

DEPARTMENT OF TRANSPORTATION

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a California Way of Life*

December 19, 2022

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



RE: CMNTY Culture Campus
Notice of Preparation (NOP) of a Draft
Environmental Impact Report (DEIR)
SCH # 2022110398
Vic. LA-002 /PM: 10.909
GTS # 07-LA-2022-04124

Dear Rey Fukuda:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced NOP. The CMNTY Culture Campus Project (Project) is a new mixed-used commercial campus geared toward the entertainment and creative industries. The Project would be located within an 82,011-square-foot (1.88-acre) site at the northeast corner of the intersection of Sunset Boulevard and Highland Avenue at 6767 West Sunset Boulevard (Project Site) in the Hollywood Community Plan area of the City of Los Angeles. The Project would include the development of a new 503,520-square-foot building comprised of approximately 443,170 square feet of creative office space; 5,330 square feet of retail/restaurant space; and 55,020 square feet of commercial space anticipated to be occupied by recording and production studio and ancillary uses, including an auditorium and live performance venue. The proposed uses would be allocated throughout the new building, which would consist of two interconnected towers – a 12-story tower and a 14-story tower constructed with four shared floors. The City of Los Angeles Department of City Planning is the Lead Agency under the California Environmental Quality Act (CEQA).

The project site is approximately half a mile from State Route (SR-2) and 1.2 miles from U.S. Route 101 (US-101). Caltrans looks forward to reviewing the technical study results in the forthcoming EIR.

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, all future developments should incorporate multimodal 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.

The project may conduct its own analysis to determine significant traffic safety impact. If potential safety impacts are identified, the following traffic safety impact mitigation may be recommended: traffic signalization, signal phasing or timing modifications, and turn lane extensions to mitigate safety impacts from project traffic.

For this project, we encourage the Lead Agency to evaluate the potential to implement Transportation Demand Management (TDM) strategies that reduce Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions. For TDM strategies that the Lead Agency may want to consider integrating into this project to further reduce VMT, please refer to:

- The 2010 Quantifying Greenhouse Gas Mitigation Measures report by the California Air Pollution Control Officers Association (CAPCOA), available at <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf> and/or
- Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8) by the Federal Highway Administration (FHWA), available at <https://ops.fhwa.dot.gov/publications/fhwahop12035/index.htm>

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 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-2022-04124.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse