K2 TRAFFIC ENGINEERING, Inc.
Traffic Control . Signal . Synchronization . Parking . Study

September 24, 2026

Kahlil Gibran Museum
1901 Newport Blvd, Suite 100
Costa Mesa, CA 92627
c/o. Niloo Roohizadegan, YNG Architects

Re: Trip Generation Memo for Kahlil Gibran Museum
1901 Newport Blvd, Suite 100, Costa Mesa

Dear Niloo,

Per your request, we have evaluated the trip generation for the proposed Kahlil Gibran Museum. This memorandum presents our methodology and findings.

PROJECT DEVELOPMENT

Kahlil Gibran Museum is seeking city's approval to operate at 1901 Newport Boulevard, Suite 100, in the City of Costa Mesa. The subject unit in the existing office building was previously approved for Saddleback Church of Costa Mesa with an assembly area of 7,210 square feet.

The project will be completed in two phases: Phase One consists of construction of a new fountain and renovation of the approximately 1,348-square-foot outdoor courtyard to accommodate occasional gatherings and receptions associated with cultural programs and community events. Phase Two consists of tenant improvements to the approximately 9,289-square-foot Suite 100 for operation of the Kahlil Gibran Museum.

The proposed museum will include a main exhibition hall, library, theater, marketplace, café, children's corner, restrooms, storage, and other accessory spaces. The site plan and floor plan are shown in **Exhibits 1 and 2,** respectively.

TRIP GENERATION

According to "*Trip Generation, 12th Edition*", published by the Institute of Transportation Engineers (ITE), a museum is a facility that includes displays, shows, exhibits, and/or demonstrations of historical, scientific, natural, artistic, entertainment, or other cultural significance. Trip generation rates for museum (Land Use Code 580) are presented in **Table 1**. Trip generation rates for church (Land Use Code 560) are also provided for comparison with the previously approved church uses.

Table 1. Trip Generation Rate

Land Use	Unit	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Museum (LU 580)	1000 SF GFA	6.21	0.28	86%	14%	0.18	16%	84%
Church (LU 560)	1000 SF GFA	6.78	0.37	62%	38%	0.43	41%	59%

For purposes of the ITE trip generation analysis, the 9,289-square-foot interior museum area was evaluated using the Museum (LU 580) trip generation rates. The outdoor courtyard was evaluated separately based on its limited operating schedule and is not included as museum gross floor area.

The proposed museum is estimated to generate approximately three (3) trips during the AM peak hour and two (2) trips during the PM peak hour. In comparison, the previously approved 7,210-square-foot church assembly area is estimated to generate approximately three (3) trips during both the AM and PM peak hours.

Accordingly, based on the ITE trip generation rates, the proposed museum would result in no net increase in the AM peak hour, a net decrease of one (1) PM peak-hour trip, and a net increase of nine (9) daily trips compared with the previously approved church use. The projected trips associated with the project are provided in **Table 2**.

Table 2. Project Trip Generation

Land Use	Quantity	ADT	AM Peak Hour (7:00 AM – 9:00 AM)			PM Peak Hour (4:00 PM – 6:00 PM)		
			Total	In	Out	Total	In	Out
Proposed Facilities								
Museum - Interior	9,289 SF	58	3	2	1	2	1	1
Previously Approved Trip Credit								
Church- Assembly Area	7,210 SF	-49	-3	-2	-1	-3	-1	-2
Net Trip Generation		9	0	0	0	-1	0	-1

OPERATING SCHEDULE

Upon completion of Phase One, the courtyard will be used approximately twice per month, by appointment only, with a maximum occupancy of 100 persons. Courtyard events will generally be scheduled on weekdays between 10:00 AM and 1:00 PM and/or on Sunday between 11:00 AM and 2:00 PM. These scheduled activities occur outside the typical weekday commuter AM and PM peak periods and therefore are not expected to materially affect weekday peak-hour traffic conditions.

Upon completion of Phase Two, the Kahlil Gibran Museum and courtyard will generally be open up to twice per week, by appointment only. Regular operating hours will be scheduled on weekdays between 10:00 AM and 3:00 PM. As such, regular museum operations will also occur outside the typical weekday commuter AM and PM peak periods.

