

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 266-3574
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



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Governor's Office of Planning & Research

June 01 2021

STATE CLEARINGHOUSE

June 1, 2021

Annie Lao, Associate Planner
Rosemead City Hall
8838 East Valley Boulevard
Rosemead, California 91770

RE: Garvey Walnut Grove Plaza Mixed-Use
Project – Mitigated Negative Declaration
(MND)
GTS# 07-LA-2019-03579
SCH# 2021050100
Vic. LA-10 PM 26.314

Dear Annie Lao:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project is proposing to develop the site with 42 condominium dwelling units, 5,470 square feet of office, 5,500 square feet of community hall (plus 1,272 square feet storage area), 1,130 square feet of café/food service, 5,274 square feet of retail/service and ancillary uses including a recreation room, gym, library, and manager's office. As a project design feature, the project is proposing full access to Walnut Grove Avenue. The proposed project is anticipated to be constructed and fully operational by year 2022.

The nearest State facilities to the proposed project are I-10 and SR-164. After reviewing the MND, Caltrans has the following comments:

Caltrans acknowledges and supports infill development that provides a mix of land uses which allow a neighborhood to meet their needs for housing, work, and services, like the proposed Project aims to facilitate. However, Caltrans recommends reducing the amount of car parking to the fewest number of spaces possible. Research looking at the relationship between land-use, parking, and transportation indicates that car parking prioritizes driving above all other travel modes and undermines a community's ability to choose public transit and active modes of transportation. If the car parking must be built, it should:

- 1) Be unbundled from the cost to rent or buy any residential unit to reduce car dependency and lower Vehicle Miles Travelled (VMT).
- 2) Be designed in a way that is conducive to adaptive reuse. They should contain flat floors with ramps on the exterior edge, so that they can be more easily converted to beneficial uses in the future.

Additionally, Caltrans recommends that at least one long-term bicycle parking space be provided per residential unit, allowing residents to take advantage of the Project's central location and

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choose the bicycle as their mode of travel more easily. Long-term bicycle parking should be located onsite, indoors, on the ground floor, and within 200 feet of primary pedestrian entrances.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2019-03579.

Sincerely,

Frances Duong

FRANCES DUONG
Acting IGR/CEQA Branch Chief

Cc: State Clearing House