

**DEPARTMENT OF TRANSPORTATION**

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*Making Conservation  
a California Way of Life*

June 10, 2024

Trevor Martin  
City of Los Angeles  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

RE: Tesla Delivery Hub and Service Center:  
Mitigated Negative Declaration (MND)  
GTS # 07-LA-2024-04532  
SCH # 2024050404  
Vic. LA 27/PM 17.01  
LA 118/R3.59

Dear Trevor Martin:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The Project proposes the adaptive reuse of an existing 118,784-square-foot multiplex theater building (Pacific Theater) for a new Tesla Delivery Hub and Service Center. The Project would involve tenant improvements and exterior renovations to the existing multiplex building and site improvements including, restriping of the existing surface parking lot and new landscaping. The proposed Tesla Delivery Hub and Service Center involves the sale, inventory, preparation, delivery, and service of Tesla electric vehicles. The Tesla Delivery Hub and Service Center will contain 24,376 square feet of Sales and Showroom floor area (inclusive of 7,461 square feet of covered outdoor area), 48,361 square feet of Service Area/Parts Storage floor area, and 46,047 square feet of Delivery Prep area. The Project proposes to remove 95 vehicular parking spaces for a total of 1,147 parking spaces on-site. Of the 1,147 parking spaces to remain, 898 parking spaces will be repurposed as vehicle inventory/storage space, while 249 parking spaces will remain for use by employees, customers, and visitors. Any proposed on-site grading would result in the import/export of less than 1,000 cubic yards of soil. The City of Los Angeles is the Lead Agency under the California Environmental Quality Act (CEQA).

The closest state facilities are SR-27 and SR-118. After reviewing the project's documents, Caltrans has the following comments:

To meet the goals and objectives of community placemaking and safe urban design, Caltrans encourages the Lead Agency to incorporate multi-modal infrastructure along and within the site for people walking, riding bicycles, and riding transit. This infrastructure should include ADA-compliant design, adequate sidewalks, high visibility crosswalks, class IV bike lanes, reducing vehicle parking, and implementing bike parking to best

create a fully accessible Complete Street. Additionally, Caltrans expects the project to be consistent with the transportation-related elements of the programs, plans, ordinances, and policies mentioned in the Transportation Section.

Caltrans will require an Encroachment Permit for work performed within the State Right-of-way. Caltrans recommends that large-size truck travel be limited to off-peak commute hours. Caltrans requires a permit for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways.

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.

If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at [Jaden.Oloresisimo@dot.ca.gov](mailto:Jaden.Oloresisimo@dot.ca.gov) and refer to GTS # 07-LA-2024-04532.

Sincerely,

*Anthony Higgins for*

MIYA EDMONSON  
LDR/CEQA Branch Chief

cc: State Clearinghouse