



**PROJECT APPROVAL DETERMINED BY HEARING OFFICER OR CITY COUNCIL DURING PUBLIC HEARING**

**PROJECT APPLICATION SUBMITTED TO THE PLANNING DEPARTMENT**

Planning Department circulates application to City Departments for comment

**Is a traffic study required?**

**By-right projects**  
- Allowed under Zoning Code  
- Consistent with General Plan  
- Complies with CEQA

**Discretionary review**  
- Zoning entitlement  
- Design review

**Existing Land Use**  
- Expansion of existing use  
- Tenant improvement  
- Change of use

**Transportation Impact Study Guidelines**

10 units or less;  
10,000 sf or less than 300 daily trips

11-49 units;  
10,001 – 49,999 sf

50+ units;  
50,000+ sf

**PRELIMINARY CONDITIONS SUBMITTED TO PLANNING DEPARTMENT FOR DISCUSSION WITH APPLICANT**

Traffic study not required

**Category 1:**  
Below Communitywide Significance  
Traffic study required (Outside CEQA)

**Category 2:**  
Communitywide Significance  
Traffic study required (CEQA)

**Category 1 Analysis Metrics**  
- Street segment analysis  
- Auto Level of Service (LOS) analysis  
- PEQI review  
- BEQI review

**Category 2 Analysis Metrics**  
- VMT per capita  
- VT per capita  
- Proximity/Quality of Bicycle Network  
- Proximity/Quality of Transit Network  
- Pedestrian Accessibility

**Project Impacts?**

**Category 1 Impacts**  
**Intersection Impact**  
- Exceeds LOS D cap Citywide  
- Exceeds LOS E cap in TOD  
**Street Segment Impact**  
- Existing ADT: 0-1,500    150 or more Project ADT  
1,501-3,499    10% or more Project ADT  
3,500+    8% or more Project ADT

**Category 2 Impacts**  
VMT per Capita .....> 22.6  
VMT/Cap  
VT per Capita .....> 2.8  
VT/Cap  
Proximity and Quality of Bicycle Network ....< 31.7%  
Proximity and Quality of Transit Network ....< 66.6%  
Pedestrian Accessibility.....< 3.9

**Category 1 Conditions**  
- Complete Streets Plan  
- Revised project circulation  
- Driveway relocation  
- Public ROW improvements  
- Parking Studies  
- Queuing Studies

**Category 2 Mitigation Measures**  
- Multi-modal system improvements  
- Parking Strategies  
- Commuter Trip Reduction Strategies  
- Electric/Hybrid Infrastructure  
- Project Alternatives

**Standard Conditions**  
- Street Design Guide  
- Visibility triangle  
- Ramp design  
- Parking restrictions  
- TDM

DOT conditions compiled, finalized, and submitted to Planning Department