SPECIAL EVENT TRIP GENERATION

The facility may also accommodate up to six (6) special dinner events per year, with a maximum attendance of approximately 250 persons. These dinner events would occur on Saturdays between 5:00 PM and 10:00 PM and therefore would not contribute to the weekday average daily trips, AM and PM peak periods analyzed in this memorandum.

SUMMARY

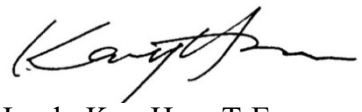
Based on ITE trip generation rates, the proposed museum is estimated to generate approximately three (3) AM peak-hour trips and two (2) PM peak-hour trips. Compared with the previously approved church use, the project would result in **no net increase in AM peak-hour trips, a net decrease of one (1) PM peak-hour trip, and a net increase of nine (9) daily trips.**

Furthermore, regular museum operations will be limited to approximately once per week, by appointment only, generally between 10:00 AM and 3:00 PM. Therefore, regular museum operations are not anticipated to generate substantial traffic during the weekday AM or PM commuter peak periods.

The facility may also accommodate up to six (6) special dinner events per year, with a maximum attendance of approximately 250 persons. These dinner events would occur on Saturdays between 5:00 PM and 10:00 PM and therefore would not contribute trips during the weekday AM and PM peak periods analyzed in this memorandum.

