

DEPARTMENT OF TRANSPORTATION

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a California Way of Life*



May 16, 2022

More Song
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

RE: Dinah's Project ENV-2021-4938
Sustainable Communities
Environmental Assessment (SCEA)
SCH # 2022040433
Vic. Multiple
GTS # 07-LA-2022-03922

Dear More Song:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced SCEA. The Project Site is currently improved with a single-story, multi-tenant commercial plaza and a single-story, multi-tenant industrial/mixed-use building, an approximately 7,760-square-foot diner (Dinah's Family Restaurant), a small locksmith shop, and associated surface parking. With the exception of the existing Dinah's Family Restaurant building on the Project Site (that would be preserved and renovated in place) and some existing signage, the Project includes demolition and removal of all existing structures from the Project Site and development of the site with an eight-story, 362-unit multi-family residential building, with approximately 3,700 square feet of ground-floor restaurant space fronting Sepulveda Boulevard. Of the 362 proposed units, 41 would be restricted to Very Low-Income households. The City of Los Angeles is the Lead Agency under the California Environmental Quality Act (CEQA).

The proposed project site is approximately 1 mile from Interstate 405 (I-405) and State Route 90 (SR-90), and about 2.4 miles from State Route 1 (SR-1). The SCEA finds the Project is not expected to result in a significant Vehicle Miles Traveled (VMT) impact for the following reasons: The Project Site is located in the West Los Angeles Area Planning Commission (APC) area, which has an average household VMT of 7.4 per capita. As discussed in the Transportation Assessment, the Project would have a daily household VMT of 7.1 per capita. Additionally, per the City's TAG, the Project's restaurant component, which totals 10,783 square feet, is considered a local-serving retail use. As the restaurant component provides less than 50,000 square feet, the Project's restaurant component would result in a less than significant VMT impact. Thus, the Project's VMT

would fall below LADOT's threshold for the West Los Angeles APC. Furthermore, no potential significant impacts related to any other transportation-related issues have been identified, and no mitigation measures are required.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Furthermore, Caltrans encourages Lead Agencies to implement Transportation Demand Management (TDM) strategies that reduce VMT and Greenhouse Gas (GHG) emissions. Thus, Caltrans supports the TDM strategies this project proposes to incorporate, such as reducing parking supply, utilizing promotional and marketing tools to educate and inform residents and employees about alternative transportation options, and including bike parking for the residential and restaurant components. Additional TDM strategies that the City of Los Angeles may want to consider integrating into this project to further reduce VMT include:

- Confirm that project driveway placements do not directly cause issues related to line of sight of pedestrians or bicyclists.
- Ensure that the bicycle parking provided is safe and secure.

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project should limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

If you have any questions, please feel free to contact Karen Herrera, the project coordinator, at Karen.Herrera@dot.ca.gov and refer to GTS # 07-LA-2022-03922.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse