

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7- OFFICE OF REGIONAL PLANNING  
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October 25, 2023

Department of Development Services, Planning Bureau  
ATTN: Amy L. Harbin, Planner  
411 W. Ocean Boulevard, 3<sup>rd</sup> Floor  
Long Beach, CA 90802

RE: 5910 Cherry Avenue Industrial Project –  
Notice of Preparation (NOP)  
SCH# 2023100342  
GTS# 07-LA-2023-04337  
Vic. LA-91 PM R13.125

Dear Amy L. Harbin,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project is a single, approximately 304,344 sf, concrete, tilt-up industrial warehouse building. The proposed building would be 51 feet high and surrounded by parking areas that would include 338 at-grade parking stalls and 79 at-grade truck parking stalls. Passenger vehicle parking would be situated in front of the proposed building, along Cherry Avenue, along the south side of the lot, and in the rear of the building in the northeast corner of the lot. The building would feature 44-truck high-dock doors along the south elevation facing the abutting commercial site. Approximately 10,066 sf of office space would be accommodated in the southwest corner of the building along Cherry Avenue. The office space would be located on the first floor and mezzanine level of the proposed building. To prepare for redevelopment of the parcel with the proposed project, the existing 8 buildings would be demolished and removed from the project site. The proposed project improvements are consistent with the land use and development standards of the Industrial (IG) zoning district in which the project is situated.

The nearest State facility to the proposed project is State Route 91. After reviewing the NOP, Caltrans has the following comments:

With three hundred thousand square feet of new warehouse space, 417 new car/truck parking spaces, and 44 new loading dock doors, the 5910 Cherry Avenue Industrial Building Project will induce demand for a consequential amount of additional vehicle trips and vehicle miles travelled. Caltrans expects for the forthcoming DEIR to identify substantial infrastructure investments to mitigate the significant safety and environmental impacts that the Project is anticipated to produce.

Caltrans recommends the following:

- Reducing the amount of parking whenever possible. Research looking at the relationship between land-use, parking, and transportation indicates that the amount of car parking supplied can undermine a project's ability to encourage public transit and active modes of transportation.
- Invest in alternative modes of freight movement, such as rail, which is not only more efficient but also more easily converted to carbon neutral energy sources in the future.
- Due to the increased volume of truck trips, a substantial contribution should be made to a city fund that will build safer infrastructure for people walking, riding bikes, and taking transit throughout the city. The most effective methods to reduce pedestrian and bicyclist exposure to cars and trucks is through physical design and geometrics. These methods include the construction of physically separated facilities such as Class IV bike lanes, wide sidewalks, pedestrian refuge islands, landscaping, street furniture, and reductions in crossing distances through roadway narrowing.

Caltrans looks forward to reviewing the forthcoming Draft Environmental Impact Report (DEIR) to confirm that the project will result in a net reduction in Vehicle Miles Traveled (VMT).

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

If you have any questions, please contact project coordinator Anthony Higgins, at [anthony.higgins@dot.ca.gov](mailto:anthony.higgins@dot.ca.gov) and refer to GTS# 07-LA-2023-04337.

Sincerely,

*Frances Duong for*

MIYA EDMONSON  
IGR/CEQA Branch Chief

cc: State Clearinghouse