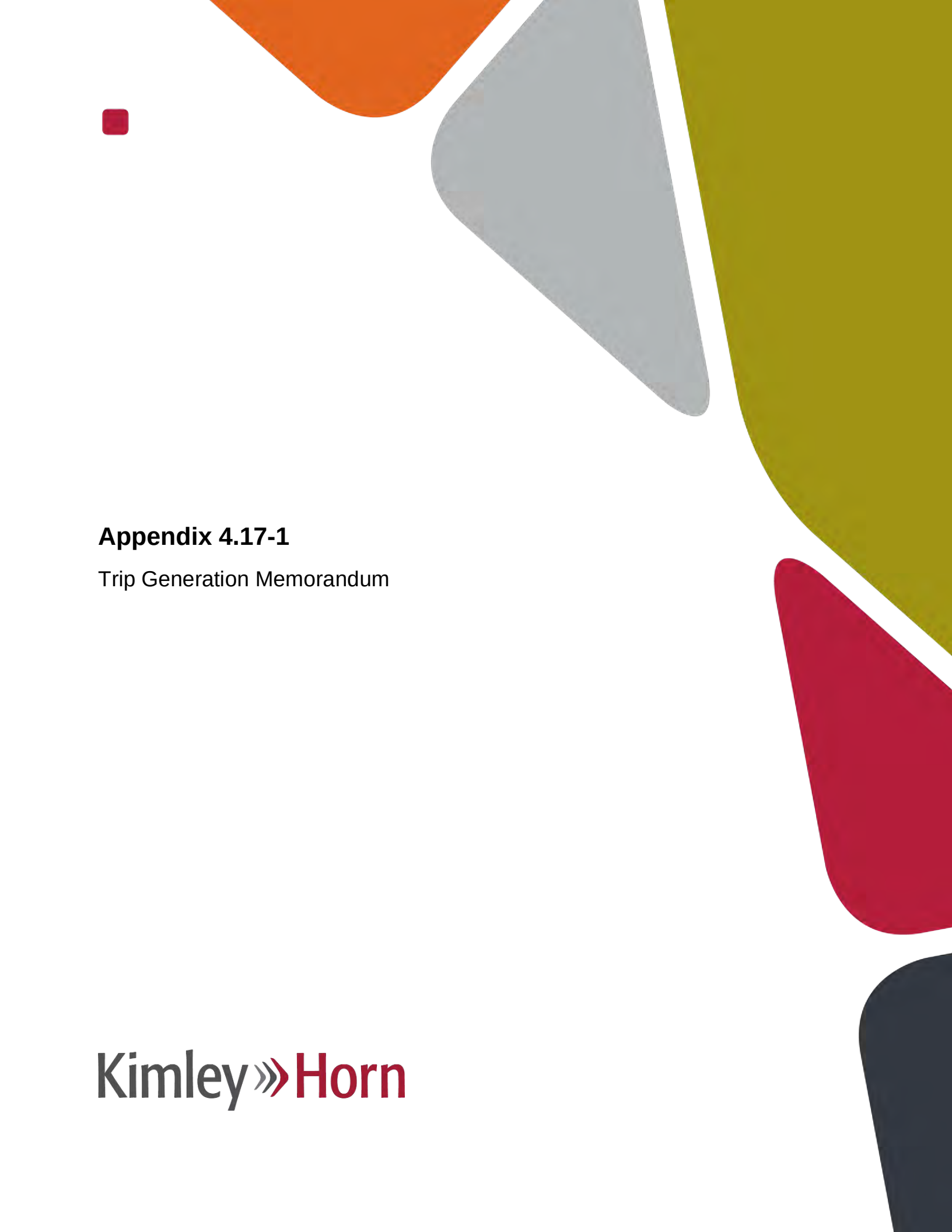




Appendix 4.17-1

Trip Generation Memorandum

TECHNICAL MEMORANDUM

To: Durre Shamsi, Los Angeles Department of Transportation

From: Rita Garcia, Project Manager
Sowmya Chandrasekhar, P.E., T.E., P.T.O.E.