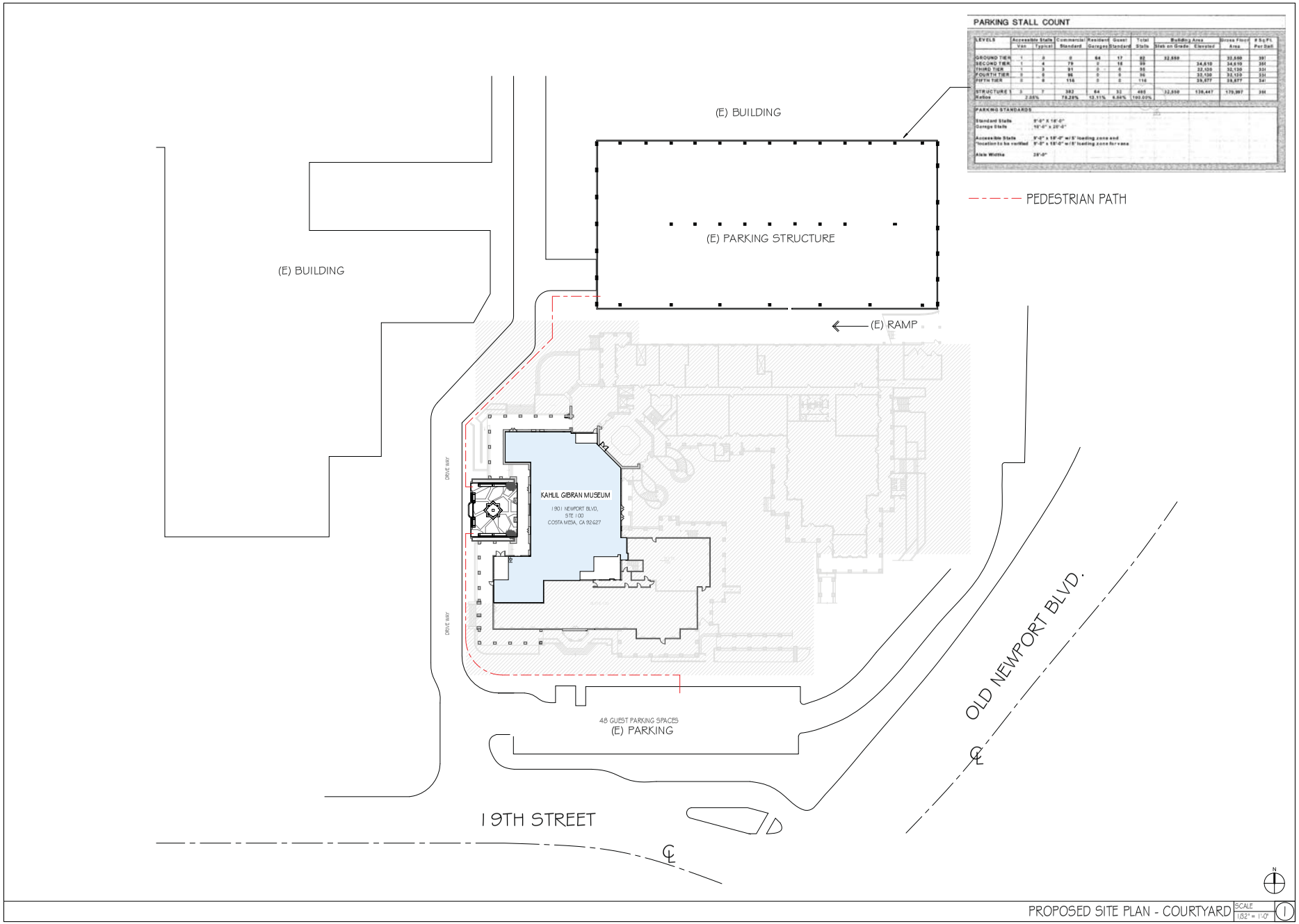
Regards,

K2 Traffic Engineering, Inc.



Jende Kay Hsu, T.E.
California License TR2285





PROPOSED SITE PLAN - COURTYARD SCALE 1/32" = 1'-0"

REVISIONS

Description	Date

YNG ARCHITECTS

LICENSED ARCHITECT
YENBY NG
RENEWAL DATE
STATE OF CALIFORNIA

KAHLIL GIBRAN MUSEUM
1901 NEWPORT BLVD, STE 100
COSTA MESA, CA 92627

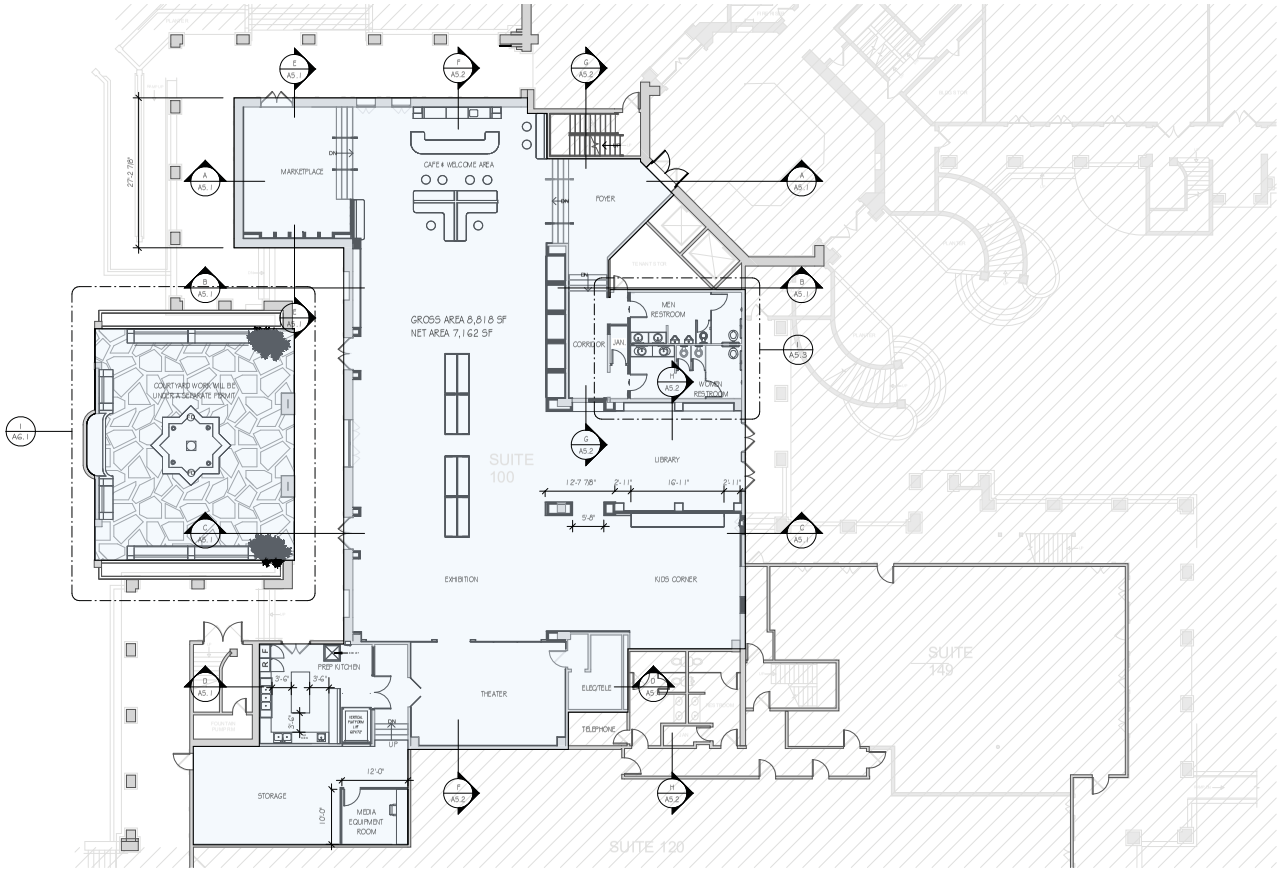
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PROPOSED SITE PLAN

