# Appendix A: LOS Screening Analysis



### WHERE EXPERIENCE AND PASSION MEET -

To: City of Garden Grove

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Site: Coast Street, Garden Grove-EPD#24-073
Subject: Level of Service (LOS) Screening Analysis

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

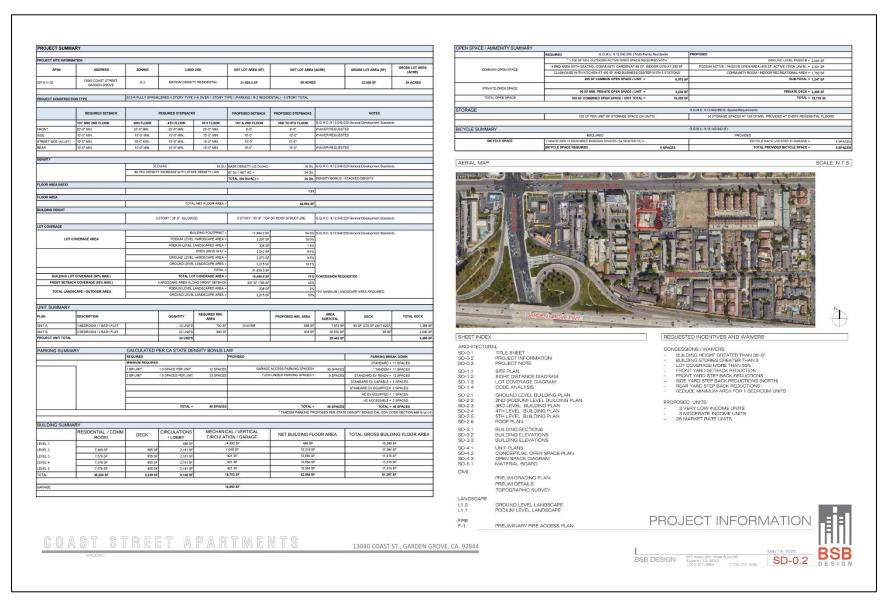


that generate less than 50 vehicle trips during either the AM or PM peak hour. As shown in Table 1, the project is anticipated to generate 13 AM peak hour trips and 17 PM peak hour trips. Therefore, the proposed project would not generate 50 or more vehicle trips during the peak hour. A TIA that includes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





# **Table 1: Project Trip Generation**

Land Use		Units	Daily	AM Peak Hour			PM Peak Hour		
				ln	Out	Total	ln	Out	Total
Project Trip Rate									
Multifamily Housing (Low-Rise) <sup>1</sup>		DU	6.74	0.10	0.30	0.40	0.32	0.19	0.51
Proposed Project Trip Generation									
Multifamily Housing (Low-Rise) 1	34	DU	229	3	10	13	11	6	1 <i>7</i>
Total Trip Generation			229	3	10	13	11	6	17

DU = Dwelling Unit

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