

DEPARTMENT OF TRANSPORTATION

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November 4, 2022

Governor's Office of Planning & Research

NOV 4 2022

STATE CLEARING HOUSE

Erin Strelch
City of Los Angeles
Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

RE: Artisan Hollywood
SCH # 2020110295
Vic. LA-101/PM 5.56 to 7.21
GTS # LA-2020-04073-DEIR

Dear Erin Strelch:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The Project proposes the development of a 25-story building that would include 270 multi-family residential units and 6,790 square feet of ground-floor commercial space. The Project's proposed uses would be supported by 320 vehicle parking spaces in four subterranean parking levels and two above-grade parking levels, as well as 166 bicycle parking spaces. The Project would also include approximately 30,918 square feet of open space and recreational amenities, including a landscaped amenity deck on Level 4, a roof deck, and street-level landscaping. The Project would retain six existing commercial buildings on the Project Site that have a combined floor area of approximately 33,828 square feet. Approximately 4,000 square feet of floor area within the existing commercial buildings have been vacant since prior to 2018 but are anticipated to be occupied in the future with high-turnover restaurant uses. When including the existing buildings to be retained, the Project would result in 300,996 square feet of floor area with a maximum floor area ratio (FAR) of up to 4.5:1.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:

<http://opr.ca.gov/ceqa/updates/guidelines/>

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

We encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). This reference is available online at:

<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

You can also refer to the 2010 *Quantifying Greenhouse Gas Mitigation Measures* report by the California Air Pollution Control Officers Association (CAPCOA), which is available online at:

<http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

VMT

The Project would generate 15,916 total daily VMT. It would produce 2,440 home-based production VMT. The Project would generate average household VMT per capita of 3.9, which is below the Central APC impact threshold of 6.0. Therefore the Project would not result in a significant VMT impact.

Pedestrians and Bicycles

Adjacent to the Project Site, 10-foot wide sidewalks are provided along Selma Avenue and 12-foot wide sidewalks are provided along Iva Avenue. There are tactile warning strips for ADA accessibility, as well as pedestrian push buttons and standard crosswalks, at the adjacent intersection of Ivar Avenue & Selma Avenue. A midblock crosswalk with pedestrian push buttons is also provided along Ivar Avenue approximately 200 feet north of Selma Avenue. Within the vicinity of the Project Site, bicycle routes are provided on Selma Avenue adjacent to the Project.

The Project would enhance the pedestrian environment by providing and maintaining a more comfortable pedestrian experience with street trees and accessible sidewalks along the Project frontage. The Project would provide bicycle parking for residents, employees, and guests in accordance with the LAMC, along with a bicycle service area. Given the Project Site's proximity to active commercial uses in Hollywood, it is ideally located to encourage non-automobile trips to and from those destinations. Furthermore, the Project is located within a 0.25-mile walking distance of the Metro B Line Hollywood/Vine Station,

which expands the reach of public transit and shortens the “first-mile/last mile” connections.

Transit

Although no bus stops are located adjacent to the Project Site, some public transit stops in the vicinity of the Project Site are equipped with shelters (for rain or shade) and/or benches. The Metro Route 2 bus stop located along eastbound Sunset Boulevard immediately west of Ivar Avenue provides both shelters and benches. The Metro Route 2 bus stop located along westbound Sunset Boulevard immediately east of Ivar Avenue provides benches, but no shelter. The Project is served by multiple bus lines along Hollywood Boulevard, Highland Avenue, and Hawthorn Avenue operated by Metro and LADOT DASH, as well as the Metro B Line.

Others

We would recommend the City consider the following recommendations:

1. A post-development VMT analysis to validate and justify Project VMT and future VMT threshold setting is highly recommended. Mitigation measures should be implemented when the post-development VMT analysis discloses any traffic significant impact.
2. Any transportation of heavy construction equipment and/or materials that requires the use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend that large-size truck trips be limited to off-peak commute periods.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2020-04073-DEIR.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

email: State Clearinghouse