Date: March 1, 2024

Subject: 7528 North Bellaire Avenue Mixed-Use Project
Trip Generation Technical Memorandum

INTRODUCTION

The purpose of this Technical Memorandum (TM) is to summarize the trip generation analysis for the proposed mixed-use development (Project) located at 7528 North Bellaire Avenue in the City of Los Angeles (City). This analysis has been conducted based on the Los Angeles Department of Transportation (LADOT) Transportation Assessment Guidelines (TAG) (July 2020).

PROJECT UNDERSTANDING

The Project site consists of one, approximately 3.92-acre parcel (APN 2305-024-030) located within the City's La Tuna Canyon Community, northeast of the intersection of Bellaire Avenue and Saticoy Street. **Attachment A** shows the Project site in a regional context and **Attachment B** shows the Project site in a local context. The property is vacant except for one unoccupied single-family residential dwelling unit (DU). Additionally, there are various accessory structures/sheds at the site's western portion. The unoccupied existing land use does not contribute to the projected Project trip generation as no displacement will occur.

The Project proposes to demolish all on-site improvements and, in their place, construct a mixed-use development (commercial and residential), comprised of two buildings with a total gross building area of approximately 233,632 SF, with approximately 220,232 SF of commercial/self-storage space (1,584 storage units) and approximately 13,400 SF of residential space (nine DU). The proposed self-storage facility includes approximately 219,532 SF of storage space and 700 SF of office space. The proposed residential development includes two-story townhouse-style apartments and approximately 8,000 SF of common open space.

The Project would provide 87 off-street vehicle parking spaces in total, comprised of 18 spaces within the apartment garages (two spaces per DU) and 69 surface parking spaces (including 2 ADA compliant and 21 electric vehicle charging spaces). The Project also proposes 39 bicycle parking stalls (including 12 short- and 27 long-term stalls). Eleven (11) short- and 22 long-term stalls would be provided for the self-storage facility while the remaining one (1) short- and five (5) long-term stalls would be provided for the apartment. **Attachment C** shows the Conceptual Site Plan.

The City of Los Angeles' La Tuna Canyon Community Plan General Plan Land Use Map depicts the La Tuna Canyon Community's land use designations and indicates most of the Project site is designated Commercial Manufacturing while the remaining portion is designated Parking Buffer and Low Residential.¹ The City's Zone Information and Map Access System (ZIMAS) reports the Project site is zoned "RA" Suburban Zone (RA-1), with smaller portions zoned "Tentative R1" One-Family Zone (RA-1) and "R2" Two-Family Zone (R2-1).

ACCESS, SAFETY, AND CIRCULATION ASSESSMENT

LADOT Transportation Assessment Guidelines (TAG) Section 3.3 specifies that projects that generate 250 or more daily vehicle trips require preparation of an Access, Safety, and Circulation Assessment. The assessment will determine if the proposed project is expected to improve or reduce user safety and movement within or in vicinity of the project site. According to LADOT, "constraints can be related to vehicular/vehicular, vehicular/bicycle, or vehicular/pedestrian constraints as well as to operational delays."² TAG Section 3.3.3 and 3.3.4 specifies respective evaluation criteria for access, safety, circulation, and operations that will be used to determine temporary or permanent project impacts.

PROPOSED PROJECT TRIP GENERATION

The Project's estimated trip generation was calculated using Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021) trip generation rates. The proposed Project is similar to the 13260 Maclay Street Mixed-Use Project, a recent City of LA self-storage facility project, which used ITE trip generation rates with LADOT's approval. There were no trip credits for the existing land use applied to the Project. **Table 1** shows the Project's estimated daily trip generation and peak-hour volume calculations based on ITE trip generation rates.

As shown in **Table 1**, the Project is anticipated to generate 353 daily trips, with up to 12 trips during the AM peak-hour and up to 16 trips during the PM peak-hour. Patrons of the self-storage facility are likely to commute occasionally to the site via private vehicles or small single-unit truck rentals, drop off or pick up their personal items from the storage units and then exit the site.

