

# Appendix A: LOS Screening Analysis

To: City of Garden Grove  
From: Maryam Javanmardi, Chad Karns, EPD Solutions Inc  
Date: 5/28/2025  
Site: Coast Street, Garden Grove-EPD#24-073  
Subject: Level of Service (LOS) Screening Analysis

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This technical memorandum provides an evaluation of the proposed residential project (the Project) located at 13040 Coast Street in the southwestern portion of the City of Garden Grove. The site is located along the east side of Coast Street, just south of the intersection with Garden Grove Boulevard. Regional access to the site is provided by State Route 22 (SR-22) and the Beach Boulevard interchange, which provides direct access to Garden Grove Boulevard that intersects Coast Street approximately 0.15 miles to the east.

The purpose of this analysis is to determine if a Traffic Impact Analysis (TIA) would be required for the Project.

The 0.54-acre Project site is currently developed with a vacant 3,252 square foot building that was constructed in 1967 and previously used by the Gospel First Korean Baptist Church, located across Coast Street from the Project site (on the corner of Coast Street and Garden Grove Boulevard), has relocated. The Project site building previously was used by the church as a school, pre-school, and location for meetings.

The Project proposes to remove the existing building and related improvements and infrastructure and redevelop the site with 34 new residential units for rent within one building. The building will have one level of parking and four levels of one- and two-bedroom residences. The Project also includes a community room, onsite landscaped areas, and a private deck. The parking area will be accessed from a proposed driveway along Coast Street. The Project results in a density of 67.88 units per net acre, which is within the allowable density with application of density bonuses for provision of three Very-Low Income Affordable Units and three Moderate Income Affordable Units.

The Project site plan is shown in Figure 1. This memo evaluates the Project using the City of Garden Grove Traffic Impact Analysis (TIA) Guidelines for Vehicles Miles Traveled and Level of Service Assessment (May 2020).

## **Project Trip Generation**

The Project trip generation was prepared using trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition (2021). The proposed use was analyzed using Multifamily Housing (Low-Rise) (ITE Land Use Code 220). Table 1 presents the trip generation estimate for the Project. As shown in Table 1, the Project is anticipated to generate 229 daily vehicle trips, 13 AM and 17 PM peak hour vehicle trips.

## **Level of Service Screening**

As detailed in the 'Introduction' Section (page 8) of the City's TIA Guidelines for Vehicles Miles Traveled and Level of Service Assessment, a TIA that includes a Level of Service (LOS) analysis is not required for projects

that generate less than 50 vehicle trips during either the AM or PM peak hour. As shown in Table 1, the project is anticipated to generate 13 AM peak hour trips and 17 PM peak hour trips. Therefore, the proposed project would not generate 50 or more vehicle trips during the peak hour. A TIA that includes an LOS analysis is not required.

### **TIA Screening Results**

The Project was evaluated using the City's TIA Guidelines for Level of Service Assessment to determine if the project would require a TIA LOS analysis (for non-CEQA purposes). The Project generates 229 daily vehicle trips, 13 AM and 17 PM peak hour vehicle trips, which is less than the 50 peak hour trip screening threshold. Therefore, the Project would not result in a 50 peak hour increase in trips from the site and does not require preparation of a TIA LOS analysis.

### Figure 1: Project Site Plan

PROJECT SUMMARY									
PROJECT SITE INFORMATION									
APN#	ADDRESS	ZONING	LAND USE	NET LOT AREA (SF)	NET LOT AREA (ACRE)	GROSS LOT AREA (SF)	GROSS LOT AREA (ACRE)		
007-011-01	13040 COAST STREET, GARDO GROVE	R-3	MEDIUM DENSITY RESIDENTIAL	21,029.5 SF	30 ACRES	21,006 SF	30 ACRES		
PROJECT CONSTRUCTION TYPE									
S1-SR FULLY SPRINKLERED + STORY TYPE V-4 OVER 1 STORY TYPE I (PARKING) R-3 RESIDENTIAL - 3 STORY TOTAL									
	REQUIRED DETACK	REQUIRED STAIRCASES		PROPOSED DETACK	PROPOSED STAIRCASES	NOTES			
FRONT	1ST AND 2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	1ST & 2ND FLOOR	3RD TO 5TH FLOOR	S.G.M.C. § 12.04C(2) General Development Standards		
SIDE	20' 0" MIN.	20' 0" MIN.	20' 0" MIN.	20' 0" MIN.	6' 0"	6' 0"	WAVES REQUESTED		
STREET SIDE (ALLEY)	10' 0" MIN.	10' 0" MIN.	10' 0" MIN.	10' 0" MIN.	10' 0"	10' 0"	WAVES REQUESTED		
REAR	10' 0" MIN.	10' 0" MIN.	10' 0" MIN.	10' 0" MIN.	10' 0"	10' 0"	WAVES REQUESTED		
DENSITY	32 DU/AC		65 DU / BASE DENSITY (32 DU/AC)		18 DU		S.G.M.C. § 12.04C(2) General Development Standards		
	88 7% DENSITY INCREASE WITH STATE DENSITY LAW		87 DU / NET AC +		34 DU				
			TOTAL (84 DU/AC) =		34 DU		DENSITY BONUS / STACKED DENSITY		
FLOOR AREA RATIO							1.81		
FLOOR AREA	TOTAL NET FLOOR AREA =						42,894 SF		
BUILDING HEIGHT	3 STORY / 26' 0" ALLOWED						5 STORY / 50' 0" TOP OF ROOF STRUCTURE		
S.G.M.C. § 12.04C(2) General Development Standards									
LOT COVERAGE									
LOT COVERAGE AREA		BUILDING FOOTPRINT =		11,904.5 SF		34.9%		S.G.M.C. § 12.04C(2) General Development Standards	
		PODIUM LEVEL LANDSCAPE AREA =		1,287 SF		15.0%			
		PODIUM LEVEL LANDSCAPE AREA =		339 SF		1.5%			
		OPEN DRIVE WAY =		2,942 SF		8.4%			
		GROUND LEVEL LANDSCAPE AREA =		2,275 SF		9.9%			
		GROUND LEVEL LANDSCAPE AREA =		2,215 SF		10.1%			
		TOTAL =		21,829.5 SF		71%		CONCESSION REQUESTED	
BUILDING LOT COVERAGE (80% MAX)		TOTAL LOT COVERAGE AREA =		15,499.5 SF		73%			
FRONT DETACK COVERAGE (50% MAX)		HARDSCAPE AREA ALONG FRONT DETACK =		37.57' 780 SF		43%			
		PODIUM LEVEL LANDSCAPE AREA =		338 SF		2%			
TOTAL LANDSCAPE / OUTDOOR AREA		GROUND LEVEL LANDSCAPE AREA =		2,215 SF		10%		(7% MINIMUM LANDSCAPE AREA REQUIRED)	
UNIT SUMMARY									
PLAN	DESCRIPTION	QUANTITY	REQUIRED MIN. AREA	PROPOSED MIN. AREA	AREA SUBTOTAL	DECK	TOTAL DECK		
UNIT A	1 BEDROOM / 1 BATH FLAT	12 UNITS	750 SF	WAVES	885 SF	7,875 SF	95 SF (270 SF UNIT K207)	1,388 SF	
UNIT B	2 BEDROOM / 2 BATH FLAT	22 UNITS	900 SF		838 SF	25,716 SF	59 SF	2,085 SF	
PROJECT UNIT TOTAL		34 UNITS			36,443 SF			3,483 SF	
PARKING SUMMARY									
CALCULATED PER CA STATE DENSITY BONUS LAW									
REQUIRED					PROVIDED				
MINIMUM REQUIRED					PARKING BREAK DOWN				
					STANDARD + 11 SPACES				
1 BR UNIT 1.5 SPACES PER UNIT 12 SPACES					GARAGE ACCESS PARKING SPACES+ 36 SPACES				
2 BR UNIT 1.5 SPACES PER UNIT 33 SPACES					TUCK UNDER PARKING SPACES + 5 SPACES				
					STANDARD BY READY + 12 SPACES				
					STANDARD BY AVAILABLE + 3 SPACES				
					STANDARD BY EQUIPPED + 1 SPACES				
					HC BY EQUIPPED + 3 SPACES				
					HC ACCESSIBLE + 3 SPACES				
TOTAL = 45 SPACES					TOTAL = 45 SPACES				
					TOTAL = 45 SPACES				
* TANDEM PARKING PROPOSED PER STATE DENSITY BONUS CAL GOV CODE SECTION 66019 (g)									
BUILDING SUMMARY									
	RESIDENTIAL / COMM. ROOM	DECK	CIRCULATIONS / LOBBY	MECHANICAL / VERTICAL CIRCULATION / GARAGE	NET BUILDING FLOOR AREA	TOTAL GROSS BUILDING FLOOR AREA			
LEVEL 1			498 SF	14,932 SF	498 SF	15,380 SF			
LEVEL 2	7,400 SF	885 SF	2,181 SF	1,043 SF	10,315 SF	11,364 SF			
LEVEL 3	7,578 SF	853 SF	2,181 SF	921 SF	10,594 SF	11,515 SF			
LEVEL 4	7,578 SF	853 SF	2,181 SF	921 SF	10,594 SF	11,515 SF			
LEVEL 5	7,578 SF	853 SF	2,181 SF	921 SF	10,594 SF	11,515 SF			
TOTAL	30,224 SF	3,238 SF	9,140 SF	18,793 SF	42,894 SF	47,297 SF			
				14,932 SF					
GARAGE									

