

MEMO

ATTN: Patrick Zabrocki – Wermers Properties **E-Mail:** pzabrocki@wermersproperties.com
FROM: Justin P. Schlaefli, PE TE PTOE **TOTAL PAGES (Including Cover):** 4 + attachment
DATE: February 3, 2023 **TIME:** 2:35:58 PM **JOB NUMBER:** N/A
SUBJECT: Hope Avenue Apartments Vehicle Miles Traveled (VMT) Screening

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This memo is intended to serve as a screening assessment for VMT analysis related to the Hope Avenue Apartments Project.

Introduction:

The proposed project would involve the demolition of a motel and two single family homes at 945&955 Grand Avenue in Carlsbad, CA. Please refer to Figure 1 below for a map demonstrating the project location and proximity to transit. Up to 156 multi-family residential dwelling units would be constructed to replace the existing motel and single family residences. The multi-family project would include up to 20% affordable housing. Trip generation estimates for the project are shown below. A site plan is included in **Attachment 1**.

VMT Screening Assessment:

The City of Carlsbad’s Vehicle Miles Traveled (VMT) Analysis Guidelines (10/2022) provides a VMT analysis screening criteria for development projects. This criteria identifies the level of VMT analysis methodology and the level of significance and mitigations based on the development’s trip generation, the type of development, the location of the development relative to transit priority areas, and other elements. As shown in **Table 1**, the Hope Avenue Apartments project is expected to generate a net increase of 106 average daily trips (ADT). However, total project trip generation (excluding consideration of existing uses to be demolished) is 831 ADT. As identified in the VMT Analysis for Land Development Projects flowchart (Figure 3-1 of the City of Carlsbad’s Vehicle Miles Traveled (VMT) Analysis Guidelines (10/2022)) would

