



Memorandum

Date: January 12, 2024
To: Alireza Mirzaei, The Khoshbin Company Inc.
From: Paul Herrmann, P.E.
Subject: Palazzo Banquet Facility Trip Generation Assessment

OC24-1031

Fehr & Peers has reviewed the proposed Palazzo Banquet Facility project and determined that the project would not require a transportation impact study. A detailed description of the project and project trip generation estimates are provided below.

Project Description

The project is located at 3150 Bear Street, Costa Mesa, California. The site is zoned AP- Administrative Professional and has a General Plan land use designation of General Commercial. The site is bounded by Bear Street to the west, the I-405 Freeway to the north, single family residential properties to the east, and single-family residential properties and a music studio to the south. The site and existing building have been vacant for approximately six years but has recently been occupied by The Khoshbin Company operating approximately 40,000 square feet of office space with approximately 20 employees. The property provides 241 surface parking spaces.

The proposed project would establish a new banquet facility with an on-site valet. Types of events on site are expected to be primarily weddings and ceremonies, but may also include birthdays, corporate events, seminars, and photoshoots. The Palazzo would allow a maximum of two events per day. However, the Palazzo would not allow multiple events concurrently. When two events occur on the same day, the first event ending time would be separated by at least an hour from the second event starting time to minimize any conflict. All events shall have an occupancy limit of 225 people total including attendees, staff/back of the house, or anyone else onsite.

The event space hours of operation are between 8:00 AM to 10:00 PM on weekends and weekdays. However, the City has required that event start and end times are restricted from occurring during weekday commute rush hours (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM). Events are also restricted from occurring while other uses onsite (office, social media studio, etc.) are in operation.



Project Trip Generation

Project trip generation estimates are typically prepared for time periods when adjacent street traffic is highest, which for this project is Bear Street during weekday commute rush hours (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM). However, due to the restrictions placed on events, the project is not anticipated to generate traffic during these time periods. It is anticipated that during the largest events (200 guest capacity served by 25 employees), there may be as many as 25 employees accessing/departing the site before or after events.

Per the *City of Costa Mesa Transportation Impact Analysis (TIA) Guidelines (2020)*, a transportation impact study shall be required for all development projects estimated to generate fifty (50) or more vehicle trip ends during a peak hour. **As the project is restricted from operating during both AM and PM peak hours, it would not generate enough vehicle trips to warrant further study.**

Additional calculations are provided below that evaluate a “worst-case,” at-capacity event onsite during the peak arrival or departure period generated by the project. In this scenario presented below, the peak hour is assumed to be the hour before the event starts or the hour after the event ends. Typically, project trip generation estimates are determined using trip generation rates from *Trip Generation, 11th Edition* (Institute of Transportation Engineers [ITE], 2021), but the Trip Generation Handbook does not provide rates for events that are proposed as part of this project. Therefore, the following assumptions were applied to estimate arrival/departure trip generation:

- 200 guests (arrive/depart during the peak hour)
 - 5% of guests utilize rideshare/taxi services (counted as 1 inbound trip and 1 outbound trip) at an average vehicle occupancy of 1.5 guests per vehicle
 - 14 peak hour trips
 - Guests that drive themselves will utilize an average vehicle occupancy of 2.5 guests per vehicle
 - 76 peak hour trips
- 25 employees (arrive/depart outside the peak hour)
 - Zero peak hour trips
- Total: 90 peak hour trips

The above calculations estimate that the highest capacity events are likely to generate approximately 90 trips during the arrival and departure period immediately prior to or following the event.