

Appendix S

LADOT's Assessment Letter for the
Transportation Assessment

From: Kevin Arucan <kevin.v.arucan@lacity.org>
Sent: Wednesday, December 8, 2021 1:39 PM
To: Rey Fukuda <rey.fukuda@lacity.org>
Cc: Rachel Om <R.Om@fehrandpeers.com>; Tom Gaul <T.Gaul@fehrandpeers.com>
Subject: 1360 N Vine Street - Updated Transportation Assessment Response

Hi Rey,

LADOT has reviewed the updated transportation assessment, dated November 2021, prepared by Fehr & Peers for the mixed-use project located at 1360 North Vine Street. Please consider this email as an approval for the updated transportation assessment. The revised study no longer proposes three office options, but instead proposes two Residential Options and two Office Option. The results of the analysis will not change with the update. Below is a comparison between the updated project and the previous project.

Previous				
Land Use	Residential Option	Office Option A	Office Option B	Office Option C
Single Family	-	-	12 du	-
Multi-Family	429 du	-	-	-
General Retail	5,000 sf	-	-	-
Supermarket	55,000 sf	-	-	-
High-Turnover Sit-Down Restaurant	8,988 sf	-	-	-
Quality Restaurant	-	20,902 sf	11,914 sf	11,914 sf
General Office	-	463,521 sf	463,521 sf	472,509 sf

Updated				
Land Use	Residential Option: Bungalows as Restaurant	Residential Option: Bungalows as Residential	Office Option w/ Bungalows as Restaurant	Office Option w/ Bungalows as Residential
Single Family	-	12 du	-	9 du
Multi-Family	429 du	417 du	-	-
General Retail	5,000 sf	5,000 sf	-	-
Supermarket	55,000 sf	55,000 sf	-	-
High-Turnover Sit-Down Restaurant	8,988 sf	-	-	-
Quality Restaurant	-	-	20,902 sf	11,914 sf
General Office	-	-	463,521 sf	463,521 sf

The Residential Option, regardless of either alternatives, would be providing a total of 764 parking stalls in four levels of subterranean parking. The Office Option, if the bungalows are rehabilitated as quality restaurant, would be providing 1,693 parking stalls in eight levels of subterranean parking. If however, the bungalows are rehabilitated as residential units, the Office Option would provide 1,705 parking stalls in eight levels of subterranean parking. The Project proposes three driveway scenarios as summarized below:

- The Vine & De Longpre Driveways Scenario would provide vehicle access with a right-in/right-out driveway on Vine Street and an all-way access driveway on De Longpre Avenue. This driveways scenario is analyzed for the Residential Option and Office Option.
- The Afton & De Longpre Driveways Scenario would provide vehicle access with all-access driveways on Afton Place and De Longpre Avenue. This driveways scenario is analyzed for the Office Option.
- The Afton Cul-de-sac & De Longpre Driveways Scenario would provide vehicle access with all access driveways on Afton Place and De Longpre Avenue with a cul-de-sac, or street closure to through traffic, directly east of the driveway on Afton Place. This driveways scenario is analyzed for the Office Option.

As previously stated, LADOT has reviewed and considers the updated transportation assessment acceptable. All of the conditions of DOT’s previous letter, dated November 2, 2020, shall remain in effect.

Please let me know if there are any questions or concerns.

Thanks,
Kevin

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Note: I will be available via email Monday through Thursday.

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