¹ City of Los Angeles Community Planning App Sun Valley, available at:
<https://dcpgis.lacity.org/portal/apps/View/index.html?appid=c2368a7fdea240deba0e625dee7e29f7>

² LADOT. (2020, July 27). Transportation Assessment Guidelines. LADOT.LACITY.GOV.
https://ladot.lacity.org/sites/default/files/documents/2020-transportation-assessment-guidelines_final_2020.07.27.pdf

Table 1: Project Trip Generation

Land Use: ITE Code	Size	Unit	ADT ¹	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Generation Rates									
Self-Storage: Land Use Code 151 - Mini-Warehouse	-	Storage Units	17.96	0.617	0.593	1.21	0.840	0.840	1.68
Residential: Land Use Code 220 - Multi-Family Housing (Low-Rise)	-	DU ¹	6.74	0.096	0.304	0.400	0.321	0.189	0.510
Office: Land Use Code 710 - General Office Building	-	KSF	10.84	1.338	0.182	1.52	0.245	1.195	1.44
Project Trip Generation									
Self-Storage: Mini Warehouse	15.84	100 Storage Units	284	10	9	19	13	13	26
Residential: Multi- Family Housing (Low-Rise)	9	DU	61	1	3	4	3	2	5
General Office Building	0.70	KSF	8	1	0	1	0	1	1
Net Project Trips	-	-	353	12	12	24	16	16	32

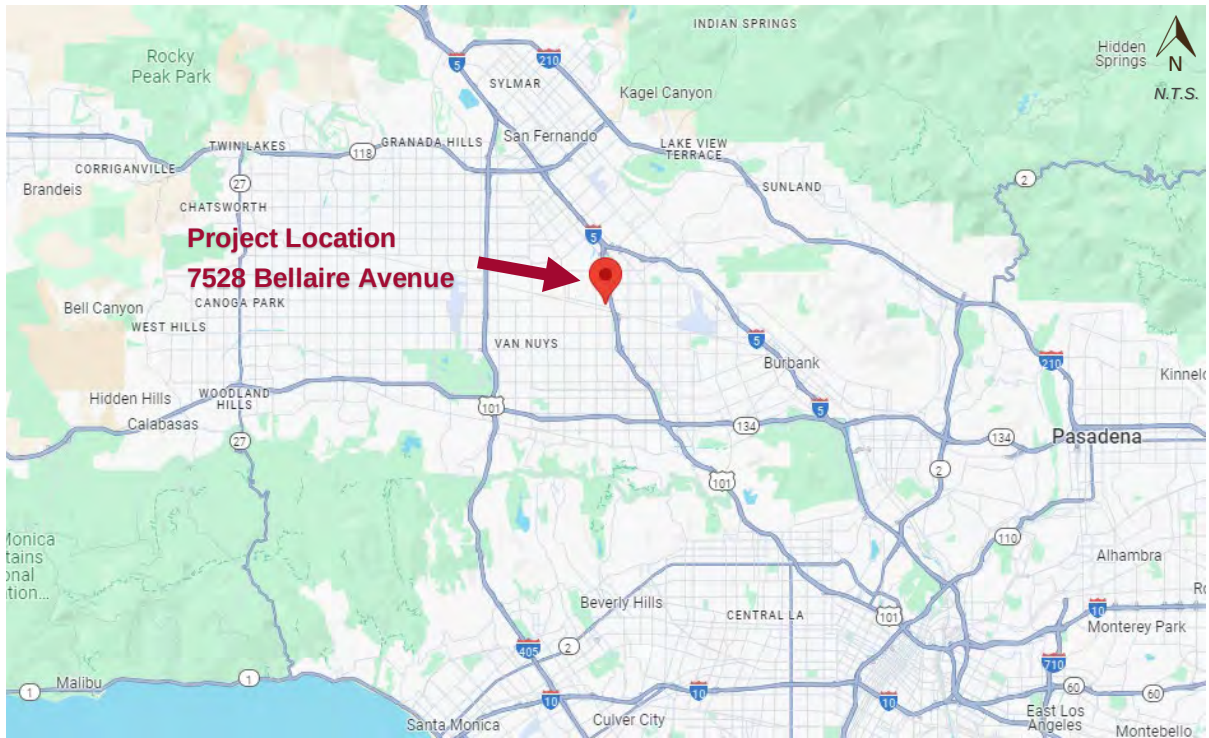
¹ Note: ADT=Average Daily Traffic, the daily trips generated by a site.

