the exemptions identified in CEQA Guidelines section 15300.2.
- B. The proposal for to allow up to approximately 87,000 square feet (SF) of existing building square footage to be Research and Development (R&D) and/or office uses on floors one (1) through four (4) at the existing building would be consistent with the Foster City General Plan, Chapters 17.26 (C-2 General Business and 17.36 (PD Planned Development) of Title 17, (Zoning), and Chapter 2.28, (Planning), of Title 2, (Administration and Personnel), of the Foster City Municipal Code, because the proposal, as conditioned in Exhibit A of this Use Permit, will:
 - a. be consistent with Town Center General Plan Land Use designation of the subject site;
 - b. result in greater variety of land uses, flexibility of land uses, and still maintain the variety of uses in the area consistent with Land Use Goal LUC-C and Policy LUC-C-12;
 - c. provide opportunities for increase in population to use the existing and future goods and services consistent with Policies LUC-D-1 and LUC-D-2;
 - d. maintain the same architectural that complement the surrounding built environment, without reducing or overwhelming the surrounding area consistent with Land Use Goal LUC-B;
 - e. provide for economic development consistent with the principles of Land Use Goal LUC-I;
 - f. maintain acceptable operation of the transportation system without greater impacts, consistent with LUC-F and LUC-F-1;
 - g. ensure any uses of hazardous materials, if any, be in compliance with local, regional, and State regulations consistent with LUC-D, LUC-D-10, and LUC-D-11; and
 - h. provide for adequate on-site parking for safe and effective circulation, consistent

with Land Use Goal LUC-G and Policy LUC-G-1.

- C. The building would be retained as is with potential minor modifications to the exterior and interior to accommodate the R&D use. Therefore, the design of the proposal would continue to be compatible with the site's environment with respect to use, forms, materials, colors, setbacks, location, height, design or similar qualities as specified in Chapter 2.28 (Planning) of Title 2, Administration and Personnel, and Section 17.58,010 of Chapter 17.58 (Architectural Control and Supervision) of Title 17, Zoning, of the Foster City Municipal Code because the project will:
- a. be consistent with the original Use Permit for the site (UP-13-80 adopted by Planning Commission Resolution No. P-133-80) and subsequent Use Permit Modification (UP-13-80 adopted by Planning Commission Resolution P-37-81) as it is not changing the exterior of the building substantially;
 - b. further upgrade landscape and plant palette to low-water use and drought-tolerant landscaping in the existing area to reduce water demand for irrigation;
 - c. require any changes to the exterior to be subject to further review by staff to ensure compliance with the Foster City Municipal Code and other City codes and regulations; and
 - d. deviate from the parking requirement for the removal of approximately five (5) parking spaces for a total of 327 on site, but will implement a Transportation Demand Management (TDM) to address this parking reduction request consistent to Section 17.36.060.
- D. That the proposal would not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be injurious or detrimental to property and improvements in the neighborhood, property values in the area, or the general welfare of the City because:
- a. The existing building will be retained and the building will continue to not cause any significant solar, visual or other adverse long term impacts on adjacent or neighboring properties or adversely affect property values. The project will comply with the commercial intent and purpose of the zone in which it will be located.
- F. Consistent with Section 17.36.060 of the Municipal Code, a parking reduction for a total of 327 parking spaces on site is adequate with the implementation of the Transportation Demand Management (TDM). To facilitate any future R&D use, may result in the loss of five (5) parking spaces. A parking demand study was completed and based on the Municipal Code Chapter 17.62, if a full conversion of up to 87,000 SF of office to R&D occurs with the approved (unbuilt) retail pavilion, the site would require 470 parking spaces. The project proposed to have 327 parking spaces with the additional five (5) parking space reduction, for a total of about 30% parking reduction request compared to the required 470. Furthermore, a Parking Demand Analysis was completed and determined that with all components of the project (built, approved but unbuilt, and currently proposed), the actual parking demand on site would be about 305 compared, much less than the existing 359 spaces that is physically on site and less than the 327 proposed. Nevertheless, consistent with Section 17.62.060(D)(3), the project shall implement a Transportation Demand Management (TDM) as part of any subsequent

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project that would further reduce parking supply on site. Therefore, the project would continue to meet the existing Section 17.36.060 Off-Street Parking Regulations in a PD District of Chapter 17.36, PD Planned Development Combining District, of Title 17, Zoning, of the Foster city Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission approves UP2021-043, which approval is contingent upon the Council approval of the amendments to the General Development Plan (RZ2021-0006) and subject to the Conditions of Approval set forth in Exhibit A of this Use Permit, attached hereto and incorporated herein by reference.

