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MEMORANDUM

Date:	June 30, 2020	Project #25104
To:	City of Gardena	
From:	Michael Sahimi and Tim Erney, Kittelson & Associates, Inc.	
Project:	Evergreen Row Townhomes	
Subject:	Local Transportation Assessment	

This local transportation assessment summarizes the trip generation, trip distribution, and trip assignment for the proposed Evergreen Row Townhomes ("proposed project") and includes information for cumulative development projects in the study area. The project is located in the easternmost portion of the City of Gardena at 13615, 13619, and 13633 Vermont Avenue. This assessment includes the following sections:

- Project Description
- VMT Screening
- Trip Generation Estimate
- Trip Distribution and Assignment
- Cumulative Projects Review
- Summary and Conclusions

The contents of this assessment are based on the City's *SB 743 Implementation Transportation Analysis Updates* (May 2020) and analysis requirements for projects generating between 20 and 49 peak hour trips (proposed project and cumulative project trip generation and assignment). In addition, this project would be screened out of a VMT analysis.

PROJECT DESCRIPTION

The project site is located at 13615, 13619, and 13633 Vermont Avenue in the City of Gardena; it is located on the west side of Vermont Avenue approximately 400 feet south of the intersection with 135th Street. Vermont Avenue serves as the City's eastern jurisdictional limits with the City of Los Angeles. The project site is comprised of four parcels (APNs 6115-019-042, 43, 44, and 45) totaling approximately 4.23 gross acres. The site is currently zoned as General Commercial and is currently occupied by an 11-room motel (Moneta Motel) in the northeastern corner of the site and a retail garden center and commercial container nursery (Moneta Nursery Garden Center) which comprises the remainder of the site. The proposed project, which will require a zone change and a General Plan amendment, would provide 84 three-story attached townhomes in 16 buildings; two units would be affordable units. The townhomes would consist of a mix of floor plans with two- to four-bedroom options, ranging in size from 1,528 to

1,801 square feet, with the exception of two units which would be 833 square feet with one bedroom and a den. The proposed project would include approximately 56,256 square feet of open space (private balconies and common open space areas).

Vehicular access to the parking lot would be provided by a single right-in/right-out only driveway on Vermont Avenue at the southeast corner of the site, approximately 700 feet south of 135th Street.

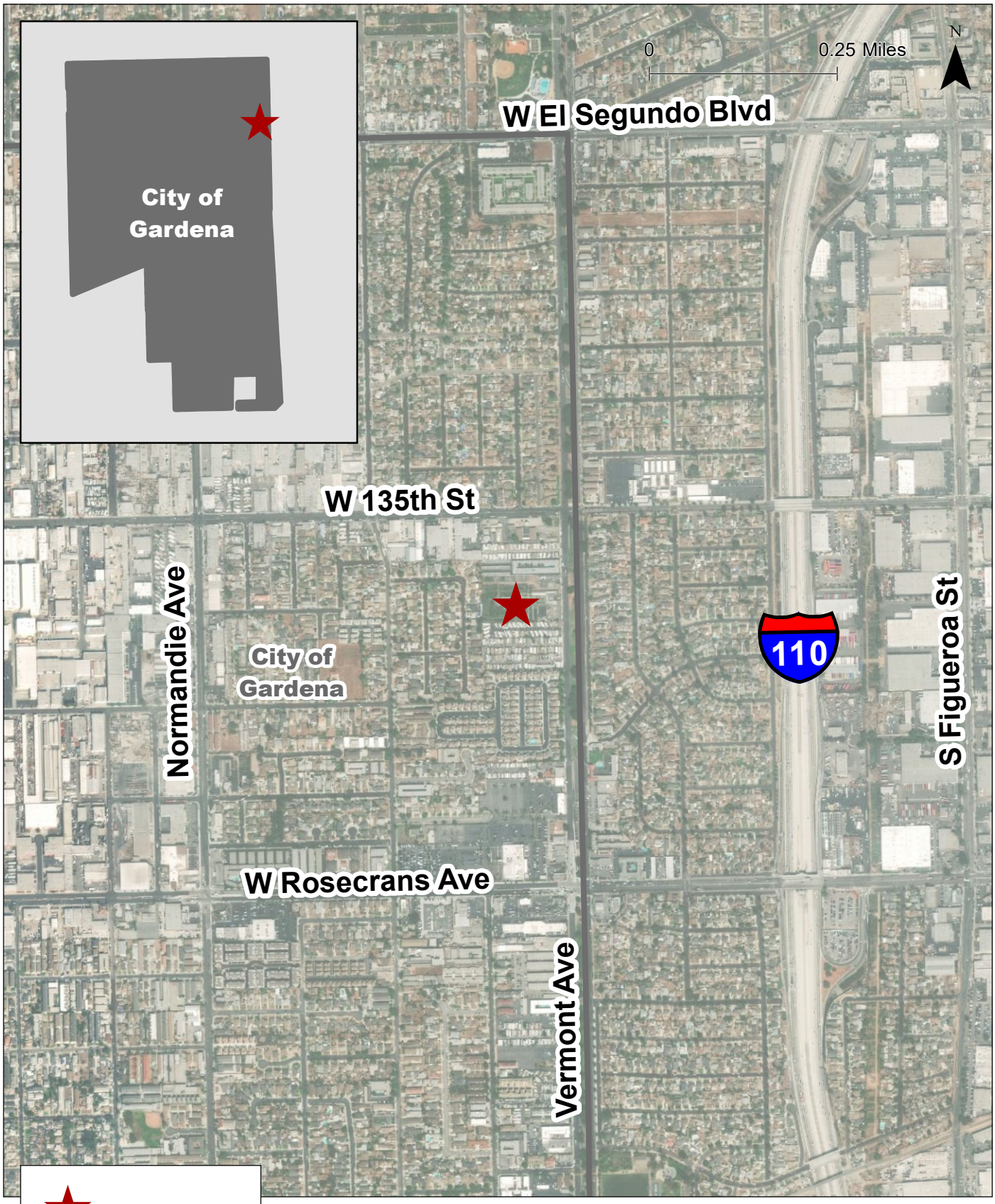
The project location is shown in Figure 1. The current proposed site plan is shown in Figure 2.

VMT SCREENING

The City's transportation analysis guidelines include criteria for individual project screening, which can be used to screen projects that are expected to generate low VMT out of a detailed VMT analysis. The City's three VMT screening criteria and determinations are listed below.

- **Project Type Screening**: This screening criterion does not apply since the project is expected to generate more than 110 daily trips. The project is expected to generate 457 daily trips; additional trip generation information is provided in the next section of this memo.
- **Low VMT Area Screening**: According to Figure 1 in the City's guidelines, the project site is located in an area with a daily residential home-based VMT per capita that is less than 85% of the regional average. Based on this criterion, the project would be screened out of requiring a detailed VMT analysis.
- **Transit Proximity Screening**: According to Figure 3 in the City's guidelines, the project site is located in a frequent transit area. However, this screening criterion does not apply to this project because parking in excess of City requirements cannot be provided. The project's parking requirement is 207 stalls; 208 stalls would be provided.

To be screened out of a detailed VMT analysis, a project would need to satisfy at least one of the VMT screening criteria. Given that this project meets the requirements for low VMT area screening, it is screened out of a detailed VMT analysis.



Project Location
Gardena, California

Figure
1

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Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

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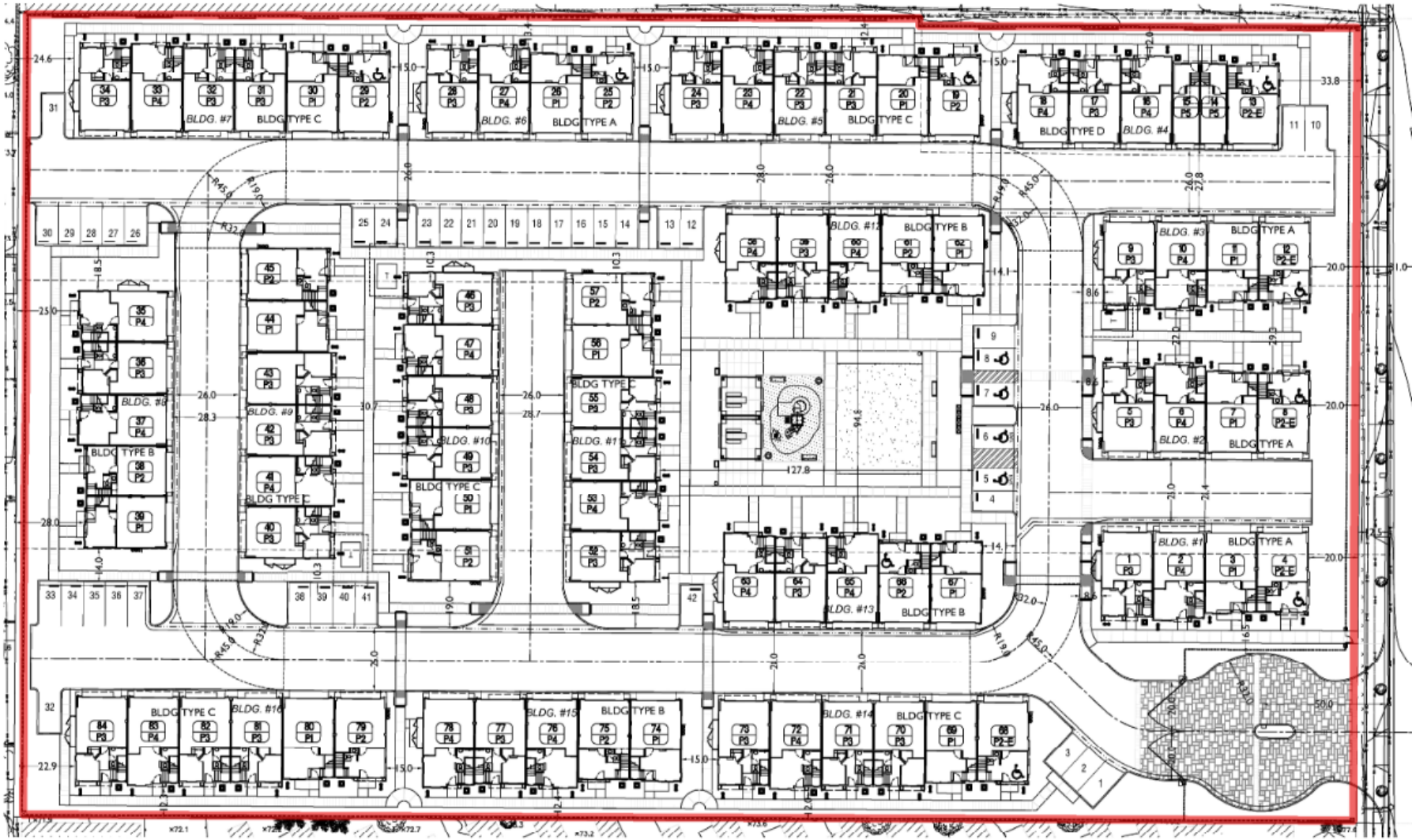
Figure 2: Project Site Plan



Dated: May 2, 2020
Received: May 11, 2020

TRIP GENERATION ESTIMATE

Project trip generation was estimated for the following three time periods:

- Weekday daily
- Weekday AM peak hour
- Weekday PM peak hour

Trips were estimated using trip generation data provided by the Institute of Transportation Engineers (ITE) and shown in Table 1. Trip generation was estimated using the multi-family housing (mid-rise) land use code, which is appropriate for townhomes of at least three stories. Note, although the proposed project would replace existing uses, the trip generation conservatively does not incorporate a credit for these existing trips.

As shown in Table 1, the proposed project is expected to generate 457 weekday daily vehicle trips, 30 weekday AM peak hour vehicle trips, and 37 weekday PM peak hour vehicle trips.

Table 1: Project Trip Generation Estimate

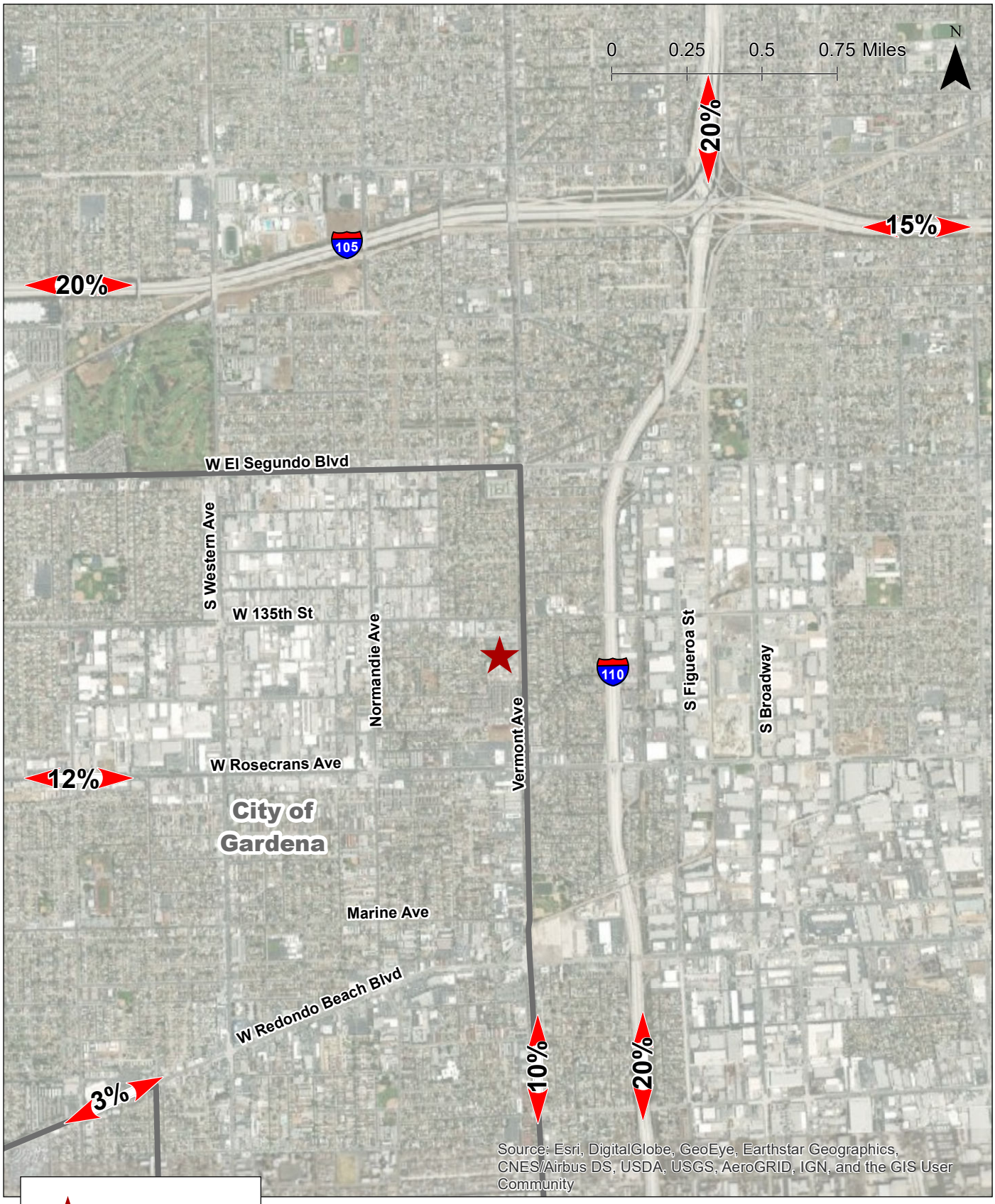
Trip Generation Rates								
Land Use	Rate	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing – Mid-Rise (ITE Code 221)	DU	5.44	26%	74%	0.36	61%	39%	0.44
Trip Generation Estimates								
Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing – Mid-Rise (ITE Code 221)	84 DU	457	8	22	30	23	14	37

Source: Kittelson & Associates, Inc., 2020; Institute of Transportation Engineers, 2017.
Note: DU signifies dwelling units.

TRIP DISTRIBUTION AND ASSIGNMENT

For the purposes of this analysis, project trip distribution estimates were developed using the US Census OnTheMap tool, which is a web-based mapping and reporting application that shows where workers are employed and where they live, based on the Longitudinal Employer-Household Dynamics (LEHD) database. Given that the proposed project consists of residential units, the tool's work trip trends for resident workers living in the block group were utilized. According to the LEHD data, major commute destinations for resident workers in the area include downtown Los Angeles, LAX Airport, Lynwood (around St. Francis Medical Center), Torrance, downtown Long Beach, and destinations in Gardena along Vermont Avenue and Redondo Beach Boulevard. Project trip distribution estimates are shown in Figure 3.

Based on these trip distribution estimates, project trips were assigned to the study area roadways based on local travel patterns and the locations of the nearby freeway on- and off-ramps. Weekday AM/PM inbound and outbound project trip assignment are shown in Figure 4 and Figure 5. It should be noted that the project trip assignment includes U-turns since the project access point is a single right-in/right-out only driveway off Vermont Avenue. These consist of outbound U-turns at the intersection of Vermont Avenue and Rosecrans Avenue and inbound U-turns at the intersection of Vermont Avenue and 135th Street.



Project Trip Distribution
Gardena, California

Figure
3

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

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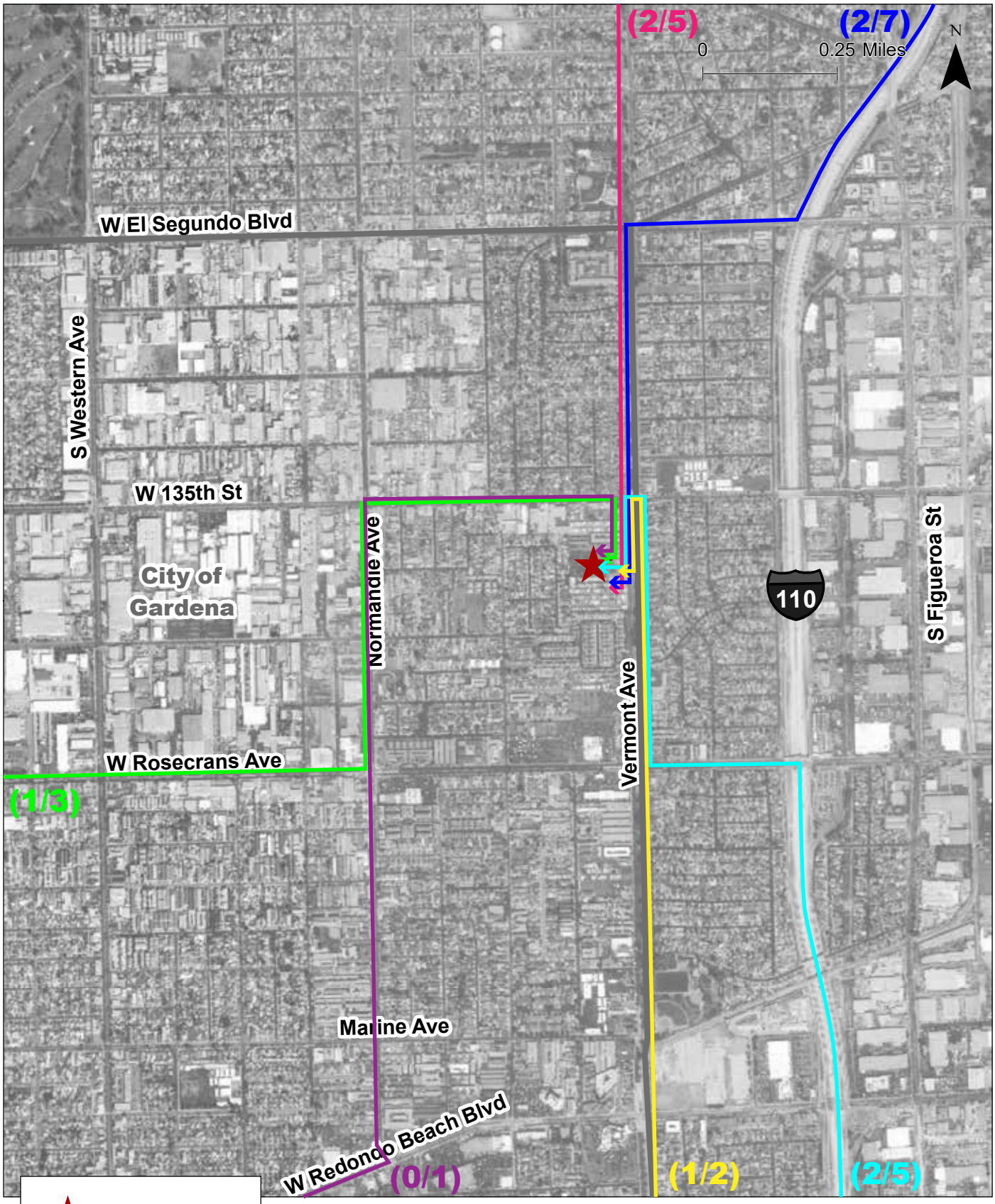

(AM/PM) Project Trip Assignment (Inbound)
Gardena, California

Figure
4

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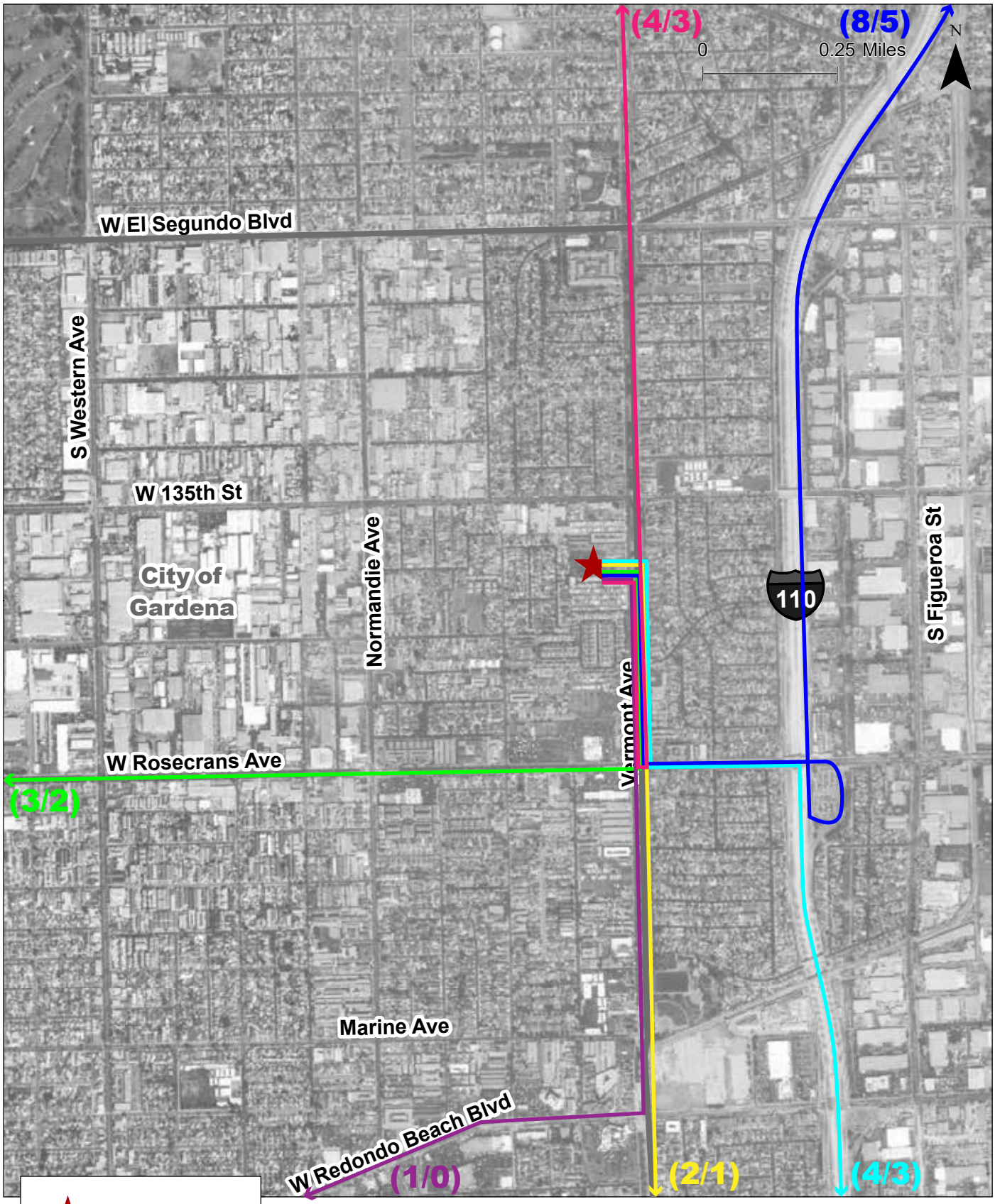

(AM/PM) Project Trip Assignment (Outbound)
Gardena, California

Figure **5**

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Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

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CUMULATIVE PROJECTS REVIEW

As part of this study, trip generation was estimated for cumulative projects[1] within a half mile of the proposed project site and assigned to the local roadway network. Based on cumulative project information provided by the City for projects within the Cities of Gardena and Los Angeles, three projects were identified within a half mile of the project site, listed below and shown in Figure 6. All three projects are located within Gardena.

- 1335 W. 141st Street
- 13919 Normandie Avenue
- KB Home Stonefield

The trip generation and assignment for each cumulative project is detailed below. Note, the trip distribution percentages in Figure 3 were used for each of the three cumulative projects given that they all consist of residential uses.

1335 W. 141st Street Project

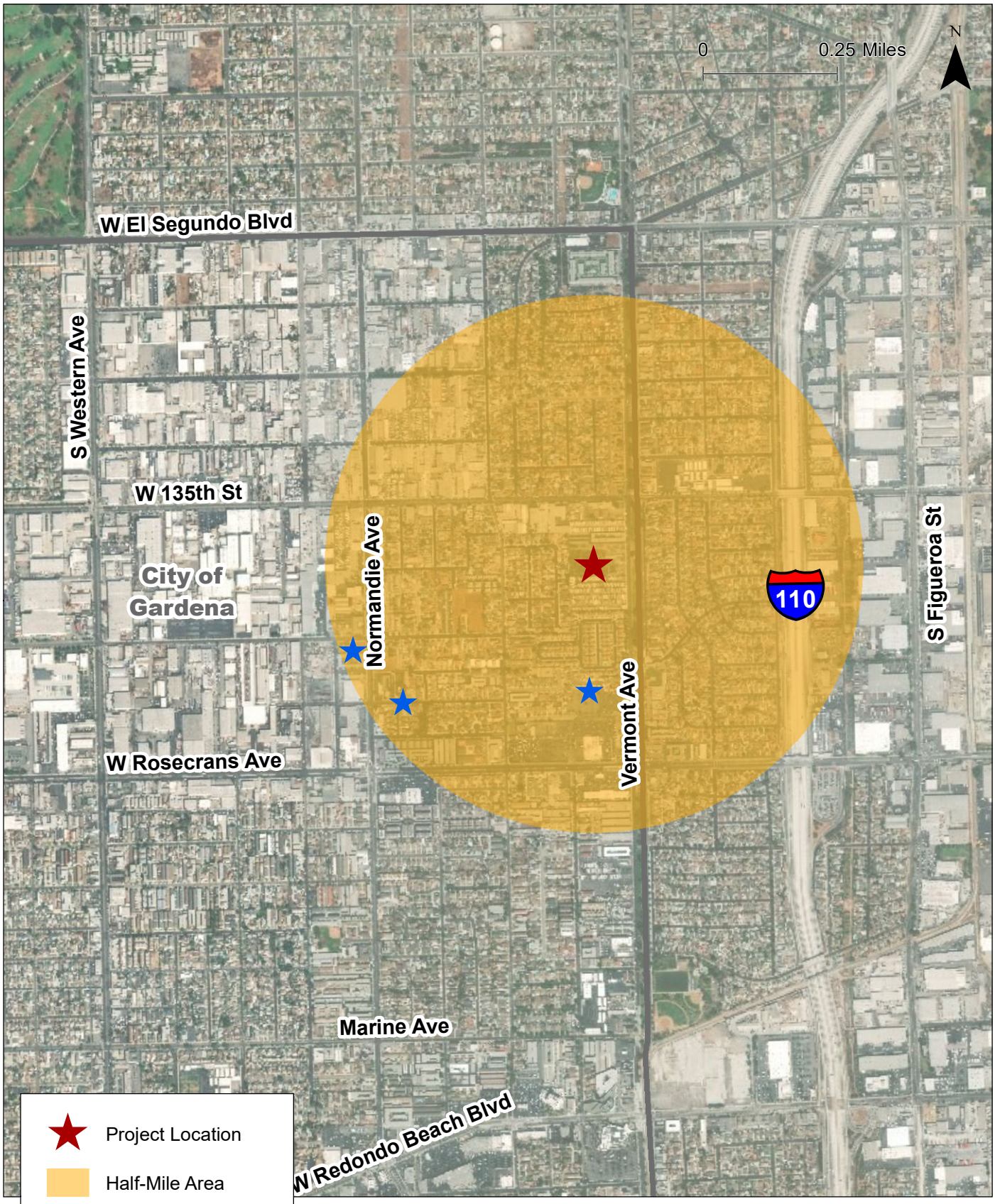
This residential project, which consists of 50 three-story townhomes, is undergoing planning review. It is located at the northeastern corner of Mariposa Avenue and W. 141st Street. As shown in Table 2, this project is expected to generate 272 weekday daily vehicle trips, 18 weekday AM peak hour vehicle trips, and 22 weekday PM peak hour vehicle trips. AM/PM inbound and outbound project trip assignment are shown in Figure 7 and Figure 8.

Table 2: 1335 W. 141st Street Trip Generation Estimate

Trip Generation Rates								
Land Use	Rate	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing – Mid-Rise (ITE Code 221)	DU	5.44	26%	74%	0.36	61%	39%	0.44
Trip Generation Estimates								
Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing – Mid-Rise (ITE Code 221)	50 DU	272	5	13	18	13	9	22

Source: Kittelson & Associates, Inc., 2020; Institute of Transportation Engineers, 2017.
Note: DU signifies dwelling units.

[1] These are projects for which entitlements have been received or are undergoing planning review, building and safety check, or construction.



Cumulative Projects
Gardena, California

Figure
6

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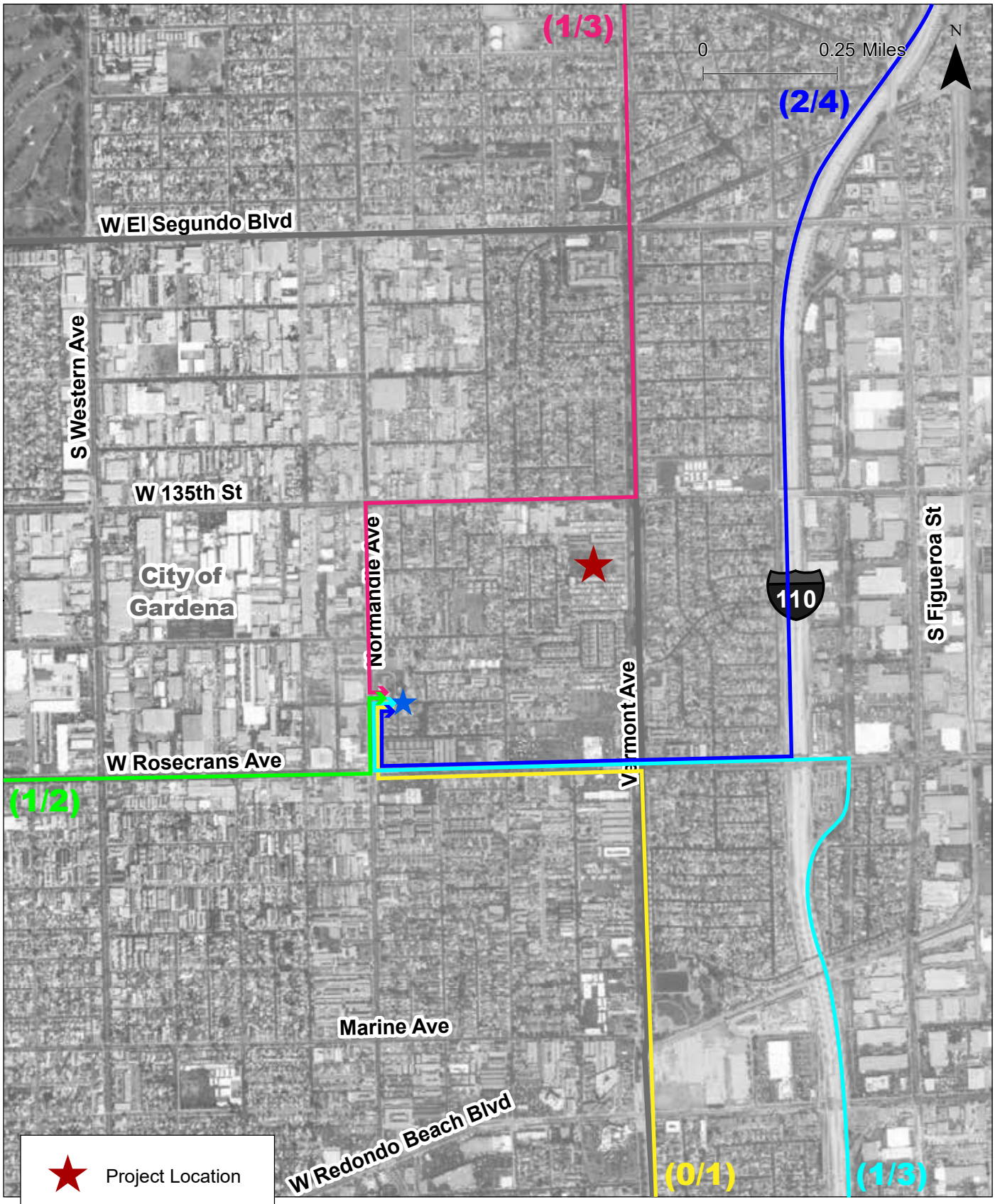
Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

H:\25\25104 - Gardena Evergreen Row Townhomes TIA\GIS\Figure 06 - Cumulative Projects.mxd - msahimi - 3:04 PM 5/26/2020



1335 W. 141st St. Trip Assignment (AM/PM) (Inbound) Gardena, California

Figure **7**

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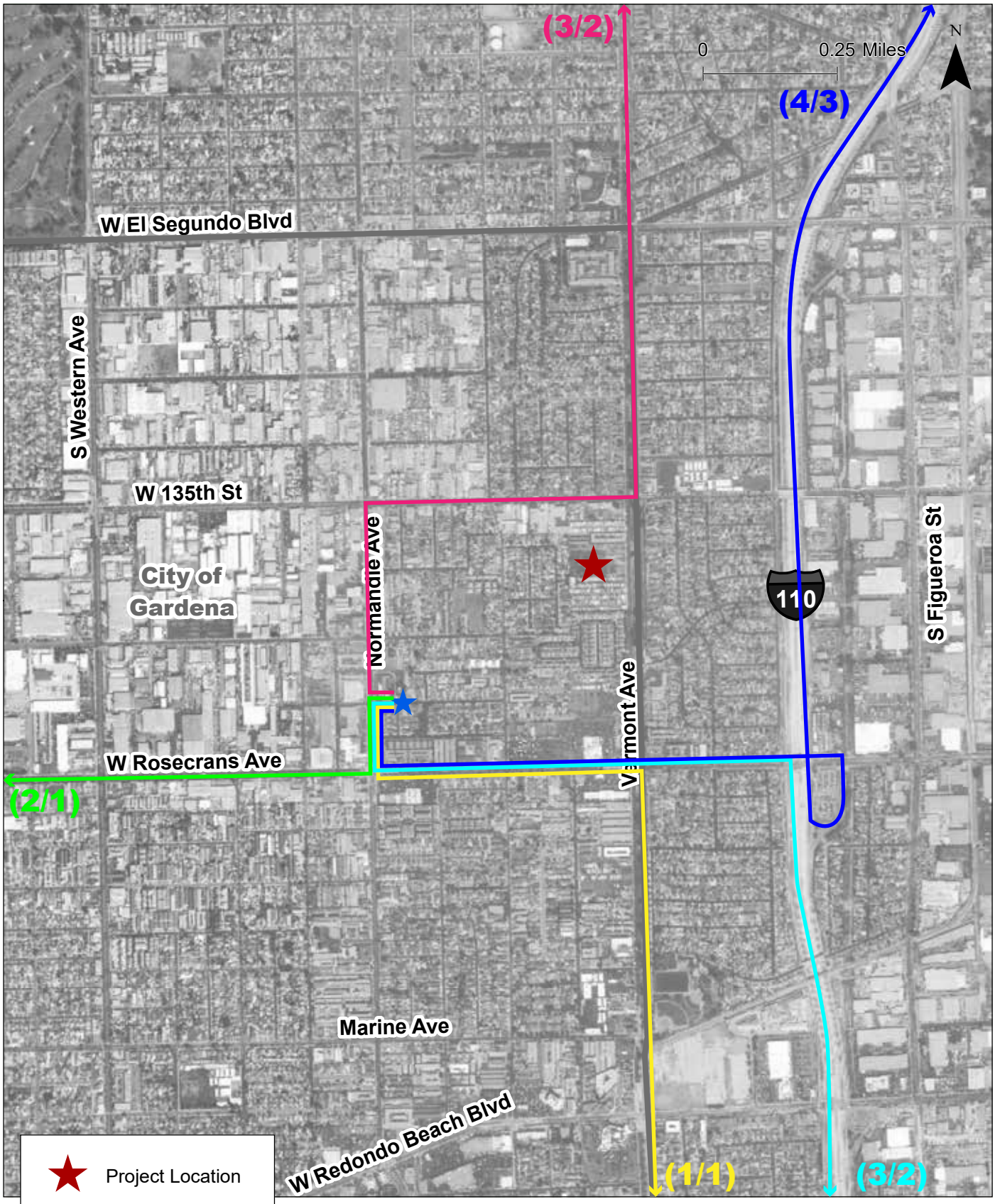
Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