CONCLUSION

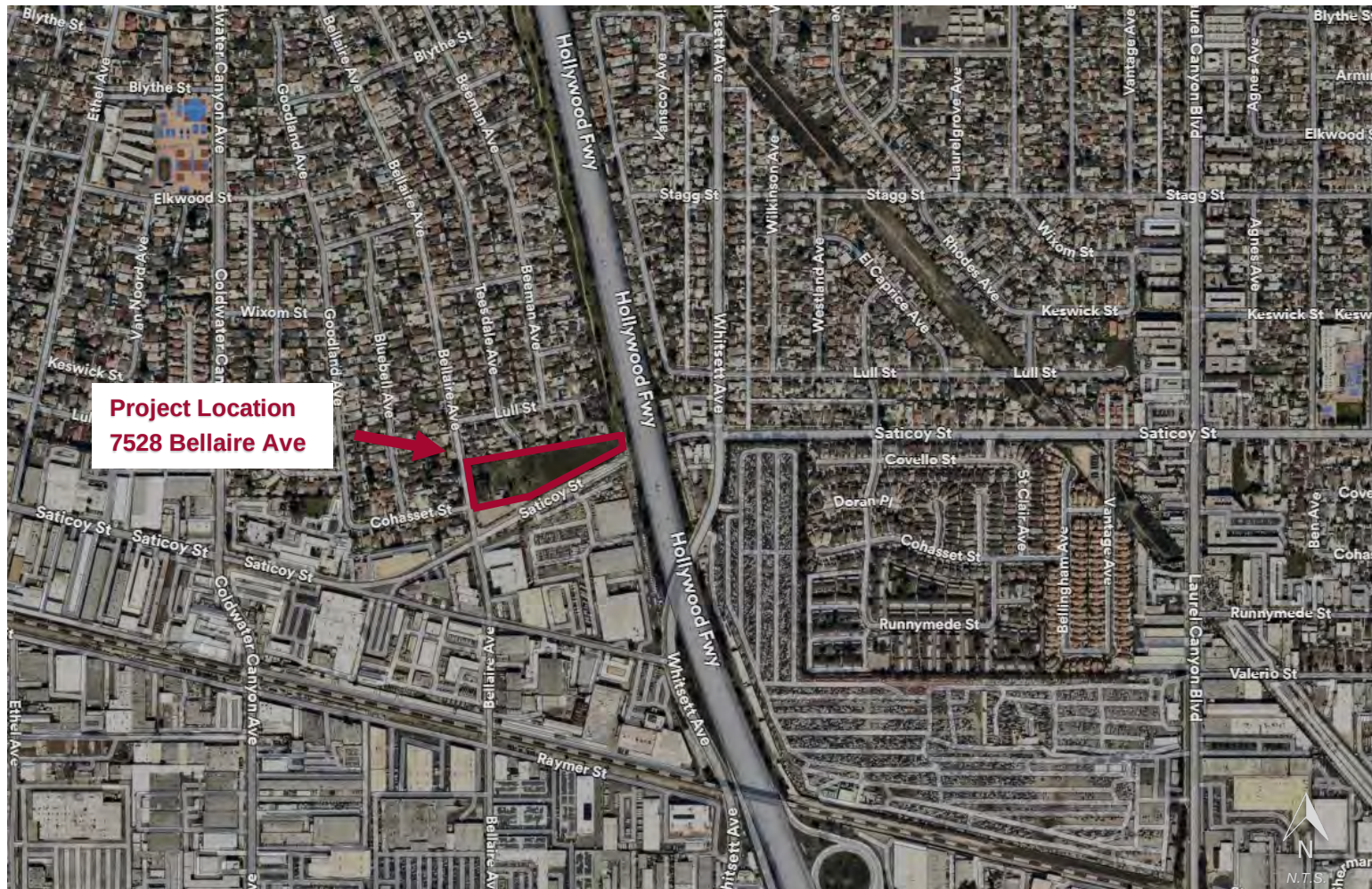
The following are the key conclusions of the analysis:

- The Project is anticipated to generate 353 daily trips, based on ITE trip generation rates.
- The Project is anticipated to generate less than 500 daily vehicle trips, thus is presumed to not require an Access, Safety, and Circulation Assessment per LADOT TAG.

Attachment A - Regional Context Map



Attachment B - Local Context Map



Attachment C - Conceptual Site Plan