Figure 1

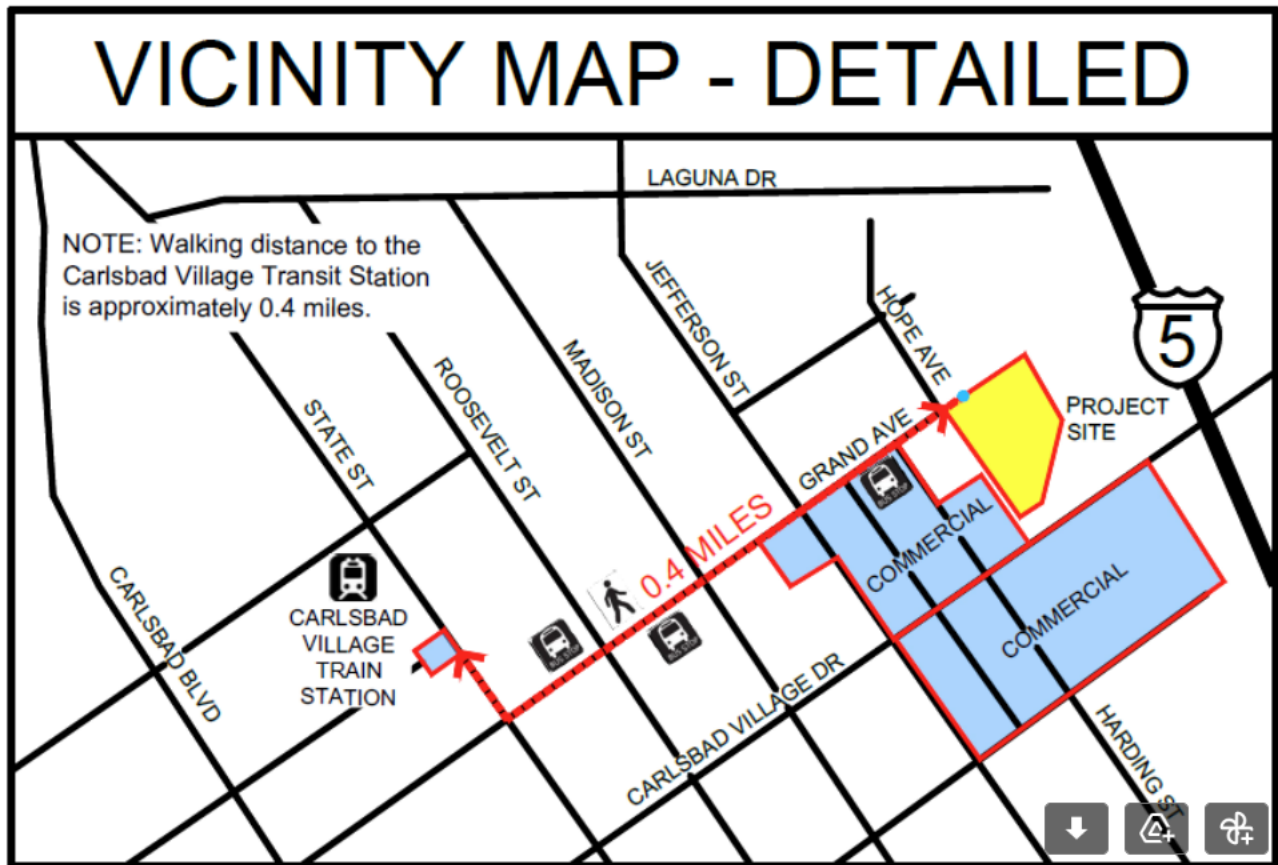


Table 1: Project Trip Generation

Land Use	Intensity	Rate*	ADT	AM						PM					
				Peak Rate	Vol.	In %	Out%	In	Out	Peak Rate	Vol.	In %	Out%	In	Out
Proposed Use															
Apartment (Mid-Rise)	156 DU	6 /unit	936	8%	75	20% : 80%	15	60	9%	84	70% : 30%	59	25		
Existing Use															
Hotel	89 Occ. Rm.	9 /occupied room	801	8%	64	40% : 60%	26	38	9%	72	60% : 40%	43	29		
Single Family Detached	3 DU	10 /unit	30	8%	3	30% : 70%	1	2	10%	3	70% : 30%	2	1		
Existing Subtotal			831		67		27	41		75		45	30		
Net Increase (Proposed - Existing)															
Net Total			105		8		-12	20		9		14	-5		

Source:

Trip Rates taken from Sandag (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April, 2002.

Note:

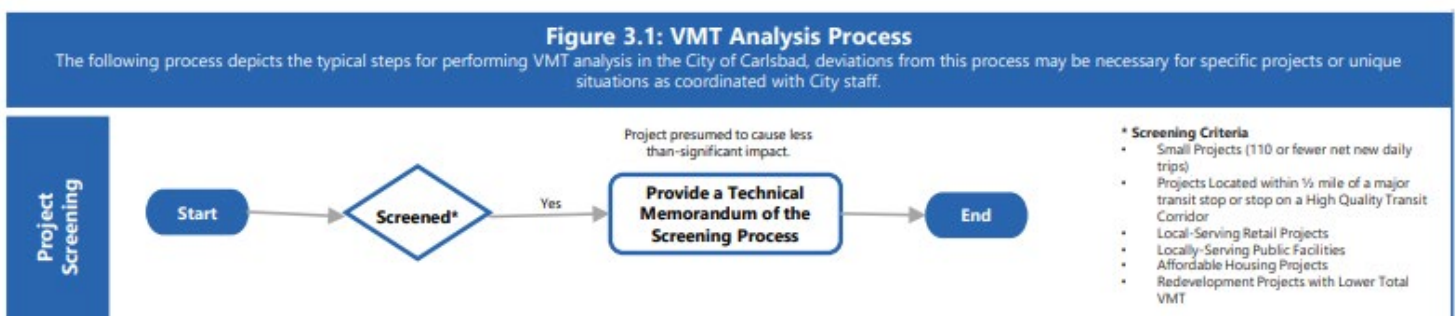
ADT= Average Daily Trips
Occ. Rm. = Occupied Rooms (82% Average Occupancy), Source: ITE Trip Generation Manual 11th edition, for Land Use: 310 Hotel
DU = Dwelling Units

not be screened out of needing a VMT Analysis based on project size. However, project type and location criteria also apply and are discussed below.

