

DEPARTMENT OF TRANSPORTATION

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December 20, 2023

Adrineh Melkonian
City Planning Department
City of Los Angeles
6262 Van Nuys Boulevard Room 430
Los Angeles, CA 91401

RE: 20401 Ventura Boulevard-Storage
SCH # 2023110518
Vic. LA-101, PM 23.27
GTS # LA-2023-04381-MND

Dear Adrineh Melkonian:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The Project includes the demolition and removal of the existing remnant building foundation and associated parking areas from the Project Site for the construction, use, and maintenance of a 158,317-square-foot mixed-use building, which would include a 156,917-square-foot climate-controlled storage for household goods with a 1,015-square-foot associated office, 1,400 square feet of neighborhood-serving commercial/retail spaces, and associated parking lot. The building would be three stories tall (a maximum building height of 37 feet 7½ inches) over two basement levels of storage space. The Project would include 22 vehicle parking spaces, 16 short-term bicycle parking spaces, and 24 long-term bicycle parking spaces. The project proposes the export of 32,598 cubic yards of material during the demolition phase and 41,000 cubic yards of soil and material during the grading phase.

Because the Project would generate fewer than 250 net daily vehicle trips, preparation of a Transportation Assessment (TA) or Vehicle Miles Traveled (VMT) analysis based on is not required for the Project. Additionally, according to the Transportation Assessment Guidelines (TAG), a project that generates fewer than 250 daily vehicle trips and does not require the preparation of a TA or VMT analysis is presumed to have “no impact” related to VMT.

Since the project site is near a high school, a Construction Management Plan should be considered to provide advance construction notification to adjacent property owners and occupants and nearby schools of upcoming construction activities, including daily hours of construction and construction duration to not impede school pick-up and drop-off activities and students using identified pedestrian routes.

The project site is next to US-101. Please be reminded that any work performed within the State Right-of-way will require an Encroachment Permit from Caltrans. Any modifications to State facilities must meet all mandatory design standards and specifications.

As a reminder, any transportation of heavy construction equipment and/or materials that require 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.

Please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2022-04381-MND for our next meeting appointment.

Sincerely,

Frances Duong

FRANCES DUONG
Acting LDR/CEQA Branch Chief

email: State Clearinghouse