

DEPARTMENT OF TRANSPORTATION

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a California Way of Life*

September 11, 2024

Amanda Acuna, Community Development Manager
City of Gardena
1700 West 162nd Street
Gardena, CA 90247

RE: 1450 Artesia Specific Plan Project–
Draft Environmental Impact Report
(DEIR)
SCH #2023060263
GTS #07-LA-2023-04590
LA 405/R 13.944

Dear Amanda Acuna,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project seeks approval of the 1450 Artesia Specific Plan and proposes the construction and operation of a mixed-use development with a total building area of 268,000 square feet and an approximate height of 75 feet, including a self-storage use, a warehouse/distribution use, and an office/retail use. Associated improvements would include perimeter fencing, landscaping, lighting, exterior sidewalks, and pavement for parking. The Project would include 124 automobile parking stalls, including 25 EV capable parking spaces and 6 EVCS spaces (charging stations).

After reviewing the Draft EIR, Caltrans has the following comments:

Caltrans supports the Project as an infill development for self-storage, warehouse, and office/retail use to revitalize an area previously impacted by environmental contamination from industrial pollutants. With regard to active transportation, Figure 2-5 in the Draft EIR depicts a bike-share facility rendering from the May 2023 Draft 1450 Artesia Specific Plan. As the City of Gardena's Circulation Plan and Figure 3.10-2 from the DEIR identifies Normandie Avenue as a Class III bike facility, Caltrans would like to confirm if the Class III bike lane is up to standard, with regard to pavement markings and appropriate signage. Caltrans highly recommends developing under a Complete Streets framework to


encourage bike-share facilities within the lots/property of projects, and to prepare for the integration of a Class II (painted bike lane) and/or IV (separated bikeway) network, as encouraged by the City of Los Angeles 2035 Mobility Plan. Bicycle parking should be located as close to the main entrance as possible, including short-term visitor bike racks and long-term lockers or other secure facilities for employees and customers.

To provide pedestrian accommodations, Caltrans strongly recommends installing shade trees that will provide canopy over the public sidewalk along Artesia Boulevard. With active bus lines serving the Artesia Boulevard/Normandie Avenue intersection, and the regional Harbor Gateway Transit Center less than one mile to the east, the opportunity to enhance mobility of non-motorized users helps advance the active transportation efforts of regional agencies to achieve greenhouse gas (GHG) reduction. Additionally, Caltrans encourages the construction of a raised crosswalk within the Project's internal property connecting Artesia Boulevard to the project building. This design element would provide a safer and more comfortable crossing for those walking and using mobility devices. Should surface parking be built, it is advised that it does not face the street directly. The implementation of active frontage and landscaping against the sidewalk encourages recreational walking by providing a barrier for pedestrians.

Any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will require a Caltrans transportation permit. Caltrans recommends limiting 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. We look forward to the coordination of our efforts to ensure potential impacts to the highway facilities and traveling public are discussed and addressed before work begins.

If you have any questions, please contact project coordinator Frances Duong, at frances.duong@dot.ca.gov and refer to GTS #07-LA-2023-04590.

Sincerely,



Anthony Higgins
Acting LDR/CEQA Branch Chief

Cc: State Clearinghouse