

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7  
100 S. MAIN STREET, MS 16  
LOS ANGELES, CA 90012  
PHONE (213) 269-1124  
FAX (213) 897-1337  
TTY 711  
www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

August 18, 2021

Governor's Office of Planning & Research

**August 18 2021**

**STATE CLEARINGHOUSE**

Mr. Dylan Lawrence  
West Court Apartments  
City of Los Angeles  
200 N. Spring Street, Room 621  
Los Angeles, CA 90012

RE: West Court Apartments  
Vic. LA-101/PM 2.508,  
LA-110/PM 23.24  
SCH # 2021070524  
GTS # LA-2021-03664AL-MND

Dear Mr. Lawrence:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project is the construction, use and maintenance of a six (6)-story, 69-unit apartment building (including 6 affordable units) up to 75 feet in height over a partially subterranean garage on one (1) lot with a total area of approximately 16,954.83 square feet. The project includes a minimum of 50 vehicle parking spaces, 61 bicycle parking spaces, 7,650 square feet of open space, and a minimum of 69 trees.

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 been codified into CEQA law. It mandates that CEQA review of transportation impacts of proposed developments be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts. As a reminder, Vehicle Miles Traveled (VMT) is the standard transportation analysis metric in CEQA for land use projects after the July 1, 2020 statewide implementation date. You may reference The Governor's Office of Planning and Research (OPR) website for more information.

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

This development should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as

bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing.

For future reference, Caltrans has published the VMT-focused Transportation Impact Study Guide (TISG), dated May 20, 2020 and the Caltrans Interim Land Development and Intergovernmental Review (LD-IGR) Safety Review Practitioners Guidance, prepared on December 18, 2020. You can review these resources at the following links:

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-12-22-updated-interim-ldigr-safety-review-guidance-a11y.pdf>

The project will result in a net increase of 284 daily vehicle trips and a net increase of 1,878 daily vehicle miles traveled (VMT) for the site. The net increase of 284 daily vehicle trips exceeds the Department of Transportation's (LADOT) threshold of 250 daily vehicle trips and the project site is not located within 0.5-mile radius around an existing or planned major transit stop, thus requires further VMT analysis.

The LADOT VMT Calculator measures Household VMT per Capita, and Work VMT per Employee. LADOT has identified thresholds for significant VMT impacts by sub-area of the City. For this area of the City (the Central Area Planning Commission area) the following thresholds have been identified: Household VMT per Capita: 6.0 and Work VMT per Employee: 7.6.

A Transportation Assessment prepared by Overland Traffic Consultants, Inc. found that the proposed project is projected to have a Household VMT per Capita of 4.9 and no Work VMT, which are lower than the thresholds of 6.0 and 7.6 VMT, respectively, for significant VMT impacts within the Central Area Planning Commission area. The project achieves a 15% reduction below existing VMT

Based on similar projects in this area, it is anticipated that implementation of the project would not result in a significant Household VMT impact. Additionally, LADOT issued a

letter dated July 19, 2021 stating that the Transportation Assessment prepared by Overland Traffic Consultants, Inc. found the proposed project would not have a significant impact and would not conflict with a program, plan, ordinance, or policy addressing the circulation system. This assessment also found that the proposed project would not result in a Household or Work VMT that exceeds the aforementioned thresholds. Therefore, we concur that no mitigation measures are necessary.

The project will also create a continuous and straight sidewalk clear of obstructions for pedestrian travel. The project will provide adequate sidewalk width and right-of-way that accommodates pedestrian flow and activity which will improve the safe routes to school for several elementary and middle schools in the area. Pedestrian access will be provided at street level with direct access to the surrounding neighborhood and amenities.

Caltrans concurs that the project's design features include Transportation Demand Management (TDM) measures that reduce trips and VMT. The TDM program include reduced parking supply and include bike parking (6 short term and 55 long term bike parking spaces).

For this project, transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways, will require a transportation permit from Caltrans. It is recommended that large size truck trips be limited to off-peak commute periods and idle time not to exceed 10 minutes.

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-2021-03664AL-MND.

Sincerely,



MIYA EDMONSON  
IGR/CEQA Branch Chief

email: State Clearinghouse