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PASSED AND ADOPTED by the Planning Commission of the City of Foster City at
a Regular Meeting thereof held on December 15, 2022, by the following vote:

AYES, COMMISSIONERS: Bronitsky, Haddad, Venkat, and Chair Adams

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS: Jagtiani

DocuSigned by:
Evan Adams
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EVAN A. ADAMS, CHAIR

ATTEST:

DocuSigned by:
Marlene Subhashini
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MARLENE SUBHASHINI, SECRETARY

EXHIBIT A

CENTURY PLAZA, 1065 EAST HILLSDALE BOULEVARD USE PERMIT CONDITIONS OF APPROVAL

Conditions attached to approval of UP2021-0043 by the
Planning Commission on December 15, 2022

All Conditions of Approval of the approved Use Permit (File No. UP-13-80), approved by Planning Resolution No. P-133-80 on October 16, 1980, for the original building and all subsequent Use Permits amendments and modifications (including, but not limited to, UP-31-80 by Resolution No. P-37-81 approved in April 16, 1981, and UP80-13N) shall remain in effect at all times, as amended.

The following Conditions of Approval are hereby added to the approved Use Permits (File No. UP-13-80) and all subsequent amendments (including, but not limited to, UP-31-80 by Resolution No. P-37-81 approved in April 16, 1981, and UP80-13N) to read as follows:

1. GENERAL

- 1.1. Approval of this Use Permit/Specific Development Plan is contingent upon the City Council approving the General Development Plan Amendment (RZ2021-0006).
- 1.2. Any modification to the project shall require Planning Commission or Community Development Director review and approval and is subject to applicable Building Permits. The Community Development Director shall have the authority to approve minor changes. Any changes which affect the exterior character of the work, including minor changes to materials and colors, shall be resubmitted for approval. The construction or placement of unapproved features or unapproved changes to buildings or structures which were not a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommending work, and the possibility of penalty fees being assessed for unauthorized work. (CDD)
- 1.3. **The Community Development Director may, at any time, request reports on water use, parking and/or other information as necessary to ensure that R&D uses are in compliance with the COAs in this Use Permit. (CDD)**
- 1.4. Notwithstanding any depictions or statements in the project application or drawings, the project shall be subject to the California Building Standards (Title 24 of the California Code of Regulations) as adopted and amended by the City of Foster City and the San Mateo Consolidated Fire Department, in effect as of the date of application for building permit. (BD)
- 1.5. Construction activities shall be limited to the hours of 8 a.m. to 5 p.m. on weekdays unless deviations from this schedule are approved in advance by the City. Nonconstruction activities may take place between the hours of 7 a.m. and 8 a.m. on weekdays and 9 a.m. and 4 p.m. on Saturdays but must be limited to quiet activities and shall not include the use of engine-driven machinery. No actual construction activities may take place between 7 a.m. and 8 a.m. Construction noise levels shall not exceed the interior noise level of 50 dBA_{Leq} (hourly average) or the maximum noise level of 70 dBA_{Lmax} within occupied noise sensitive land uses. The Planning

Commission reserves the right to rescind this condition and further restrict construction activities in the event that the public health, safety and welfare are not protected due to noise levels emanating from the construction project. (PC, BD, CDD)

- 1.6. The building identification signs for the project will be reviewed through a separate Sign Use Permit and is not part of this Use Permit approval. (CDD)
- 1.7. If applicable, the Applicant (or the project sponsor) shall pay the Affordable Housing Commercial Linkage Fee per Municipal Code Chapter 17.88 as well as all development impact fees in effect at the time of building permit issuance. The amount of impact fees to be paid shall be those in effect at the time of payment of such fees. (CDD)