- Small Projects- Per OPR's Technical Advisory, projects that generate less than 110 ADT would be presumed to have a less than significant transportation impact. Projects that can demonstrate that they would generate an ADT of less than 110 after applying trip-reduction strategies would be screened out from performing additional analysis. **The project is expected to generate 831 ADT. This screening criteria would not apply.**
- Projects Located Near Transit- Per OPR's Technical Advisory, residential, retail, office projects, or projects that have a mix of those uses whose project site boundaries are within one half mile of an existing major transit stop, planned major transit stop, or a stop/transit center along a high-quality transit corridor would normally be presumed to have a less than significant transportation impact. In the City of Carlsbad, this would apply to projects within one half mile of the Carlsbad Village or Carlsbad Poinsettia Coaster stations, as well as projects within one-half mile of the Plaza Camino Real transit center. Certain types of projects that are located near transit would not have a presumption of a less than significant transportation impact even if located near transit. This would include, for example, projects with low density or high levels of parking. OPR Technical Advisory includes additional detail on determining the status of projects located near transit. **As shown in Figure 1, the proposed project is within ½ mile of the Carlsbad Village Transit Center. As a result, this screening criteria would apply and the project may be screened out of a VMT Assessment.**
- Local-Serving Retail and Similar Land Uses- Per OPR's Technical Advisory, local-serving retail uses are presumed to have a less than significant impact on VMT since they tend to attract trips from adjacent areas that would have otherwise been made to more distant retail locations. **As a residential project, this screening criteria would not apply.**
- Local-Serving Public Facilities- Similar to retail land uses, local-serving public facilities are presumed to have a less than significant impact on VMT. This would include government facilities intended to serve the local public, parks, public elementary schools, public middle schools, and public high schools. A study evaluating the user capture area may be required in order to demonstrate that a public facility is local-serving. Typically, private schools, charter schools, or public facilities with unique uses will be required to provide a user capture area study. **As a residential project, this screening criteria would not apply.**

- Affordable Housing Projects- OPR’s Technical Advisory allows for a less than significant finding for transportation impacts of residential projects that are 100% affordable housing located in infill areas. Affordable housing projects in the City of Carlsbad could use this recommendation if they demonstrate that they are located in infill areas based on urban planning considerations. **The proposed project would not contain 100% affordable housing. Therefore, this screening criteria would not apply.**
- Redevelopment Projects That Result in a Net Reduction of VMT- Per CEQA, projects are considered to have a less than significant impact if they result in a net reduction in the relevant performance measure (in this case VMT). Therefore, redevelopment projects in the City of Carlsbad that generate less VMT than the existing project they are replacing would be considered to have a less than significant impact on VMT. Since VMT/capita and VMT/employee are efficiency metrics, a redevelopment project that would produce more VMT than the existing project it is replacing would need to conduct a VMT analysis assuming the proposed land use (with no credit taken for the existing land use) to determine whether the proposed project meets the applicable significance thresholds. **As discussed above, the proposed project is expected to generate a net increase in ADT. As a result, this screening criteria would not apply.**

Based on the City of Carlsbad screening criteria, the proposed project would be screened out of VMT analysis as a project located near transit. The following flow-chart from the City’s Guidelines, therefore requires the provision of a technical memorandum discussing the screening process as documentation that no further analysis is necessary. This memorandum is intended to serve that purpose.



Attachment A Project Site Plan

Please refer to the following pages

PROJECT INFORMATION	
ADDRESS:	945 & 955 Grand Ave., Carlsbad, CA
APN:	203-320-02-00 & 203-320-20-00
SITE AREA:	132,624 SQ. FT. 3,044.63 ACRES
ZONING:	VILLAGE-BARRIO MASTER PLAN / FREEWAY COMMERCIAL

VILLAGE AND BARRIO MASTER PLAN: 2.6 AREA WIDE STANDARDS; 2.74 FC DISTRICT STANDARDS	VBMP SECTION	REQUIRED	PROVIDED	RECOURSE
BUILDING HEIGHT	2.7.4-G.1 FREEWAY COMMERCIAL	MAX. 45' AND 4 STORIES	45' AND 4 STORIES	2.6.7 VBMP - Standards modification
SETBACKS (STEPBACK)	2.7.4-G.2a	70% OF 4TH STORY FACING STREET SET BACK MIN. 15' FROM PL	100% OF 4TH STORY FACING STREET SET BACK MORE THAN 15' FROM PL	
FLOOR AREA	2.7.4-G.2b	TOTAL 4TH ENCLOSED FLOOR AREA NOT TO EXCEED 80% OF 3RD OR LARGEST FLOOR BELOW	4TH FLOOR AREA EXCEEDS 80% OF 3RD OR LARGEST FLOOR BELOW	2.6.7 VBMP - Standards modification
DENSITY	2.7.4-D.1	28-35 du/acre	52 du/ acre	Density bonus
LAND USE		RESIDENTIAL MF PERMITTED	RESIDENTIAL MF	
COMMON OPEN SPACE (SF)	2.7.4-E.3b	3,900	16,230	
PRIVATE OPEN SPACE (SF)	2.7.4-E.2a	80 S.F./ DU, MIN. 6' IN ANY DIRECTION	AVERAGE 55 S.F./ DU	2.6.7 VBMP - Standards modification
PROPERTY OPEN SPACE (SF)	2.7.4-E.1a	26,525	51,125	
BUILDING MASSING	2.7.4-H.1	5' MIN. WALL PLANE VARIATION AND ROOF LINE CHANGE REQ'D FOR EACH 50' (MAX.) FAÇADE LENGTH VISIBLE FROM PUBLIC STREET OR I-5	NOT ENOUGH VARIATION PROVIDED ON FAÇADE FACING GRAND AVE. AND "EASEMENT DRIVE".	2.6.7 VBMP - Standards modification + RE-DESIGN ?
ELEVATION DESIGN	2.8.3	ARCH. STYLE COMPATIBLE WITH SURROUNDINGS	TBD	
LANDSCAPING	2.8.2-G		TBD	

