

DEPARTMENT OF TRANSPORTATION

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December 22, 2023

Antonio Castillo
City of West Hollywood
8300 Santa Monica Blvd
West Hollywood, CA 90069

RE: 1000 North La Brea Ave Project –
Notice of Preparation (NOP)
Vic. LA-2/10.61, US-101/12.74
SCH # 2023110626
GTS # 07-LA-2023-04385

Dear Antonio Castillo:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The project involves the demolition of an existing concrete batch plant and warehouse building for the construction and operation of a new 34-story (approximately 352-foot-tall) mixed-use residential and commercial building with 514 apartment units and 30,000 square feet of commercial/retail use on the ground floor. The ground floor would include an entry plaza open to the public, a café outdoor seating area, and other residential amenities. The project would provide seven floors of parking, including two subterranean floors, totaling 674 parking spaces. Other amenities include outdoor gardens, a fitness center, recreation rooms, a library, an outdoor swimming pool, and a firepit. The rooftop will also include a photo-voltaic system and an emergency helipad structure. These roof level improvements would exceed the finished 352-foot height of the building by an additional 25 feet. The project would also integrate seven billboards with varied dimensions throughout all facades of the building. The City of West Hollywood is the Lead Agency under the California Environmental Quality Act (CEQA).

The nearest state facilities are the SR-2 and the US-101. After reviewing the NOP, Caltrans has the following comments:

- According to the Initial Study, a transportation analysis will be prepared to analyze the impacts of the project based on the City's impact criteria since the Vehicle Miles Traveled (VMT) generated by the proposed project have potential to increase traffic levels at the intersections that contribute to cumulative traffic increases. Caltrans expects that the transportation impacts will be analyzed further in an Environmental Impact Report (EIR).
- Caltrans recommends the following during the construction period:

- Work with Caltrans Office of Permits, Multi-Modal Unit, for a designated truck route for construction trucks to transport construction equipment to and from the construction sites.
- Construction vehicles/equipment should use alternative routes to avoid congested state facilities, especially during peak hours.
- Cover construction trucks with tarpaulin to avoid debris spillage onto State facilities.
- Caltrans requests to include a Construction Management Plan (CMP) with traffic handling plans in the Draft Environmental Impact Report and consider handicapped wheelchair users and pedestrians who use the sidewalk at the entry ramp.

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

Caltrans looks forward to reviewing the forthcoming EIR. If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-LA-2023-04385.

Sincerely,

Frances Duong

Frances Duong
LDR/CEQA Branch Chief (Acting)

cc: State Clearinghouse