2. PRIOR TO TENANT IMPROVEMENT PERMITS

- 2.1. If exterior improvements are proposed:
 - 2.1.1. Elevations shall be included in the building permit plans indicating colors and materials, listing manufacturers' names and product identification, and shall be approved by the Community Development Director. (CDD)
 - 2.1.2. No rooftop equipment of any kind or exterior conduit shall be visible from the ground level on the site or from adjacent public rights-of-way or ground level on adjacent properties. Plans submitted for Building Permit for any Tenant Improvements shall include plans showing rooftop screening and cross-sections and details of the proposed rooftop equipment, sight line studies demonstrating the visual impact of equipment, and related screening shall be submitted to the Community Development Director for approval. All mechanical rooftop equipment shall be behind and below the roof screen unless otherwise required to be above the screen per the building code. (CDD)
 - 2.1.3. All vents shall be shown on the exterior elevations. Where feasible, venting shall be directed to the roof and consolidated to minimize its visibility, subject to approval by the Community Development Director. (CDD)
- 2.2. If applicable, before commencing any work in the City's right-of-way (including trenching of complete streets), the applicant shall obtain an encroachment permit, posting the required bonds and insurance. The Engineering Division may require that trenchless methods be used for crossings and connections under streets. (E/PW)
- 2.3. Roof access shall be provided from at least one stairway in each building. (BD, FIRE)
- 2.4. **Prior to issuance of a building permit for improvements necessary to convert any space from office to R&D on the project site, the plans submitted to the City shall demonstrate the ability at tenant improvement to incorporate elevators utilized to transport hazardous materials under the provisions of California Fire Code Chapter 50, and incorporate exhaust ventilation compiling with ANSI Z9.5-2012 or NFPA 45-2019 if required. (BD, FIRE)**
- 2.5. Prior to Tenant Improvements permit for improvements necessary to convert any space from office to R&D on the project site, State of California safety regulations regarding the transport, handling and storage of hazardous materials (HMIS) shall be incorporated onto the plans. Storage of hazardous materials shall be directed to areas in the complex where maximum protection of office and other active work areas can be provided. (BD, FIRE)

- 2.6. Prior to Tenant Improvement permit for improvements necessary to convert any space from office to R&D on the project site, a hazardous materials business plan (HMBP) shall be incorporated onto the plans. (BD, FIRE)
- 2.7. The applicant shall complete and submit the "PCB Screening Assessment Form" for any project requiring a demolition permit (BD, E/PW)
- 2.8. The plans shall demonstrate compliance with the Indoor Water Conservation requirements contained in EMID Code Chapter 8.7, including, but not limited to, submittal of the Indoor Water Use Efficiency Checklist. The Checklist shall be updated, if necessary, prior to issuance of the Tenant Improvement. (E/PW, CDD, BD)
- 2.9. **Prior to issuance of any Building Permits for improvements necessary to convert any space from office to R&D on the project site, a Landscaping Plan shall be submitted to the Community Development Department for review and approval. The Landscaping Plan shall include, but is not limited to, arborist report of existing (i.e. species, size, health) vegetation inventory on site, existing irrigation methodology, water usage for existing landscaping, proposed vegetation replacement and/or new landscaping area (i.e. species, size, health), and water usage of new vegetation selection and landscaping. (CDD)**
- 2.10. **Prior to issuance of any Building Permits for improvements necessary to convert any space from office to R&D on the project site, a Water Demand Report shall be submitted to the Community Development Department for review and approval. The Water Demand Report shall include, but is not limited to, information to verify that the new operation and modifications made to the building will result in a net-zero change in demand in water use, consistent with the Water Capacity Investigation by Maddaus Water Management Inc, dated November 18, 2022, made as part of the Public Hearing item on December 15, 2022 for this Use Permit (UP2021-0043). (CDD)**
- 2.11. Prior to issuance of any building permits for improvements necessary to convert any space from office to R&D on the project site, one (1) complete set of construction plan drawings in electronic format shall be submitted to the Building Inspection Division. All Use Permit conditions of approval shall be included on plan sheet(s) in the drawing set. (BD)
- 2.12. One (1) set in electronic format and one (1) set in printed format of a site specific, design level, fault zone geotechnical report satisfactory to the Chief Building Official, including one electronic or pdf version, shall be submitted for review and approval to the Building Division and contain design recommendations for grading, footings, retaining walls, and provisions for anticipated differential settlement for each construction site within the project area. (BD)
- 2.13. The applicant shall provide a Waste Management Plan for all aspects of construction to convert any space from office to R&D on the project site from start to finish with estimated quantities of debris expected to be generated by the project, how it will be recycled/disposed of, and an accompanying deposit in accordance with Chapter 15.44 of the Foster City Municipal Code and California Green Building Code. A separate Waste Management Plan will be required for projects that require Demolition (see Section 3.0). (E/PW, BD)
- 2.14. Prior to commencement of any site work or placement of any construction trailers for improvements necessary to convert any space from office to R&D on the project site, the applicant shall submit a Site Logistics Plan showing proposed haul routes,

placement of the construction trailers (if any) and areas for materials/equipment delivery, materials/equipment storage, waste collection and maintenance/fueling of vehicles/equipment. The Site Logistics Plan shall be subject to approval by the Community Development Director.

