

DEPARTMENT OF TRANSPORTATION

DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 505-5003
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



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July 3, 2023

Erin Strellich
City of Los Angeles
Department of City Planning
211 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

RE: Romaine and Sycamore
Notice of Preparation (NOP) of an
Environmental Impact Report (EIR)
SCH # 2023060274
Vic. LA-002/PM: 10.676
GTS # 07-LA-2023-04256

Dear Erin Strellich:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced NOP. The Project proposes a new commercial development on an 89,396-square-foot (2.05 acre) Project Site located in the Hollywood Community Plan Area of the City of Los Angeles. The Project would include 200,990 square feet of new commercial development comprised of 194,597 square feet of office uses (including 5,200 square feet of amenities open only to employees) and 6,393 square feet of ground floor retail and/or restaurant uses, in a new 14-story, 196-foot tall (216 feet to the top of the elevator penthouse) building. The existing 66,904-square-foot historic Howard Hughes Headquarters Building would be retained onsite with no alterations or change in use, while three existing buildings comprising 3,535 square feet and a surface parking lot would be removed to accommodate the new building. The City of Los Angeles is the Lead Agency under the California Environmental Quality Act (CEQA).

The project site is less than half a mile from State Route 2 (SR-2). After further review of the Initial Study, Caltrans has the following comments:

- The project would generate additional vehicle, transit and bicycle trips in the adjacent roadways including SR-2. As a result, vehicle miles travelled (VMT) would increase over existing condition and could lead to potentially significant impacts on transportation.
- As stated in the Initial Study, the additional expected trips generated by the project proposal could also conflict with some applicable LA City plans, ordinance or policy addressing the circulation system.

- No direct vehicular access is proposed from the project site on to SR-2. Access to project site parking would be from local streets and the number of existing curb cuts would actually be reduced by one.
- Caltrans looks forward to reviewing the further analysis in the forthcoming EIR.

The following information is included for your consideration. For this project, Caltrans encourages the City of Los Angeles to evaluate the potential to implement Transportation Demand Management (TDM) strategies that reduce 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/wpcontent/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>

Also, 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, this development should incorporate multi-modal 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.

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-2023-04256.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse