

**DEPARTMENT OF TRANSPORTATION**

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*Making Conservation  
a California Way of Life*

April 18, 2024

Governor's Office of Planning & Research

**Apr 18 2024**

**STATE CLEARINGHOUSE**

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

RE: 21101 West Ventura Boulevard  
SCH # 2024030719  
Vic. LA-101 PM 24.32 to 24.86  
GTS # LA-2024-04484-MND

Dear Adrineh Melkonian:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced Project. The Project includes the subdivision of one (1) lot into two (2) lots, minor improvements to an existing hotel on the site, which would include the reconfiguration of hotel parking areas, demolition of the existing hotel swimming pool, and construction, use, maintenance of a new pool and ancillary structures to the eastern portion of the hotel project site and a 112,204-square-foot self-storage building, 111,400 square feet of self-storage for household goods with an 804-square foot associated office and support space, and associated parking lot. The building would be six (6) stories tall (a maximum building height of 80 feet 4 inches). The Project would include 99 vehicle parking spaces for the hotel site and 29 parking spaces for the self-storage building site to be provided in surface parking lots located on the Project Site. Additionally, the Project would include 16 short-term bicycle parking spaces and 16 long-term bicycle parking spaces. A loading area in the self-storage building site would be located under the building.

The proposed project would generate 163 daily trips which falls below the City's threshold of generating a net increase of 250 or more daily vehicle trips. Therefore, the project is screened from conducting a project-specific VMT analysis.

Sidewalks are provided on all the surrounding streets and crosswalks are provided at all major intersections. The nearest transit routes are provided along Ventura Boulevard, with bus stops provided near the corner of Alhama Drive and Ventura Boulevard, immediately east of the site.

The Project would not include site improvements that would extend into the public right-of-way or interfere with existing public transit or pedestrian facilities or impede the

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construction of new or the expansion of such facilities in the future. There are no bicycle facilities within the vicinity of the site. The project would also result in a negligible increase in project-related trips. There would be no impacts to transit, pedestrian, bicycle access, or, facilities.

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. Any large-size truck trips be limited to off-peak commute periods for the construction phase and operation phase.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2024-04484-DEIR.

Sincerely,

A handwritten signature in cursive script that reads "Miya Edmonson".

MIYA EDMONSON  
LDR/CEQA Branch Chief

email: State Clearinghouse