- The Site Logistics Plan designated storage areas for material delivery, storage, and waste collection shall be as far away from catch basins, gutters, drainage courses, and water bodies as possible. All hazardous materials and wastes used or generated during project site development activities shall be labeled and stored in accordance with applicable local, state, and federal regulations. In addition, an accurate up-to-date inventory, including Material Safety Data Sheets, shall be maintained on-site to assist emergency response personnel in the event of a hazardous materials incident.
 - The Site Logistics Plan designated area for all maintenance and fueling of vehicles and equipment shall be bermed or over a drip pan that will not allow run-off of spills. Vehicles and equipment shall be regularly checked and have leaks repaired promptly at an off-site location. Secondary containment shall be used to catch leaks or spills any time that vehicle or equipment fluids are dispensed, changed, or poured.
 - The Site Logistics Plan shall locate equipment staging in areas that will create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. (CDD, BD, FIRE)
- 2.15. Prior to issuance of a building permit for improvements necessary to convert any space from office to R&D on the project site, a report shall be submitted as part of the plans to verify that the physical improvements and operations do not exceed a Bio Safety Level-2 operation level. (CDD)**
- 2.16. Prior to the issuance of a Building permit for improvements necessary to convert any space from office to R&D on the project site, a master building wide Hazardous Materials Inventory Statement (HMIS) and a tenant HMIS shall be kept on file with the building management for the lifetime of the use. The building management shall manage all tenant HMIS documents against the Master HMIS such that the total quantity of hazardous materials shall not exceed the Maximum Area Quantities (MAQ's) as defined by the HMIS per Chapter 50 of the California Fire Code. This project shall update their fire sprinkler design density to an Extra Hazard class to 0.4/3,000 square-feet. (FIRE)**
- 2.17. The contractor shall prepare a Waste Disposal and Hazardous Materials Transportation Plan prior to construction activities where hazardous materials or materials requiring off-site disposal would be generated. The Plan shall include a description of analytical methods for characterizing wastes, handling methods required to minimize the potential for exposure, and shall establish procedures for the safe storage of contaminated materials, stockpiling of soils, and storage of dewatered groundwater. The required disposal method for contaminated materials (including any lead-based paint, asbestos, or other hazardous building materials requiring disposal), the approved disposal site, and specific routes used for transport of wastes to and from the project site shall be indicated. The Plan shall be prepared prior to demolition or development activities and submitted to the City. (E/PW, BD, FIRE)
- 2.18. Prior to issuance of a demolition permit for structures located on the project site, a lead-based paint, hazardous building materials survey (PCBs, mercury), and

asbestos survey (for those structures not previously surveyed) shall be performed by a qualified environmental professional. Based on the findings of the survey, all loose and peeling lead-based paint, and identified asbestos hazards shall be abated by a certified contractor in accordance with local, state, and federal requirements (including the requirements of the BAAQMD, District Regulation 11, Rule 20) and requirements for worker health and safety. (BD)

- 2.19. Prior to issuance of a building permit for improvements necessary to convert any space from office to R&D on the project site, the improvement plans shall include the design of stormwater improvements in accordance with the City's Standard Details/Specifications and to the satisfaction of the Engineering Division. (E/PW)
- 2.20. Domestic backflow prevention devices shall be consistent with the most recent list of approved devices maintained by the County Department of Health. (E/PW, BD)
- 2.21. Loading/unloading zones shall be in consistent with the Municipal Code Chapter 10.44. (BD)
- 2.22. **Prior to issuance of a building permit, the Developer shall submit a letter signed and stamped by the licensed landscape architect verifying that the selected plants for the bioretention area/swale are drought tolerant, inundation tolerant, and require minimal maintenance consistent with the C.3/C.6 Checklist, as provided in Appendix A of the San Mateo County Wide Water Pollution Prevention Program's C.3 Stormwater Technical Guidance Handbook at www.flowstobay.org (E/PW, CDD)**
- 2.23. The project shall conform to all General Construction Practices, as amended.
- 2.24. **Prior to issuance of a building permit, if the implementation of this Use Permit for the conversion of office to R&D is determined to affect the City's public infrastructures such as storm drain system, storm drain pumping capacity, water storage capacity, or other public infrastructures that may require upgrade, expansion, or modification, the applicant shall pay its fair share of its incremental contribution to any necessary improvement costs. The timing and amount of payment shall be as determined by the City and agreed upon by the applicant. (CC, E/PW)**
- 2.25. The construction contractor shall protect all downstream sanitary sewer lines from construction debris while performing sanitary sewer construction. Means to prevent construction debris must be used and shall be inspected by the construction inspector. (E/PW)
- 2.26. **The project applicant shall include Electric Vehicle charging stations, the number of which shall be verified with staff at the time of proposed tenant improvements. (CDD)**
- 2.27. **The applicant shall submit a separate Sign Use Permit for review and approval by the Planning Division for all exterior Building Identification signs.**
- 2.28. **Annually, for five (5) years after Certificate of Occupancy, the applicant shall provide an annual parking count study to the Community Development Director. If the Community Development Director determines that there are parking demand issues, the project shall add additional TDM measures or change TDM measures to alleviate the parking issues and a follow up report shall be required within six months of the last approved TDM. If the project continues to be out of conformance, the Community Development Director he/she may refer the project back to the Planning Commission to review the Transportation Demand Management program or other alternatives to address parking demand on-site. (CDD)**

