

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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Governor's Office of Planning & Research

Sep 26 2023

STATE CLEARINGHOUSE

September 26, 2023

Jason McCrea
City of Los Angeles
Department of City Planning
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012

RE: Mirabel Transit Priority Project
Notice of Preparation (NOP) of an
Environmental Impact Report (EIR)
SCH # 2023080791
Vic. LA-010/PM: R10.742
GTS # 07-LA-2023-04303

Dear Jason McCrea:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced NOP. The Project consists of the construction and operation of up to 348 dwelling units and approximately 12,821 square feet of ground floor commercial uses. Twenty-nine of the dwelling units would be income-restricted affordable for Very Low-Income households. The Project would remove approximately 38,545 square feet of existing commercial uses, including the existing commercial building at 5401 Wilshire Boulevard, which is a contributor to the Miracle Mile Historic District. The remainder of the Project Site would be developed with a new 42-story mixed-use tower (39 stories over a three-level podium) with three levels of subterranean parking and a maximum height of 530 feet. The Project would include a total floor area of up to 476,777 square feet. The City of Los Angeles is the Lead Agency under the California Environmental Quality Act (CEQA).

The project location is approximately two miles from Interstate 10 (I-10). After reviewing the Initial Study, Caltrans has the following comments:

- The I-10 interchange at La Brea Avenue has eight (8) on/off-ramps. The Project has identified the I-10 interchange at La Brea Avenue as the construction haul route. The westbound I-10 on-ramp from southbound La Brea Avenue and the eastbound I-10 loop off-ramp to northbound La Brea Avenue are the shortest haul routes to and from the Vulcan Landfill site in the City of Sun Valley. The two (2) I-10 on/off-ramps have not been identified for safety issues and have no pending safety concerns.
- The eastbound I-10 off-ramp is a loop ramp descending at grade toward northbound La Brea Avenue. Caltrans proposes forthcoming safety enhancements

at the eastbound I-10 off-ramp to northbound La Brea Avenue, including the installation of chevron alignment signs, reflective markers on top of the barrier along the left of the ramp, and a combination horizontal alignment/advisory ramp speed sign with a 20 mph advisory speed plaque at the entrance of the off-ramp to increase visibility of the ramp curvature.

- In addition, Caltrans recommends that the Project limit construction traffic through the I-10 to off-peak periods to minimize the potential impact on State facilities.
- Finally, trucks hauling materials should have tarpaulin covers to avoid spilling debris onto State facilities.

Caltrans looks forward to reviewing the upcoming EIR. The following information is included for your consideration.

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. 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-2023-04303.

Sincerely,

Frances Duong for

MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse