

September 15, 2021

Mr. Anand Desai
S2K Development
(via email)

CC_20220927_Exhibit -9 - Trip Generation

Memo - Translutions, Inc dated September 15, 2022

Subject: 1633 Victory Boulevard, Glendale, California – Trip Generation Analysis

Dear Anand:

Translutions, Inc. (Translutions) is pleased to provide this letter discussing the trip generation for the proposed 1633 Victory Boulevard project. The project will include 84 rooms. The project was previously approved for a 64-room hotel and until recently, was occupied by automobile related businesses. This discussion is based on our evaluation of the site plan.

Trip Generation for Proposed Project. Based on discussion with the City, the trip generation for the proposed project was developed using rates from the Institute of Transportation Engineers' (ITE) *Trip Generation (10th Edition)* and are based on *Land Use 312 - "Business Hotel"*.

Table A shows the trip generation for the project. As shown in Table A, the proposed facility would generate 33 a.m. peak hour trips, 27 p.m. peak hour trips, and 338 daily trips.

Table A - Proposed Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Business Hotel								
Trip Generation Rates ¹		0.16	0.23	0.39	0.18	0.14	0.32	4.02
Trip Generation	84 Room	14	19	33	15	12	27	338

Notes:

¹ Trip generation based on rates for Land Use 312 - "Business Hotel" from Institute of Transportation Engineers' (ITE) *Trip Generation (10th Edition)*.

Trip Generation for Existing Uses. The project site was occupied and is currently permitted for automobile-oriented businesses. Based on discussion with the City, it is our understanding that prior to the sale of the property, the site included a seven bay (3 bays in the building and 4 bays in the canopy area) oil and lube facility and 515 square feet of used car sales uses. Note that there is a small, lockable shed in the rear of the site which was used for auto parts sales, but since the City does not have records of that space, this analysis does not include potential trips from that use. Table B shows the areas of existing uses provided by the City.

Table B - Existing Uses

	Area & Quantity	Land Use
1633 Victory	1,120 SF/3 Bays	Auto Repair/Oil Change
1633 Victory Unit B	290 SF	Auto Sales
1633 Victory Unit C	225 SF	Auto Sales
Canopy	1,860 SF/4 Bays	Auto Repair/Oil Change
Total	3,495 SF	

Source: City of Glendale
SF = Square Feet

To identify the trip generation associated with the on-site uses, the following ITE categories were used:

- Land Use: 941 Quick Lubrication Vehicle Shop** A quick lubrication vehicle shop is a business where the primary activity is to perform oil change services for vehicles. Other ancillary services provided may include preventative maintenance, such as fluid and filter changes. Automobile repair service is generally not provided. The number of service bays as the independent variable was used since the number of bays is the primary determinant of the number of vehicles that can be serviced.

2. **Land Use: 841 Automobile Sales (Used).** A used automobile sales dealership is typically located along a major arterial street characterized by abundant commercial development. The sale or lease of used cars is the primary business at these facilities; however, automobile services and parts sales may also be available. Some dealerships also include leasing options, truck sales, and servicing.

Trip generation for the on-site uses are shown on Table C. As shown in Table C, the existing uses would generate 22 a.m. peak hour trips, 36 p.m. peak hour trips, and 294 daily trips.

Table C - Trip Generation of Existing Uses

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Oil Change/Quick Lube								
Trip Generation Rates ¹		2.01	0.99	3.00	2.72	2.13	4.85	40
Trip Generation	7 Bays	14	7	21	19	15	34	280
Used Car Dealership								
Trip Generation Rates ²		1.62	0.51	2.13	1.76	1.99	3.75	27.06
Trip Generation	0.515 KSF	1	0	1	1	1	2	14
Total Existing Trips		15	7	22	20	16	36	294

Notes:

- ¹ Trip generation based on rates for Land Use: 941 "Quick Lubrication Vehicle Shop" from Institute of Transportation Engineers' (ITE) *Trip Generation* (10th Edition).
- ² Trip generation based on rates for Land Use: 841 "Automobile Sales (Used)" from ITE *Trip Generation* (10th Edition).

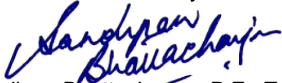
Net New Project Trip Generation. After subtracting the trip generation of on-site uses from the trips generated by the proposed project, the project is anticipated to generate 11 additional a.m. peak hour trips, 9 fewer p.m. peak hour trips, and 44 additional daily trips.

Conclusion. The City of Glendale requires a traffic study if the trip generation of a project is more than 50 trips during a peak hour. Based on the above calculations, the project is forecast to generate 11 additional a.m. peak hour trips and 9 fewer p.m. peak hour trips than the permitted uses on site. Since the trip generation of the project is less than 50 trips during any peak hour, it is our professional opinion that a traffic study should not be required for the project. In addition, the project will generate 44 new daily trips and since the project generates fewer than 145 daily trips, based on the City's Guidelines, a Vehicle Miles Traveled (VMT) analysis should not be required.

We hope you will find this information helpful. Should you have any questions, please don't hesitate to call me at (949) 656-3131.

Sincerely,

translutions, inc.



Sandipan Bhattacharjee, P.E., T.E., AICP, ENV SP
Principal

