

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

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*Making Conservation
a California Way of Life*

August 18, 2024

Elizabeth Richardson, Senior Planner
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063

RE: MND-Oak Road – Mitigated
Negative Declaration (MND)
SCH #2024071172
GTS #07-VEN-2024-00608
VEN-118/R 29.65

Dear Elizabeth Richardson,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project proposes to demolish six existing, non-operational, vacant preschool buildings and construct a three story, 70-unit condominium townhouse complex on a 3.61-acre property located east of the Yosemite Avenue and Los Angeles Avenue intersection in the City of Simi Valley (City). The proposed project includes a General Plan Land Use change from General Commercial and Medium Density Residential to High Density, and would rezone the project site from Commercial Planned Development and Residential Medium Density to Residential High Density.

The proposed project would include 70 total units, a maximum building height of 40 feet and three stories. The required parking for the project is 130 parking spaces based on Density Bonus Law parking requirements. The proposed project would provide 168 parking spaces including 130 garage spaces, 18 driveway spaces, 6 head-in spaces, and 14 parallel spaces. The project would be developed on existing parcels and would not alter or affect existing street and intersection networks.

After reviewing the MND, Caltrans has the following comments:

As stated in the MND, the City of Simi Valley proposes a Class II bike lane on Yosemite Ave., from Cochran St. to Katherine St., in their Bicycle Master Plan. Caltrans strongly encourages the Applicant to collaborate with relevant City Staff to implement bicycle and

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pedestrian elements to increase safety and promote active transportation where possible. Recommendations include adding communal bicycle parking and/or lockers to the project site per the City's municipal code standards, along with short-term bicycle parking racks for guests which further promote active transportation and healthy living for the community.

When available, Caltrans would like to see a more detailed site plan map or renditions, particularly regarding dedicated pedestrian facilities along Oak Rd. which could safely accommodate walking/mobility device travel to public transit stops and amenities in the community. The 31' right-of-way along Oak Rd. within the development site is wide enough to provide a pedestrian walkway or sidewalk while maintaining two 10-11' vehicle lanes. In addition to sidewalks, appropriate pedestrian-level lighting should be installed to ensure pedestrians and other road users will be visible at all times.

Lastly, if surface parking must be built, it is recommended that it not face the street directly. By shifting the parking to the rear or interior of the project site, a more inviting streetscape with more active frontage against the sidewalk can encourage both recreational and transportation walking. These urban design principles can affect mode choice and help the State of California achieve its goals to improve health and reduce Green House Gases (GHG).

Any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will require a Caltrans transportation permit. Caltrans recommends limiting 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. We look forward to the coordination of our efforts to ensure potential impacts to the highway facilities and traveling public are discussed and addressed before work begins.

If you have any questions, please contact project coordinator Frances Duong, at frances.duong@dot.ca.gov and refer to GTS #07-VEN-2024-00608.

Sincerely,



Anthony Higgins

Acting LDR/CEQA Branch Chief

Cc: State Clearinghouse