H:\25\25104 - Gardena Evergreen Row Townhomes TIA\GIS\Figure 06 - 1335 W. 141st St. Trip Assignment (Inbound).mxd - msahimi - 3:26 PM 5/19/2020



1335 W. 141st St. Trip Assignment (AM/PM) (Outbound) Gardena, California

Figure **8**

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Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

H:\25\25104 - Gardena Evergreen Row Townhomes TIA\GIS\Figure 07 - 1335 W. 141st St. Trip Assignment (Outbound).mxd - msahimi - 3:29 PM 5/19/2020

13919 Normandie Avenue Project

This residential project, which consists of 20 single room occupancy (SRO) units, is undergoing building and safety plan check. It is located at the southwestern corner of Normandie Avenue and 139th Street. As shown in Table 3, this project is expected to generate 109 weekday daily vehicle trips, seven weekday AM peak hour vehicle trips, and nine weekday PM peak hour vehicle trips. Weekday AM/PM inbound and outbound project trip assignment are shown in Figure 9 and Figure 10.

Table 3: 13919 Normandie Avenue Trip Generation Estimate

Trip Generation Rates								
Land Use	Rate	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing – Mid-Rise (ITE Code 221)	DU	5.44	26%	74%	0.36	61%	39%	0.44
Trip Generation Estimates								
Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing – Mid-Rise (ITE Code 221)	20 DU	109	2	5	7	5	4	9

Source: Kittelson & Associates, Inc., 2020; Institute of Transportation Engineers, 2017.
Note: DU signifies dwelling units.

KB Home Stonefield Project

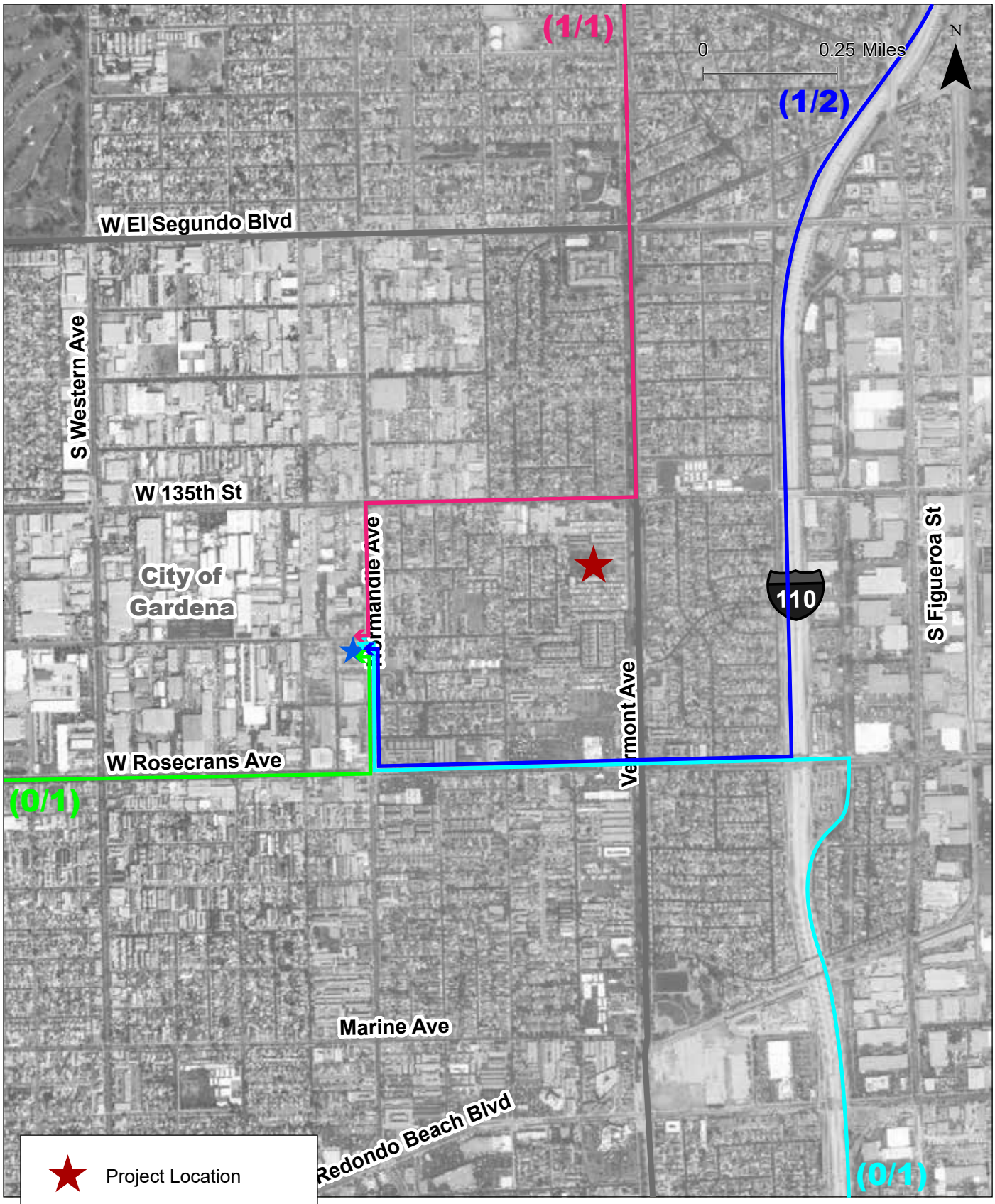
This residential project is located at 1017 West 141st Street and 14031 South Vermont Avenue, on the west side of Normandie Avenue and north of Rosecrans Avenue. It consists of 63 three-story townhomes and is currently under construction. As shown in Table 4, this project is expected to generate 343 weekday daily vehicle trips, 23 weekday AM peak hour vehicle trips, and 28 weekday PM peak hour vehicle trips.