OPEN SPACE / AMENITY SUMMARY			
	REQUIRED	G.O.M.C. 18-124-030 (E) Multi-Family Residential	PROPOSED
	~1,706 SF MIN. OUTDOOR ACTIVE OPEN SPACE REQUIRED WITH:		GROUND-LEVEL PASSIVE = 2,264 SF
COMMON OPEN SPACE	4 BRD AREA WITH SEATING, COMMUNITY GARDEN AT 86 SF, INDOOR GYM AT 250 SF		POOLUM ACTIVE / PASSIVE OPEN AREA, 400 SF ACTIVE YOGA LAWN = 3,201 SF
	CLOPOUSE WITH KITCHEN AT 400 SF AND BUSINESS CENTER WITH 3 STATIONS		COMMUNITY ROOM / INDOOR RECREATIONAL SPACE = 3,782 SF
	200 SF COMMON STORAGE / UNIT =	6,975 SF	SUB-TOTAL = 3,747 SF
PRIVATE OPEN SPACE	80 SF MIN. PRIVATE OPEN SPACE / UNIT =	3,330 SF	PRIVATE DECK = 3,488 SF
TOTAL OPEN SPACE	300 SF COMBINED OPEN SPACE / UNIT TOTAL =	10,305 SF	TOTAL = 10,735 SF
STORAGE		G.O.M.C. 18-124-030 (E) Special Regulations	
120 CF PER UNIT OF STORAGE SPACE (34 UNITS)		34 STORAGE SPACES AT 120 CF OF MIN. PROVIDED AT EVERY RESIDENTIAL FLOOR	
BICYCLE SUMMARY		G.O.M.C. 18-140-340 (E)	
	REQUIRED	PROVIDED	
BICYCLE SPACE	1 SPACE PER 10 RESIDENTIAL PARKING SPACES (34 SPACES) = 4	BICYCLE SPACE LOCATED AT GARAGE = 8 SPACE	
BICYCLE SPACE REQUIRED	4 SPACES	TOTAL PROVIDED BICYCLE SPACE = 8 SPACE	

SCALE: N.T.S.

REQUESTED INCENTIVES AND WAIVERS

<b>ARCHITECTURAL</b>	
SD-0.1	TITLE SHEET
SD-0.2	PROJECT INFORMATION
SD-0.3	PROJECT NOTE
SD-1.1	SITE PLAN
SD-1.2	SOUTH DIRECTION DIAGRAM
SD-1.3	LOT COVERING DIAGRAM
SD-1.4	CODE ANALYSIS
SD-2.1	GROUND LEVEL BUILDING PLAN
SD-2.2	2ND FLOOR LEVEL BUILDING PLAN
SD-2.3	3RD LEVEL BUILDING PLAN
SD-2.4	4TH LEVEL BUILDING PLAN
SD-2.5	5TH LEVEL BUILDING PLAN
SD-2.6	ROOF PLAN
SD-3.1	BUILDING SECTIONS
SD-3.2	BUILDING ELEVATIONS
SD-3.3	BUILDING ELEVATIONS
SD-4.1	UNIT PLANS
SD-4.2	CONCEPTUAL OPEN SPACE PLAN
SD-4.3	OPEN SPACE DIAGRAM
SD-5.1	MATERIAL BOARD
<b>CIVIL</b>	

**CONCESSIONS / WAIVERS**

- BUILDING HEIGHT GREATER THAN 35'-0"
- BUILDING STORIES GREATER THAN 3
- LOT COVERAGE MORE THAN 50%
- FRONT YARD SETBACK REDUCTION
- FRONT YARD STEP BACK REDUCTIONS
- SIDE YARD STEP BACK REDUCTIONS (NORTH)
- REAR YARD STEP BACK REDUCTIONS
- REDUCE MINIMUM AREA FOR 1 BEDROOM UNITS

**PROPOSED UNITS**

- 3 VERY LOW INCOME UNITS
- 3 MODERATE INCOME UNITS
- 28 MARKET RATE UNITS

CIVIL	PRELIM GRADING PLAN PRELIM DETAILS TOPOGRAPHIC SURVEY
LANDSCAPE	GROUND LEVEL LANDSCAPE PODIUM LEVEL LANDSCAPE
FIRE	PRELIMINARY FIRE ACCESS PLAN

GROUND LEVEL LANDSCAPE  
 SECOND LEVEL LANDSCAPE

POSITION LEVEL LANDSCAPE

PRELIMINARY FIRE ACCESS PLAN

## PROJECT INFORMATION



**BSB**  
DESIGN

**Table 1: Project Trip Generation**

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<b><u>Project Trip Rate</u></b>									
Multifamily Housing (Low-Rise) <sup>1</sup>	DU	6.74	0.10	0.30	0.40	0.32	0.19	0.51	
<b><u>Proposed Project Trip Generation</u></b>									
Multifamily Housing (Low-Rise) <sup>1</sup>	34 DU	229	3	10	13	11	6	17	
Total Trip Generation			229	3	10	13	11	6	17
DU = Dwelling Unit									

DU = Dwelling Unit

<sup>1</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation*, 11th Edition, 2021 . Land Use Code 220- Multifamily Housing (Low-Rise).