3. PRIOR TO OCCUPANCY PERMITS

- 3.1. **Prior to any occupancy permit for spaces converted from office to R&D on the project site, the applicant shall provide an operational plan for all tenant(s) of the building and implementation of safety measures, with a maximum allowable Biosafety Level (BSL) 2, prior to the operation of Research and Development (R&D) uses. The operational plan shall include, but is not limited to, safety level and protocols for all operations on site. (CDD)**
- 3.2. **Prior to the issuance of occupancy permits for conversion of office to R&D, the project applicant shall submit a report to verify the continuation of the existing Transportation Demand Management measures such as the shared and private shuttle program, or equivalent strategies, to promote alternative modes of transportation for all tenants at the building. (CDD)**
- 3.3. Prior to occupancy for spaces converted from office to R&D on the project site, the City shall be provided with Final AutoCAD (latest version) compatible files (DXF or DWG) and PDF for all computer-generated mapping, construction plans and graphic information related to site/civil drawings for this project. (E/PW)
- 3.4. The applicant/property owners/tenants shall control accumulations of petroleum wastes and other pollutants in the streets and parking areas by frequent sweeping. (E/PW, CDD)
- 3.5. **Prior to occupancy for spaces converted from office to R&D on the project site, a documented program of Inspection, Testing, for continuous Maintenance (ITM) activities of all fire protection and life safety systems, and risk management requirements for building water systems, shall be submitted and approved by the Chief Building Official and Fire Marshal. The documented program shall be in accordance with the California Fire Code, Title 15 of the Foster City Municipal Code, NFPA 13, 70B, 72, and ANSI/ASHRAE Standard 188. (BD)**
- 3.6. **The current and future owners shall be responsible for implementing the Transportation Demand Management (TDM) Program required by the City/County Association of Governments, and disclosed and approved in the Transportation Demand Management Plan by W-Trans, dated July 28, 2022, on file with the Community Development Department and attached summary as Exhibit B. The owner or its successor in interest shall file an annual parking count/parking occupancy report by January 31 for five (5) years after certificate of occupancy, to the CDD Director. If the CDD Director determines that there are parking demand issues, the project shall add additional TDM measures or change TDM measures to alleviate the parking issues and a follow up report shall be required within six months of the last approved TDM. If the project continues to be out of conformance, the Community Development Director, the CDD Direct may refer the project back to the Planning Commission to review the Transportation Demand Management program or other alternatives to meet parking demand on-site. (CDD)**

BOLD: INDICATES SITE SPECIFIC CONDITIONS

EXHIBIT B

Transportation Demand Management Plan for 1065 E. Hillsdale Boulevard
Proposed Research and Development Conversion Project
Prepared by W-Trans, July 28, 2022

Table 2 – Estimated TDM Trip Reduction	
TDM Measure	Trip Reduction (%) Project Estimate
Flex Time, Compressed Work Week, and Telecommuting	5.0
On-Site Mix of Uses	3.0
Multi-Modal Street Design	1.0
Ridematching	1.0
Preferential Carpool Parking	1.0
Secure Bicycle Parking	1.0
TDM Coordinator	0.5
Education and Marketing	1.0
Pre-Tax Transit Benefits	1.0
Guaranteed Ride Home	0.5
Total Potential Trip Reduction	15.0