DATE	JUN. 2026
SCALE	1/32" = 1'-0"
DRAWN	AUTHER
JOB#	YC25009

A1.2

EXHIBIT 1. SITE PLAN



PHASE TWO:
MUSEUM IMPROVEMENTS ARE CONDITIONAL USE PERMIT (CUP)

N

PROPOSED FINISH FLOOR PLAN SCALE 3/32" = 1'-0"

CLASSIFICATION	OCC. LOAD	OCCUPANTS PER SEX	WATER CLOSETS		LAVATORIES		URINALS
			MALE	FEMALE	MALE	FEMALE	
A3	161	80.5	0.64	1.24	0.40	0.40	0.40
A2	53	26.5	0.21	0.41	0.40	0.40	0.40
A1	35	17.5	0.14	0.26	0.08	0.08	0.08
M	10	5	0.05	0.05	0.02	0.02	0.01
51.62	5	2.5	0.02	0.02	0.01	0.01	-
		REQUIRED	2	2	1	1	1
		PROVIDED	2	3	2	2	2

PLUMBING FIXTURE

FUNCTION OF SPACE	AREA	GROUP	FACTOR	OCCUPANTS
THEATER	523 SF	A1	15	34.9
PREP KITCHEN	363 SF	A2	200	1.8
CAFE & WELCOME AREA	765 SF	A2	15	51.0
EXHIBITION	2515 SF	A3	30	83.8
FOYER	270 SF	A3	15	18.0
LIBRARY	652 SF	A3	100	6.5
KIDS CORNER	767 SF	A3	15	51.1
MARKETPLACE	463 SF	M	50	9.3
STORAGE	571 SF	S1	300	1.9
MEDIA	122 SF	S1	300	0.4
JAN.	22 SF	S2	300	0.1
ELEC/TEL	128 SF	S2	300	0.4
OCCUPANTS TOTAL	7,162 SF			259.3

FUNCTION OF SPACE	AREA	GROUP	FACTOR	OCCUPANTS
COURTYARD	1,348 SF	A3	7	192.5
OCCUPANTS TOTAL	1,348 SF			192.5

OCCUPANT LOAD

1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. CBC SECTION 1013.1, EXIT DOORS SHALL BE MARKED SO THAT THEY ARE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION.
3. THE FLOOR OR LANDING AT EACH SIDE OF AN EXIT DOOR SHALL BE LEVEL AND HAVING A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION. CBC SECTION 11B-404.2.4.4
4. CBC SECTION 11B-404.2.7, HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
5. CBC SECTION 11B-404.2.9 NOTE ON THE DRAWINGS : "MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLACE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.

A.D.A. NOTES



(E) WALL

(N) 2x METAL STUD WALL

SYMBOL LEGENDS

EXHIBIT 2. FLOOR PLAN

REVISIONS

Description	Date

YNG ARCHITECTS
2532 DUPONT DRIVE, SUITE K
SANTA ANA, CA 92705
(714) 426-2500
www.yngarchitects.com

LICENSED ARCHITECT
YENNY NG
No. C-31278
RENEWAL DATE
03-31-27
STATE OF CALIFORNIA

KAHLIL GIBRAN MUSEUM
1901 NEWPORT BLVD, STE 100
COSTA MESA, CA 92627

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PROPOSED FINISH FLOOR PLAN

DATE	JUN. 2026
SCALE	As indicated
DRAWN	T.N.
JOB#	YC25009

A2.2