

California Department of Transportation

DISTRICT 7 – OFFICE OF REGIONAL PLANNING
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September 9, 2022

Griselda Gonzalez
City Planner
City of Los Angeles, Dept of City Planning
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RE: 3216 W 8th St – Hotel and
Restaurant at 8th St and Mariposa Ave
(Negative Declaration)
SCH# 2022080234
GTS# 07-LA-2022-04032

Dear Ms. Gonzalez,

Thank you for including the California Department of Transportation (Caltrans) in the environmental/public review process for the above referenced project. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The proposed project is a demolition of a two story four-plex multifamily residential unit and a surface asphalt parking lot with 33 existing parking spaces to construct a 95-guest room, six story hotel. The building will be mixed use consisting of restaurant, commercial/retail space at the ground level, three level subterranean parking garage for 74 car parking spaces, and a total of 24 bicycle parking spaces on site.

Caltrans acknowledges and supports infill development that aims to increase land use mix, remove surface parking, and create more sustainable communities. Please consider the following improvements to best take advantage of the project site's proximity to goods, services, and housing:

1. Update all nearby intersections with continental cross walk striping.
2. Increase bicycle parking for employees and hotel guests.

Reducing the amount of parking whenever possible, as researched on parking suggests that abundant car parking enables and encourages driving. Research looking at the relationship between land-use, parking, and transportation indicates that the amount of car parking supplied can undermine a projects ability to encourage public transit and active modes of transportation. For any project to better promote public transit and reduce vehicle miles

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traveled, we recommend the implementation of Transportation Demand Management strategies as an alternative to building an unnecessary amount of parking.

Any development should keep livability and walkability in mind by providing shade trees, native landscaping, street furniture, bicycle parking, bus shelters, and bioswales. Caltrans acknowledges and supports an increased amount of tree planting surrounding the project site's two front facing, 8th and Mariposa Avenue. The Lead Agency must also accessibility and sidewalk features for nearby LAUSD school site and residents.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

If you have any questions or concerns, please contact Amy Cruz, LDR Coordinator, by e-mail at amy.tran.cruz@dot.ca.gov.

Sincerely,



MIYA EDMONSON
Branch Chief
Local Development Review

c: State Clearinghouse