Table 4: KB Home Stonefield Trip Generation Estimate

Trip Generation Rates								
Land Use	Rate	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing – Mid-Rise (ITE Code 221)	DU	5.44	26%	74%	0.36	61%	39%	0.44
Trip Generation Estimates								
Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing – Mid-Rise (ITE Code 221)	63 DU	343	6	17	23	17	11	28

Source: Kittelson & Associates, Inc., 2020; Institute of Transportation Engineers, 2017.
Note: DU signifies dwelling units.

Weekday AM/PM inbound and outbound project trip assignment are shown in Figure 11 and Figure 12. Note, the project trip assignment includes U-turns since the project access point is a single right-in/right-out only driveway. These consist of outbound U-turns at the intersection of Vermont Avenue and Rosecrans Avenue and inbound U-turns at the intersection of Vermont Avenue and the median parking lot.



13919 Normandie Ave. Trip Assignment (AM/PM) (Inbound) Gardena, California

Figure **9**

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Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

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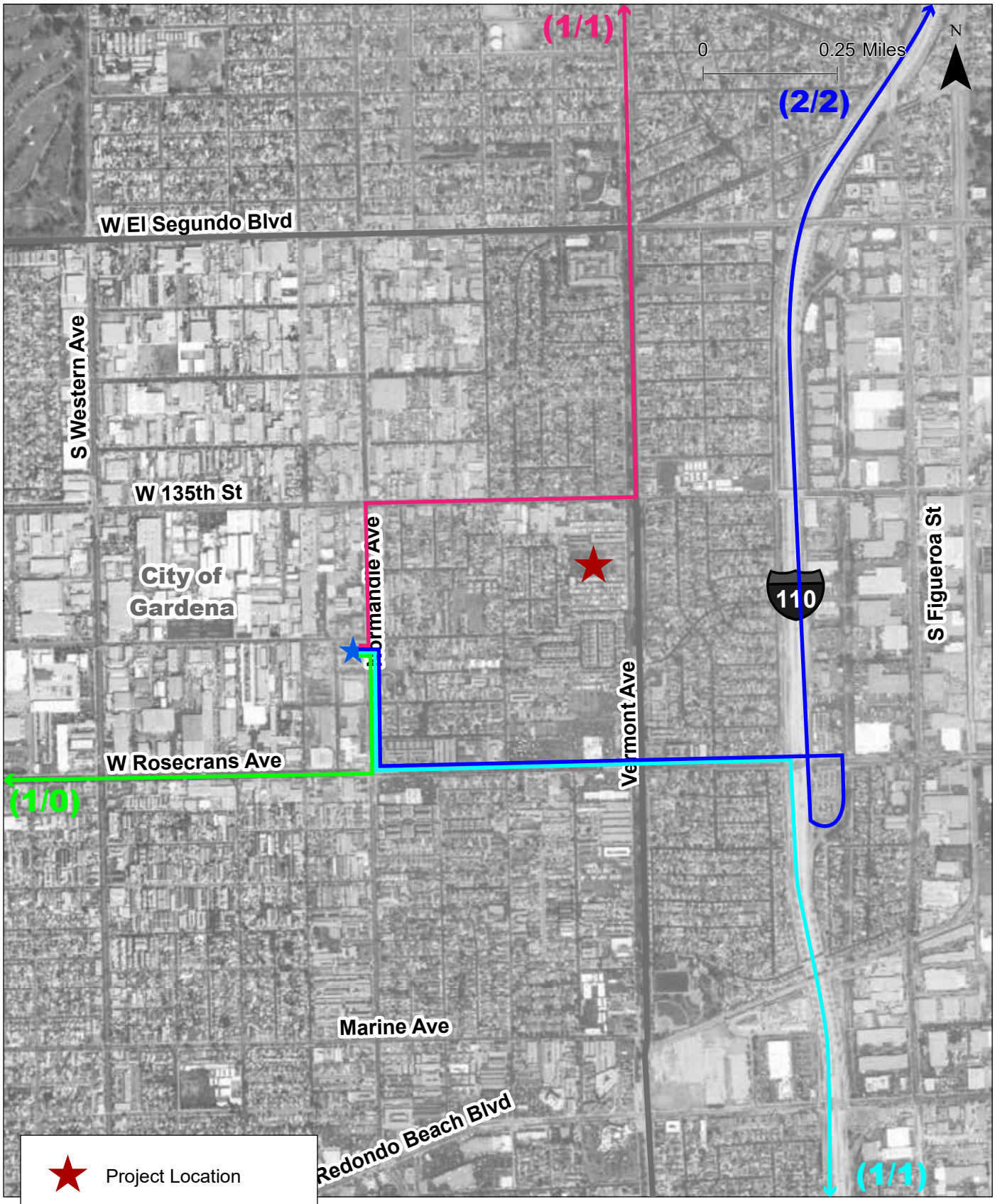

13919 Normandie Ave. Trip Assignment (AM/PM) (Outbound) Gardena, California

Figure **10**

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Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

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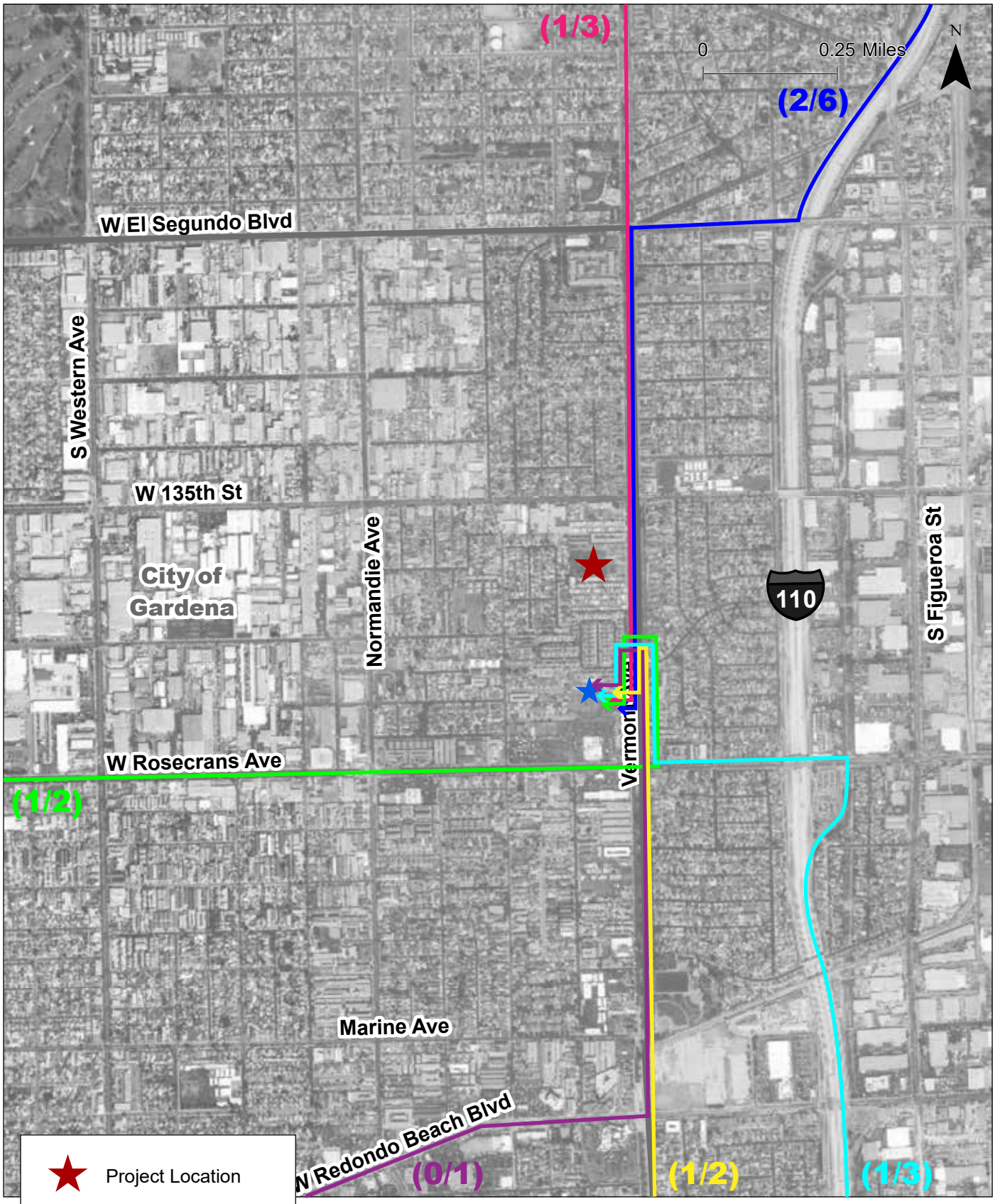

