TECHNICAL MEMORANDUM

To: Amanda Acuna, Community Development Manager, City of Gardena

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Victoria Clark

CC: Rita Garcia, Kimley-Horn
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Date: April 16, 2024

Subject: 1450 Artesia Boulevard – Revised Trip Generation Technical Memorandum

INTRODUCTION

This Technical Memorandum has been prepared to revise the trip generation estimated in the Local Transportation Assessment (LTA), based on a change in allowable land uses in the 1450 Artesia Boulevard Specific Plan (SP). **Attachment A** shows the revised conceptual site plan for the proposed mixed-used development.

In December 2022, Kimley-Horn prepared the 1450 Artesia Boulevard SP LTA, which was based on 268,000 gross-square-feet (GSF) of uses, comprised of 72,000 GSF of industrial warehouse, 186,000 GSF of self-storage, and 10,000 GSF of office/mezzanine. The LTA analyzed the 72,000 GSF of industrial uses as Light Industrial (Institute for Transportation Engineers (ITE) Code 110); see 2022 LTA Table 3 or **Table 1** included in this technical memorandum.

This TM has been prepared to document the change (increase or decrease) in trip generation based on change in land use to Warehousing (ITE Code 150) in lieu of previously applicable Light Industrial Use (ITE Code 110).

PROPOSED PROJECT TRIP GENERATION

Table 1 tabulates the Project's net proposed trips totaled 578 ADT with 83 trips in the AM Peak Hour and 68 trips in the PM Peak Hour. Of the peak hour trips, 53 is generated by Light Industrial use during the AM peak period and 47 during the PM peak period.

Table 1: Project Trip Generation: With Light Industrial Use (per December 2022 LTA)

ITE Code	Land Use	Size	Units	Daily Trips	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Trip Generation Rates*										
110	General Light Industrial	-	KSF	4.870	0.651	0.089	0.74	0.091	0.559	0.65
151	Mini-Warehouse	-	Storage Units (100s)	17.960	0.617	0.593	1.21	0.840	0.840	1.68
710	General Office Building	-	KSF	10.840	1.338	0.182	1.52	0.245	1.195	1.44
Trip Generation Estimates										
110	General Light Industrial	72.00	KSF	351	47	6	53	7	40	47
151	Mini-Warehouse	14.80	Storage Units (100s)	266	9	9	18	12	12	24
710	General Office Building	10.00	KSF	108	13	2	15	2	12	14
Total Proposed Project Trips				**725**	**69**	**17**	**86**	**21**	**64**	**85**
Existing Land Use Trips**				147	3	0	3	9	8	17
Net Proposed Project Trips				**578**	**66**	**17**	**83**	**12**	**56**	**68**

*Source: Institute of Transportation Engineers Trip Generation Manual, 11th Edition.
**Source: Based on existing counts (see Table 3 and Table 4 in 2022 LTA)

Table 2 tabulates trip generation for the Project using the Warehousing land use (ITE Code 150) totals 350 ADT, 42 in the AM Peak Hour, and 34 in the PM Peak Hour. Of the total peak hour trips, 12 is generated by the Warehousing use during the AM peak period and 13 during the PM peak period.

Table 2: Project Trip Generation: With Warehousing Use (Revised Land Use)

ITE Code	Land Use	Size	Units	Daily Trips	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Trip Generation Rates*										
150	Warehousing	-	KSF	1.710	0.131	0.039	0.17	0.050	0.130	0.18
151	Mini-Warehouse	-	Storage Units (100s)	17.960	0.617	0.593	1.21	0.840	0.840	1.68
710	General Office Building	-	KSF	10.840	1.338	0.182	1.52	0.245	1.195	1.44
Trip Generation Estimates										
150	Warehousing	72.00	KSF	123	9	3	12	4	9	13
151	Mini-Warehouse	14.80	Storage Units (100s)	266	9	9	18	12	12	24
710	General Office Building	10.00	KSF	108	13	2	15	2	12	14
Total Proposed Project Trips				**497**	**31**	**14**	**45**	**18**	**33**	**51**
Existing Land Use Trips**				147	3	0	3	9	8	17
Net Proposed Project Trips				**350**	**28**	**14**	**42**	**9**	**25**	**34**

*Source: Institute of Transportation Engineers Trip Generation Manual, 11th Edition.
**Source: Based on existing counts (see Table 3 and Table 4 in 2022 LTA)

Table 3 compares Project trip generation using Light Industrial (December 2022 LTA) and Warehousing Use (Revised).

Table 3: Trip Generation Comparison

Trip Generation by Land Use Type	Daily Trips	AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Net Project Trips – with Light Industrial Use (December 2022 LTA)	**578**	**66**	**17**	**83**	**12**	**56**	**68**
Net Project Trips – with Warehousing Use (Revised – Currently Proposed)	**350**	**28**	**14**	**42**	**9**	**25**	**34**
Difference	**-228**	**-38**	**-3**	**-41**	**-3**	**-31**	**-34**

As shown in **Table 3**, applying a Warehousing use would result in substantially fewer trips per day.

CONCLUSION

The following are the key conclusions of the analysis:

- The Project is anticipated to generate fewer trips for the proposed land use (ITE Code 150), producing a total of 350 net daily trips including 42 AM peak hour trips and 34 PM peak hour trips. Hence, an update to the Local Transportation Assessment is not required.

Attachment A - Conceptual Site Plan