



**TJW ENGINEERING, INC.**  
TRAFFIC ENGINEERING &  
TRANSPORTATION PLANNING  
CONSULTANTS

August 23, 2024

Mr. Michael You  
CITY VENTURES  
3121 Michaelson Drive, Suite 150  
Irvine, CA 92612

**SUBJECT: Crenshaw Torrance Traffic Impact Trip Generation Memo, City of Torrance**

Dear Michael You,

*TJW Engineering, Inc.* (TJW) is pleased to submit this Trip Generation Analysis Memo for the proposed project at 1407-1455 Crenshaw Boulevard in the City of Torrance. The proposed project is for the construction of 35 single-family attached dwelling units. The purpose of this memorandum is to summarize the project Trip Generation Analysis.

#### *Proposed Project*

The site for the proposed project is located at 1407-1455 Crenshaw Boulevard in the City of Torrance. The proposed project is for the construction of 35 single-family attached dwelling units. A site plan is attached for reference.

Site access will be provided via one right in/ right out only driveway on Crenshaw Blvd.

#### *Trip Generation Analysis*

The trip generation for the proposed project was developed based on the *City of Torrance Traffic Impact Assessment Guidelines for Land Use Project* (January 2021). Per section 3.3 of the traffic impact assessment guidelines, land uses that generate less than 500 net daily trips will not require a traffic circulation analysis.

The trip generation for the proposed project was determined using the *Institute of Transportation Engineers (ITE) Trip Generation Manual* (11<sup>th</sup> Edition, 2021). Trip generation volumes are determined using the single family attached housing Land Use Code 215. Based on the ITE rates for the single family attached housing, the proposed project is expected to generate a total of 252 daily trips, 17 AM peak hour trips, and 20 PM peak hour trips. The project generates less than 500 daily trips and therefore will not require a traffic circulation analysis.

**Table 1**  
 Project Trip Generation

Proposed Land Use <sup>1</sup>	ITE Code	Qty	Unit <sup>2</sup>	Daily		AM Peak Hour			PM Peak Hour						
				Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
								In	Out	Total			In	Out	Total
Single-Family Attached Housing	215	35	DU	7.20	252	0.48	25:75	4	13	17	0.57	59:41	12	8	20

1: Trip generation and pass-by rates from ITE Trip Generation (11th Edition, 2021).

2: DU = Dwelling Unit.

Summary

This memorandum provides an overview of the trip generation analysis for the proposed project. Based on the City of Torrance Transportation Impact Assessment Guidelines, the proposed project generates fewer than 500 daily trips and is exempt from a traffic circulation analysis.

Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,



Thomas Wheat, PE, TE  
 President  
 Registered Civil Engineer #69467  
 Registered Traffic Engineer #2565



David Chew, PTP  
 Transportation Planner



Tiffany Chang  
 Assistant Transportation Planner