Carlsbad Village Residential Multi-Family Building													12.27.21
UNITS PER LEVEL SUMMARY													
LEVEL	STUDIO	1BR					2BR					3BR	TOTAL
	S1	A0	A1	A2	A3	B1	B2	B2A	B2B	B3	B4	C1	
4	2	4	6	6	0	6	8	0	1	2	2	2	39
3	2	4	6	6	0	6	10	0	1	2	2	3	42
2	2	4	6	6	0	5	9	0	1	2	2	3	40
1	2	3	6	10	0	5	3	0	0	2	1	3	35
	8	15	24	28	0	22	30	0	3	8	7	11	156
Totals	8		67					70				11	156
	5.1%	9.6%	15.4%	17.9%	0.0%	14.1%	19.2%	0.0%	1.9%	5.1%	4.5%	7.1%	100%
	5.1%		42.9%					44.9%				7.1%	

DWELLING UNIT INFO				
Unit	Unit SF	Qty.	%	SF TOT.*
S1	548	8	5.1%	4,384
A0	618	15	9.6%	9,270
A1	762	24	15.4%	18,288
A2	751	28	17.9%	21,028
A3	950	0	0.0%	0
B1	1,123	22	14.1%	24,706
B2	1,135	30	19.2%	34,050
B2A	1,081	0	0.0%	0
B2B	1,078	3	1.9%	3,234
B3	1,211	8	5.1%	9,688
B4	1,126	7	4.5%	7,882
C1	1,275	11	7.1%	14,025
Avg.	911	156	100.0%	142,171

AVG. SF	
TYPE	SF
STUDIO	548
1-BR	725
2-BR	1137
3-BR	1,275

PRIVATE O.S.		
Unit	DECK AREA	TOT. AREA
S1	38	304
A0	56	840
A1	52	1,248
A2	50	1,400
A3	50	0
B1	52	1,144
B2	50	1,500
B2A	50	0
B2B	50	150
B3	52	416
B4	109	763
C1	55	605
TOTAL	8,370	

COMMON OPEN SPACE SF	
TOTAL REQUIRED: 25 SF/ UNIT	3,900
POOL COURTYARD	6,740
WEST COURTYARD	2,450
ENTRY PLAZA	4,035
ROOF AMENITY 1	1,124
ROOF AMENITY 2	1,124
VIEW DECK (L4)	757
TOTAL PROVIDED	16,230

ENCLOSED AMENITY SF	
AMENITIES	SF
Lease/Lobb	2,973
Mail	
Fitness	2,624
Restrooms/Showers	
Bike storage	
TOTAL	5,597

PROPERTY OPEN SPACE	
SITE AREA (SF)	132,624
REQUIRED: 20% OF PROPERTY	26,525
PRIVATE O.S. PROVIDED	8,370
COMMON O.S. PROVIDED	16,230
TOTAL PROVIDED	51,125

BUILDING - PARKING PROVIDED					
TYPE	COUNT	REQUIRED		PROVIDED	
		RATIO	STALLS	RATIO	STALLS
STUDIO	8	1.0	8	1.5	12
1 BR	67	1.0	67	1.5	101
2 BR	70	1.5	105	2.0	140
3 BR	11	1.5	17	2.0	22
TOTALS	156	1.21	189	1.68	263
GUEST		RATIO: 0.25 /UNIT			
LEASING		5			
MAIL - USPS STALL		1			
TOTAL STALLS REQUIRED		RATIO: 1.46		234	
TOTAL STALLS PROVIDED		RATIO: 2.02		315	

