

March 2, 2026

Mr. Jeff Rabbitt
AO ARCHITECTURE
174 South Orange Street
Orange, CA 92866



TJW Engineering, Inc.

Traffic | Transportation | Lighting
Engineers • Planners • Designers

SUBJECT: The Win Dow Trip Generation Analysis, City of Orange

Dear Mr. Rabbitt,

TJW Engineering, Inc. (TJW) is pleased to submit this Trip Generation Analysis for the proposed project at the northeast corner of Chapman Avenue and Lemon Street in the City of Orange. The proposed project is for the redevelopment and adaptive re-use of a previous parking lot to a restaurant/bar land use with a walk-up restaurant and a small bar. Previously, the site was an automobile repair shop with two buildings totaling 1,700 sq ft. The purpose of this memorandum is to summarize the project's net increase in trips generated.

[Proposed Project](#)

The site for the proposed project is located at the northeast corner of Chapman Avenue and Lemon Street in the City of Orange. Previously, the site contained a 1,700 sq ft automobile repair shop. The proposed project is for redevelopment and adaptive re-use of the site to a restaurant/bar land use with a walk-up restaurant and a small bar. Additionally, the site will contain an outdoor area with a kids play area, ping pong tables, firepits, and seats which will be used for social gatherings. The hours of operation will be from Sunday - Thursday 10am – 11pm and Friday – Saturday from 10am – 12 am. A site plan is attached for reference.

Site access will be provided via one entrance on N Lemon Street and one entrance on Chapman Avenue.

[Trip Generation Analysis](#)

The trip generation for the proposed project was developed based on the *City of Orange Traffic Impact Assessment Guidelines for Vehicle Miles Traveled and Level of Service Assessment* (July 2020). Per traffic impact assessment guidelines, land uses that generate less than 100 peak hour trips will not require a traffic circulation analysis.

The trip generation for the existing building was determined using the *Institute of Transportation Engineers (ITE) Trip Generation Manual* (12th Edition, 2025). The existing building is an automobile repair shop with two buildings totaling 1,700 sq ft. Trip generation volumes for the existing building are determined using the

Automobile Parts and Service center Land Use Code 943. The existing building is expected to generate 28 daily trips, 3 AM peak hour trips, and 4 PM peak hour trips. **Table 1** shows the trip generation for the existing building.

Table 1
Existing Trip Generation

Existing Land Use ¹	ITE Code	Qty	Unit ²	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
Automobile Parts and Service Center	943	1.7	TSF	16.6	28	1.91	72:28	2	1	3	2.06	39:61	2	2	4

1: Trip generation and pass-by rates from ITE Trip Generation (12th Edition, 2025).

2: TSF= Thousand Square Feet.

The *Transportation Engineers (ITE) Trip Generation Manual* (12th Edition, 2025) does not include a land use code that specifically matches the description of the proposed project. However, given the project's emphasis on social gathering in addition to selling alcoholic beverages, the ITE Land Use for Brewery Tap Room (land use code 971), will best represent the proposed project's bar portion. According to the description for Brewery Tap Room, the land use is typically used for a designated area found in conjunction with a brewery and sells beer or related products directly to the customers in addition to housing social gatherings. This closely relates to our project description. Additionally, the proposed project also includes a restaurant portion with two windows dedicated to order and pickup. *ITE* does not include a land use code that matches directly with the project's restaurant description. However, ITE Land Use for Fast-Food Restaurant without Drive-Thru (land use code 933) has similarities in description to the restaurant portion of the proposed project as patrons for both will generally order from a menu board and pay before receiving the meal in addition to not offering table service. The proposed project is expected to generate a total of 598 daily trips, 53 AM peak hour trips, and 56 PM peak hour trips. **Table 2** shows the trip generation for the proposed project.

Table 2
Proposed Project Trip Generation

Proposed Land Use ¹	ITE Code	Qty	Unit ²	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
Brewery Tap Room	971	0.645	TSF	61.69	40	0.68	88:12	0	0	0	9.83	59:41	4	2	6
Fast-Food Restaurant without Drive-Through Window	933	1.349	TSF	413.41	558	39.55	45:55	24	29	53	36.73	48:52	24	26	50

Results	Daily Volume		AM Peak Hour		In	Out	Total	PM Peak		In	Out	Total
Net Total	598				24	29	53			28	28	56

1: Trip generation and pass-by rates from ITE Trip Generation (12th Edition, 2025).

2: TSF= Thousand Square Feet.

Summary

This memorandum provides an overview of the trip generation analysis for the comparison of the existing building and the proposed project. Based on the new proposed project, the peak hour trip generation is expected to generate an addition 50 trips in the AM peak hour and an additional 52 trips in the PM peak hour. The *City of Orange Traffic Impact Assessment Guidelines for Vehicle Miles Traveled and Level of Service Assessment* (July 2020) states that projects that generate less than 100 peak hour trips are exempt from a traffic impact analysis. Since the proposed project will generate less than 100 peak hour trips, a traffic impact analysis will not be needed.

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

Sincerely,



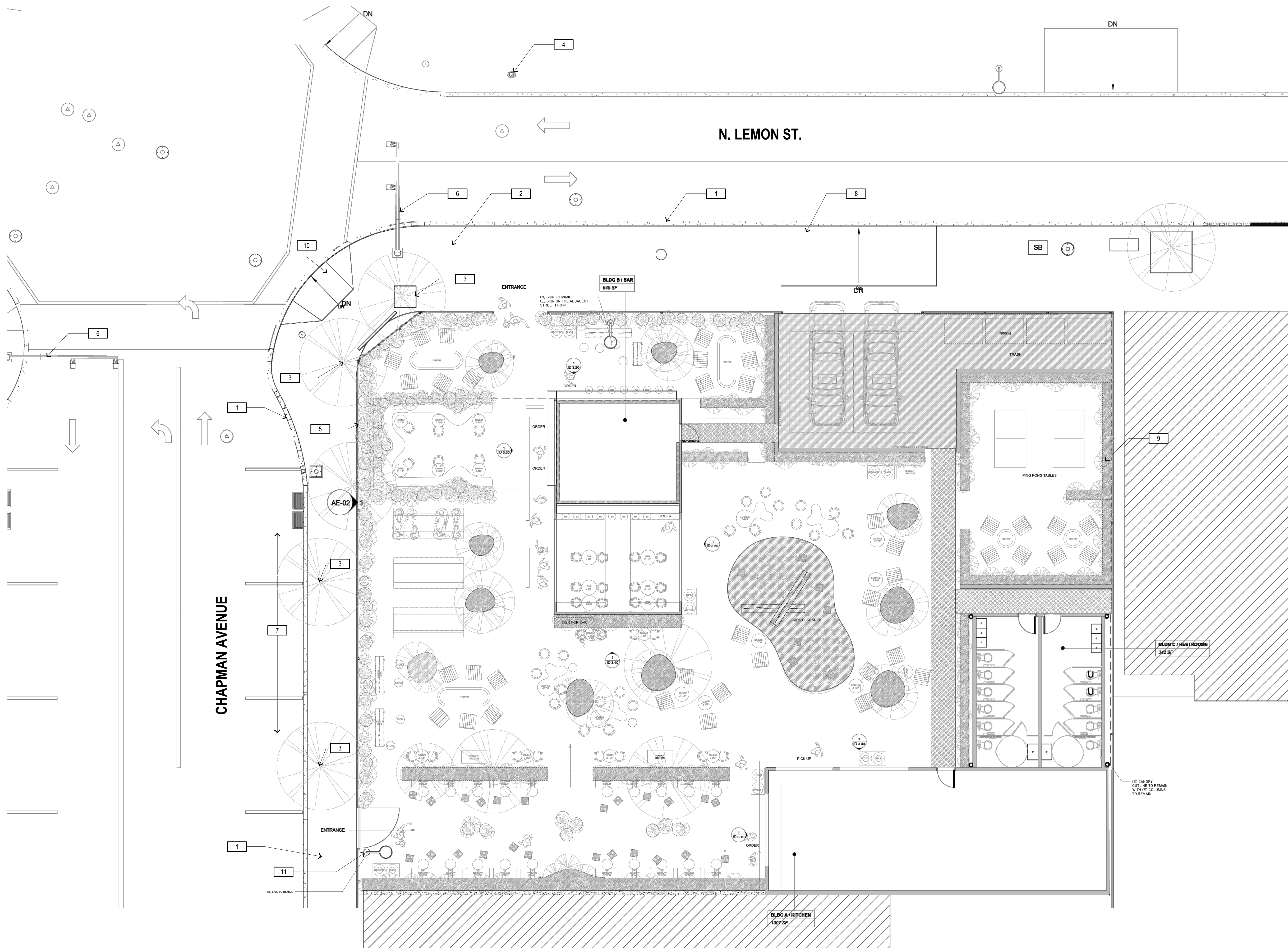
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KEYNOTES

- 1 EXISTING CURB
- 2 EXISTING SIDEWALK
- 3 EXISTING STREET TREES TO REMAIN
- 4 EXISTING FIRE HYDRANT
- 5 EXISTING PLANTER
- 6 EXISTING STREET LIGHT
- 7 EXISTING PARKING SPACE(S) TO REMAIN
- 8 EXISTING CURBCUT
- 9 EXISTING TELEPHONE POLE AND GUY WIRE TO REMAIN
- 10 EXISTING CURB RAMP
- 11 EXISTING OVERHEAD SIGN TO REMAIN