

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

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*Making Conservation
a California Way of Life*

April 4, 2023

More Song, City Planner
City of Los Angeles
200 North Spring Street, Room 763
Los Angeles, CA 90012

RE: FOUND Residences
SCH # 2023030301
Vic. LA-101/PM 5.55
GTS # LA-2023-04187-SCEA

Dear More Song:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced environmental document. The Found Residences Project (the "Project") encompasses a Project area of approximately 15,022 square feet (0.35 acre), inclusive of the area to be incorporated following the requested lot line adjustment (the "Project Site"). 6422 Selma Owner, LLC (the "Applicant") proposes the demolition of the existing one-story storage building and the retention and refurbishment of portions of the existing one-story historic commercial building on the Project Site to develop a 15-story building with 45 4-bedroom residential units.

The Project would encompass a total floor area of up to 67,599 square feet resulting in a Floor Area Ratio (FAR) of 4.5:1 and would have a maximum building height of 180 feet and five inches (180'-5"). In total, the Project would provide 6,456 square feet of common open space which includes two ground floor courtyards, and three common-space terraces (on floors 13 and 14, and the roof). The Project also includes 10 common-space living-rooms with balconies (on floors 3-12), and private balconies (on floors 3-14). The Project would provide up to 36 parking spaces, with vehicle access provided via a two-way driveway on Selma Avenue. In addition, the Project would provide 44 bicycle spaces including five short term spaces, and 39 long term spaces located within an enclosed bicycle storage area on the ground level.

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 codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development

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be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:

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

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

The proposed Project is not projected to have Household nor Work VMT per Capita of exceeding the thresholds 15% below APC (6.0 per household and 7.6 for work), therefore, this Project would not have a significant VMT impact on the Site nor the environment.

After reviewing the Notice of Availability to Adopt a Sustainable Communities Environmental Assessment, Caltrans does not expect project approval to result in a direct adverse impact on the existing State transportation facilities.

As a reminder, any transportation of heavy construction equipment and/or materials that requires the use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend that large-size truck trips be limited to off-peak commute periods.

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-2023-04187-SCEA.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

email: State Clearinghouse