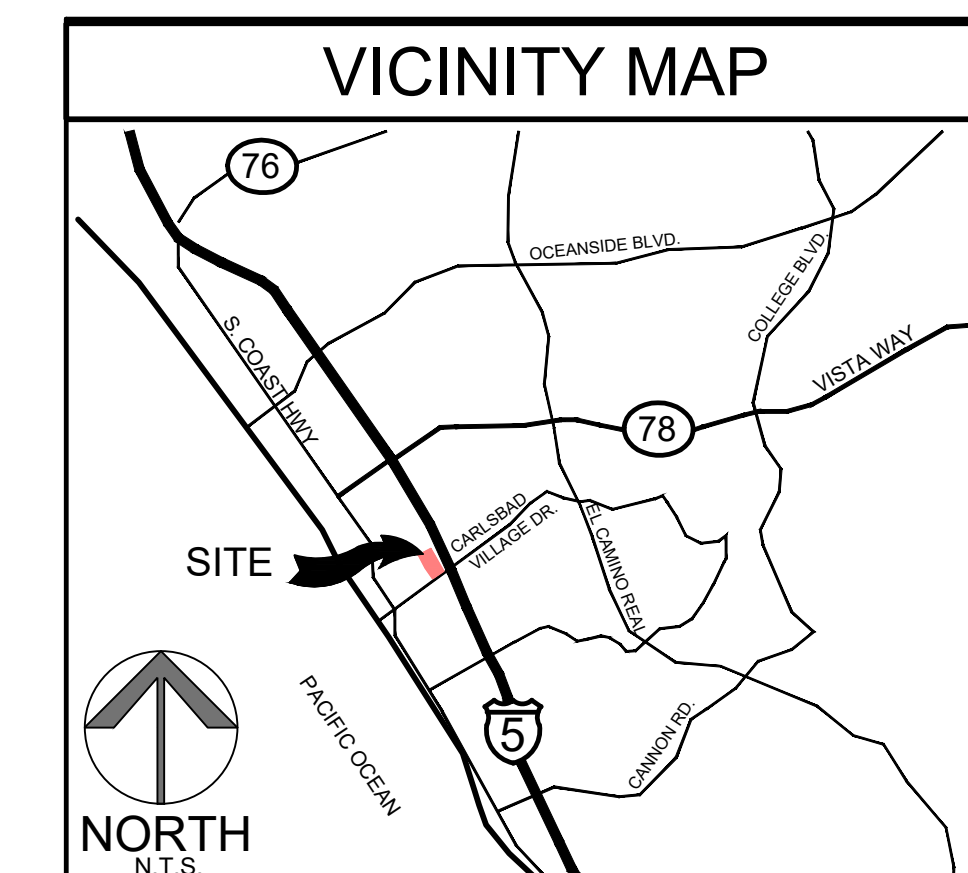
BUILDING - PARKING PROVIDED					
	STD (20')	Acc.	TANDEM	COMP. (18')	TOTAL
SURFACE PKG	4	1	0	0	5
LEVEL P1 (SUB-T)	124	7	0	16	147
LEVEL P2 (SUB-T)	163	0	0	0	163
TOTAL STALLS	291	8	0	16	315
	92%	3%	0%	5%	

Project Team

APPLICANT / OWNER
Wermers Properties
5120 Shoreham Place, #150
San Diego, CA 92122
(858) 535-1475
Contact: Don Gause
DonG@wermersproperties.com

RESIDENTIAL ARCHITECT
ARCHITECTS ORANGE
144 N. Orange Street
Orange, CA 92866
(714) 639-9860
Contact: Tobin Symmank
Tobins@AOArchitects.com

CIVIL ENGINEER
Pasco Laret Sulter & Associates
1911 San Diego Ave., Ste 100
San Diego, CA 92110
(858) 259-8212 ext. 113
Contact: Tyler Lawson
tlawson@plsaengineering.com



REVISION LOG		
NO.	DESCRIPTION	Date
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2	REVISIONS	02.11.22
2		
3		
4		
5		

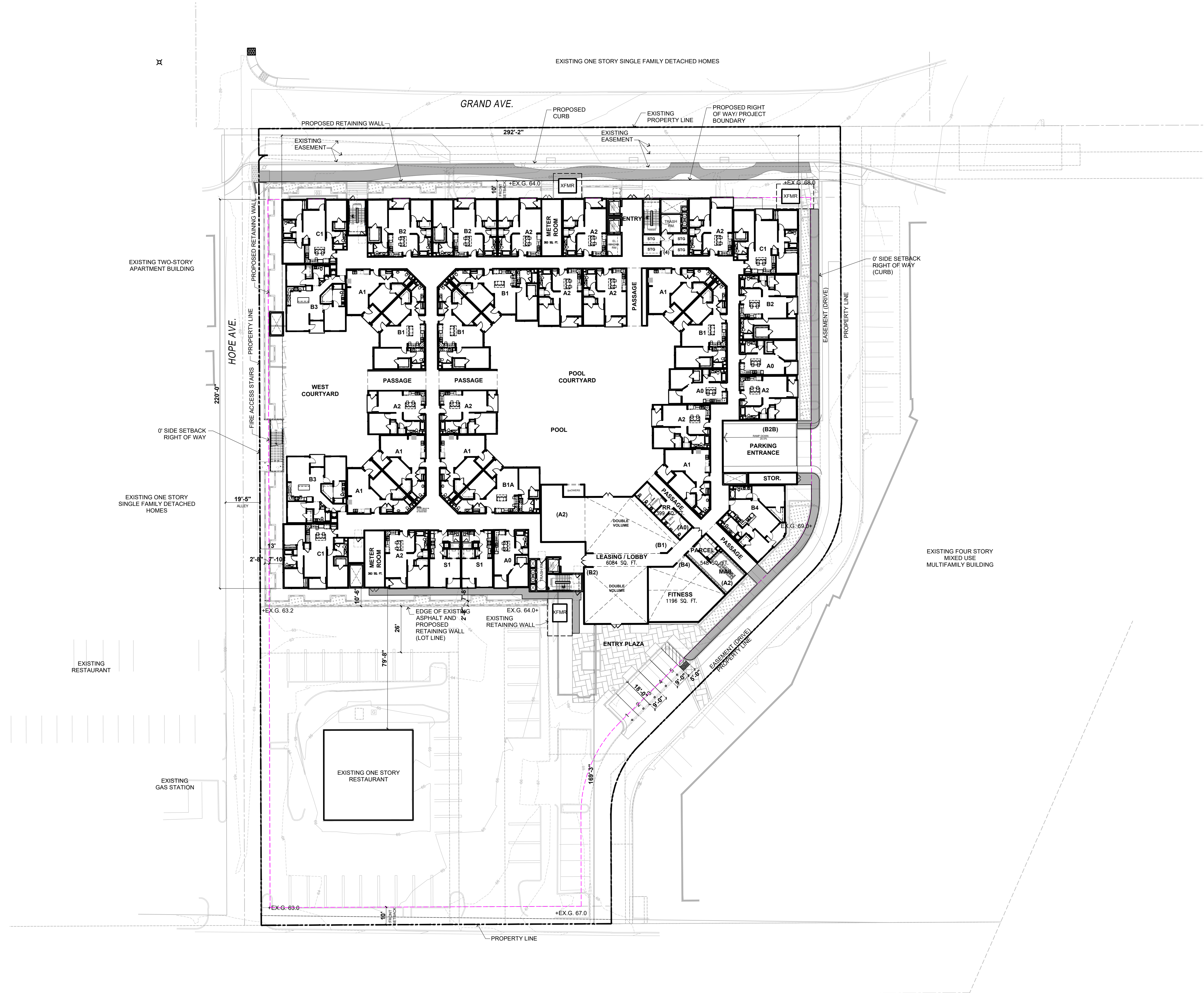


HOPE AVENUE APARTMENTS
CARLSBAD, CA
WERMERS PROPERTIES



G1.0

Scale
Job No. 2021-109



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 Monday, O
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 WERMERS 1006 CARLSBAD VILLAGE CARLSBAD03 DESIGN\SCHEMATIC\21-109_A1.0 SITE PLAN.DWG



HOPE AVENUE APARTMENTS
 CT 2022-0002/SDP 2022-006 (DEV 2022-0030)
 CARLSBAD, CA
 WERMERS PROPERTIES

RESIDENTIAL BUILDING
 SITE PLAN



A1.0

Scale 1" = 30'
 Job No. 2021-109
 Date 10-06-2022

