



Traffic, Transportation, and Parking Consultants

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**To:** Pastor Casanova, T.E., Traffic Engineer II, City of Glendale  
**From:** Jano Baghdanian, P.E., T.E., PTOE, JB & Associates  
**Date:** September 17, 2017  
**Subject:** 1809 Verdugo Boulevard Assisted Living Project Traffic Analysis Memorandum

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JB & Associates is pleased to present the 1809 Verdugo Boulevard Project (the "Project") Traffic Analysis. The purpose of this memorandum is to document the proposed trip generation of this project and determine if it exceeds the threshold for the requirement of a traffic impact analysis.

### Project Location & Description

The Project site consists of a parcel of land located in the northeast section of the City of Glendale. The address is 1809 Verdugo Boulevard across from the University of Southern California Verdugo Hills Hospital. The Project site is bounded on the south by Verdugo Boulevard, on the east by La Tour Way, on the north and the west by the northbound SR-2 (Glendale Freeway) to eastbound I-210 (Foothill Freeway) transition ramp.

The Project consists of the construction of a 33,334 square-foot assisted living facility with a total of 79 beds. The Project will also include a subterranean parking structure under the assisted living facility with approximately 36 stalls and a separated two-level parking structure with approximately 79 stalls. There is an existing 3-story medical office building on site with 36 parking spaces in the basement and is to remain in place. Access to the project site will be from two driveways, one on La Tour Way and one on Verdugo Boulevard. Please refer to **Exhibit A** for an illustration of the Project site plan.

## Project Trip Generation Methodology

### Proposed Project Trip Generation Findings

Trip generation rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual 9<sup>th</sup> Edition* were used in this analysis.

Table 1 summarizes the trip generation findings from the proposed Project:

**TABLE 1: PROPOSED PROJECT TRIP GENERATION <sup>1</sup>**

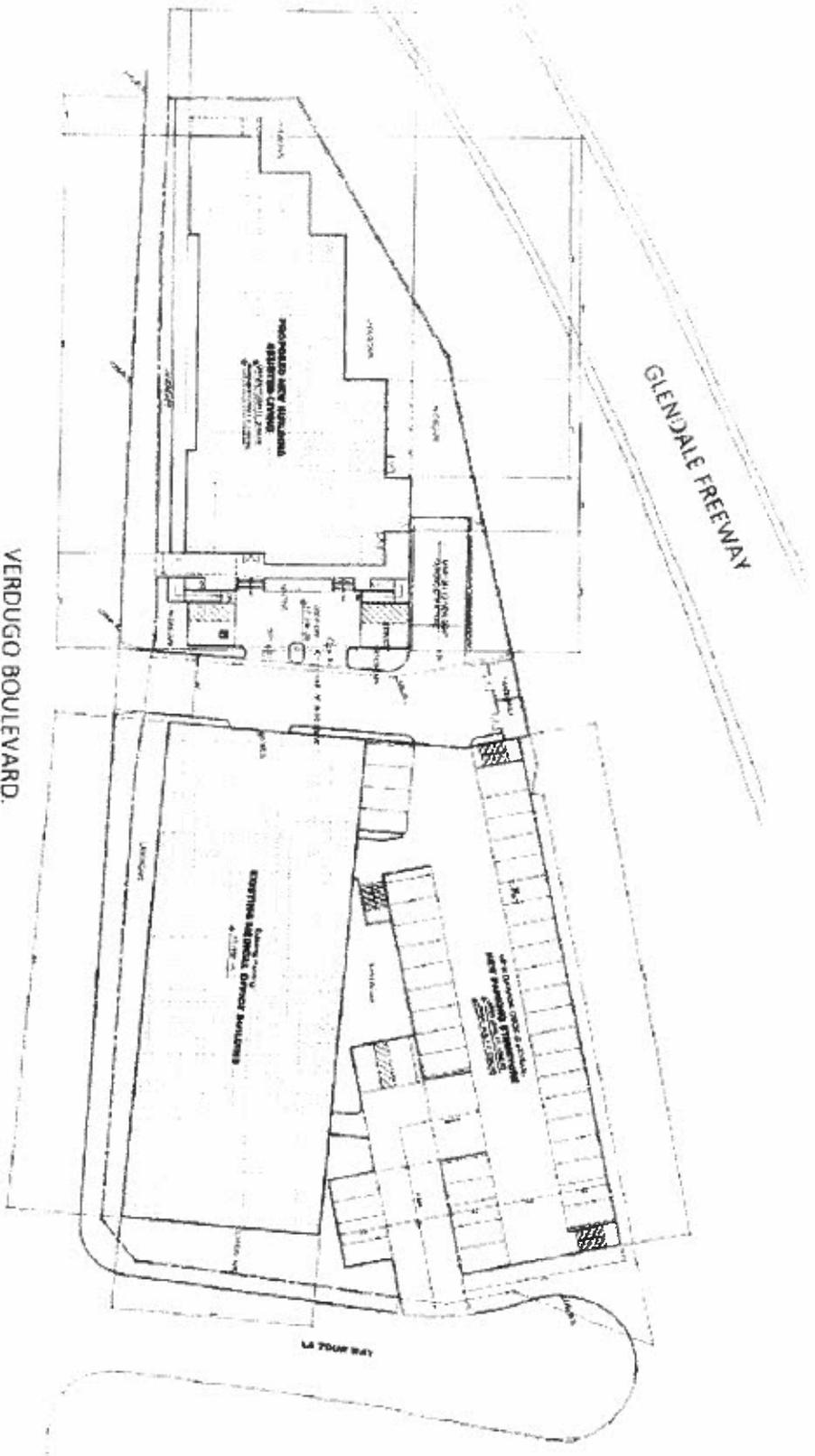
Land Use (ITE Code)	Size	Units	AM Peak Hour Trips				PM Peak Hour Trips				Daily Trips	
			Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total
<b>New Project Land Use Added</b>												
Assisted Living (254)	79	Occupied Beds	0.18	14	9	5	0.29	23	12	11	2.74	216
<b>Net Trip Generation</b>				14	9	5	-	23	12	11	-	216

<sup>1</sup>Source: Institute of Transportation Engineers

As shown in Table 1, the Project is expected to result in 14 new AM Peak, 23 PM Peak, and 216 Daily Trips.

## CONCLUSION

Based on the above trip generation analysis, the net change in trips generated by the Project is less than 50 trips in both the AM and PM peak periods. As a result, the Project does not exceed the City's thresholds for the preparation of a Traffic Impact Study.



**Exhibit A – Site Plan**

**LA CANADA  
ASSISTED LIVING**

**SITE PLAN**  
SCALE 1" = 40'

**A&H ARCHITECTS, INC.**



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**Tab #12**  
**Geological and Soils Report**  
**2 pages**

**Cover Sheet Only; The full Report will be provided upon any request**

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REPORT

GEOTECHNICAL ENGINEERING INVESTIGATION

Proposed Assisted Living Building and Parking Structure  
1817 Verdugo Blvd  
Glendale, California

for

Grace Ahn  
500 Highland Ave  
La Canada Flintridge, CA 91011

Project No.: 1606-S  
September 25, 2017

**PGI**

**PACIFIC GEOTECH, INC.**  
**GEOTECHNICAL ENGINEERING CONSULTANT**

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September 25, 2017  
Project No.: 1606-S

Grace Ahn  
500 Highland Ave  
La Canada Flintridge, CA 91011

SUBJECT: Geotechnical Engineering Investigation  
Proposed Assisted Living Building and Parking Structure  
1817 Verdugo Blvd, Glendale, CA

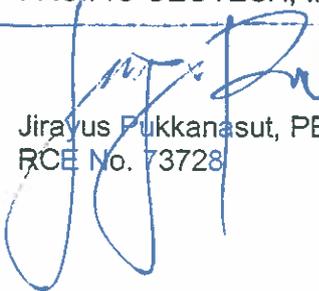
Dear Ms. Ahn,

In accordance with your request and authorization, a Geotechnical Engineering Investigation has been conducted for the above-referenced project. The accompanying report presents the findings of our study, and our conclusions and recommendations pertaining to the geotechnical aspects of construction. Based on the results of our investigation, it is our opinion that the site can be developed as proposed, provided the recommendations of this report are followed and implemented during design and construction.

We appreciate the opportunity to be of service on this project. If you have questions regarding the content of this report or if we may be of additional assistance, please do not hesitate to call at any time.

Sincerely,

PACIFIC GEOTECH, INC.

  
Jirayus Pukkanasut, PE  
RCE No. 73728