KB Home Stonefield Trip Assignment (AM/PM) (Inbound) Gardena, California

Figure **11**

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

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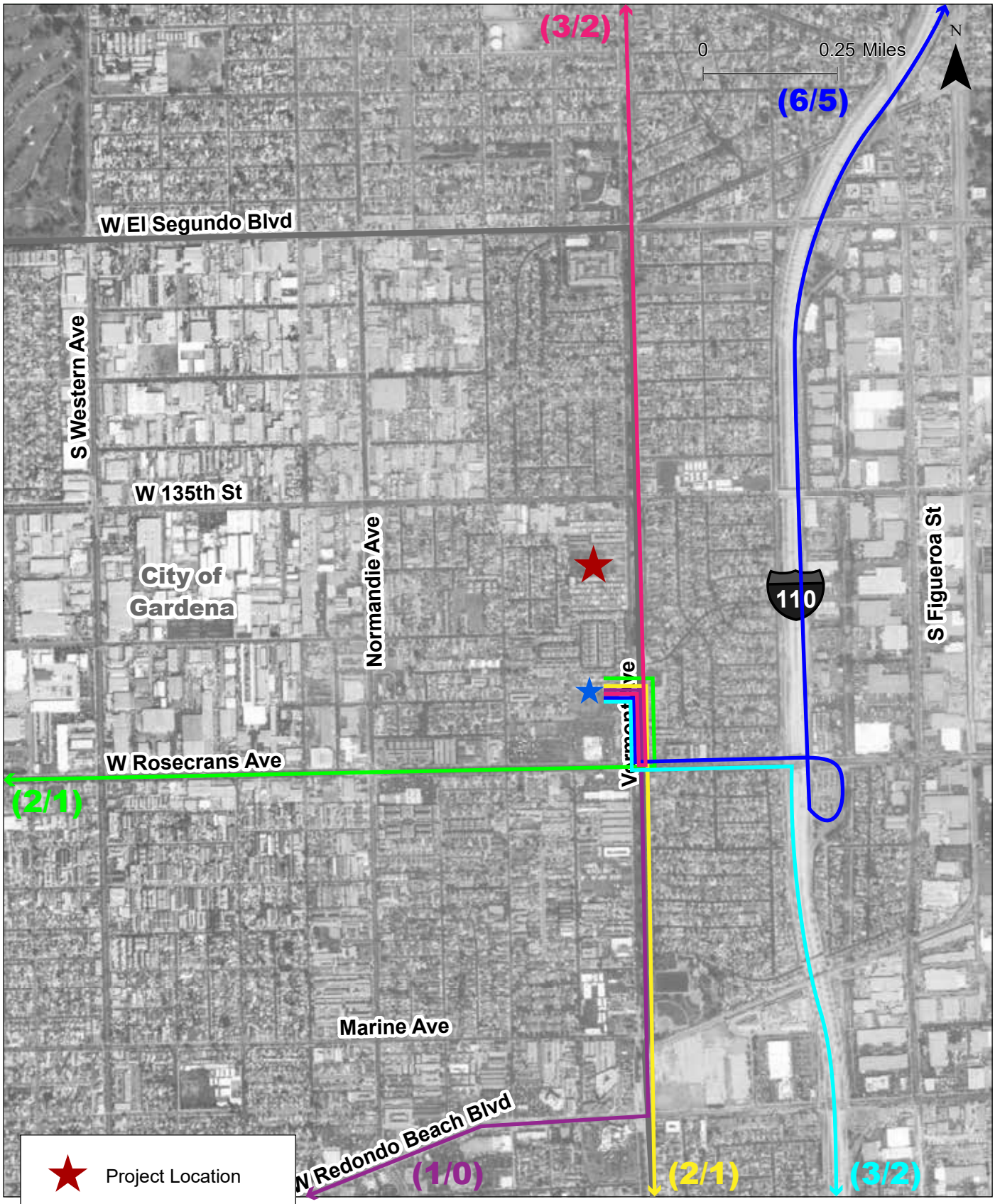

KB Home Stonefield Trip Assignment (AM/PM) (Outbound) Gardena, California

Figure **12**

KITTELSON & ASSOCIATES

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

H:\25\25104 - Gardena Evergreen Row Townhomes TIA\GIS\Figure 11 - KB Home Stonefield Trip Assignment (Outbound).mxd - msahimi - 4:10 PM 5/19/2020

SUMMARY AND CONCLUSIONS

The following summarizes the findings of the local transportation assessment, based on the trip generation, distribution, and assignment analysis of the proposed project and cumulative projects:

- The proposed project would consist of 84 three-story attached townhomes in 16 buildings, two of which would be affordable units. Vehicular access to the parking lot would be provided by a single right-in/right-out only driveway on Vermont Avenue at the southeast corner of the site.
- Per the City's guidelines, this project would be screened out of a VMT analysis. This project meets the requirements for low VMT area screening.
- The proposed project is expected to generate 457 weekday daily vehicle trips, 30 weekday AM peak hour vehicle trips, and 37 weekday PM peak hour vehicle trips. No credit was taken for the displacement of the motel and nursery that are currently located at the project site.
- Project trips are expected to be distributed to major commute destinations such as downtown Los Angeles, LAX Airport, Lynwood (around St. Francis Medical Center), Torrance, downtown Long Beach, and destinations in Gardena along Vermont Avenue and Redondo Beach Boulevard.
- Three cumulative projects within a half mile of the proposed project site were also analyzed:
    - The 1335 W. 141st Street project consists of 50 three-story townhomes and is expected to generate 272 weekday daily vehicle trips, 18 weekday AM peak hour vehicle trips, and 22 weekday PM peak hour vehicle trips.
    - The 13919 Normandie Avenue project consists of 20 single room occupancy units and is expected to generate 109 weekday daily vehicle trips, seven weekday AM peak hour vehicle trips, and nine weekday PM peak hour vehicle trips.
    - The KB Home Stonefield project, which is located at 1017 West 141st Street and 14031 South Vermont Avenue, consists of 63 three-story townhomes. It is expected to generate 343 weekday daily vehicle trips, 23 weekday AM peak hour vehicle trips, and 28 weekday PM peak hour vehicle trips.