

DEPARTMENT OF TRANSPORTATION

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January 23, 2025

Gina Casillas, Planner
Development Services, Planning Bureau
City of Long Beach
411 West Ocean Boulevard, Third Floor
Long Beach, CA 90802

RE: Park Tower Student Housing Project
SCH # 2024080441
Vic. PM LA-1/2.74
GTS # LA-2024-04698

Dear Gina Casillas:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The Project will adaptively reuse an existing seven-story office building with three levels of subterranean parking located at 5150 Pacific Coast Highway in the City of Long Beach (City), California. The existing office building is approximately 120,000 square feet (sf), of which 109,600 sf is currently leased. The Project would involve the adaptive reuse of the existing building into a private dormitory (housing for students) with 149 student residential suites (593 beds).

The project site is located within 0.5 miles of public transit, facilitating convenient access to transit services. Existing bicycle infrastructure includes a Class II bicycle lane along Pacific Coast Highway, which provides striped and signed bike lanes for cyclists. The City's Bicycle Master Plan also identifies a proposed Class II bicycle lane along Clark Avenue, further enhancing regional bike connectivity. The project will include 150 new bicycle parking spaces on the first level of subterranean parking, supporting active transportation options. Pedestrian access is supported by sidewalks, crosswalks, and vegetated buffers in the vicinity of the project site, with sidewalks located along Pacific Coast Highway, East Anaheim Street, and Clark Avenue. These features collectively enhance multimodal connectivity and accessibility for the project.

The proposed project is anticipated to generate over 507 net new daily trips; however, it would result in a net -112 and 3 AM and PM peak hour trips, respectively. As the project is located within a Transit Priority Area (TPA) and a low-VMT area, it qualifies for screening criteria under CEQA guidelines. Based on these factors, the project is presumed to have a less-than-significant impact on VMT, and no further VMT analysis is required.

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Page 2 of 2

Project construction has the potential to impact the transportation system through activities such as hauling excavated materials and debris, transporting construction equipment, delivering construction materials, and implementing temporary travel closures. To mitigate these impacts, the project will be required to develop and implement a comprehensive Traffic Management Plan (TMP) in compliance with the Long Beach Department of Public Works standards and guidelines.

As a reminder, any transportation of heavy construction equipment and/or materials which require use of oversized transport vehicles on State highways will need a Caltrans transportation permit. We recommend large-size truck trips be limited to off-peak commute periods. Truck drivers should cover construction trucks with tarpaulin to avoid debris spillage onto the State Highway.

Please be reminded that any work performed within the State Right-of-way on the Pacific Coast Highway will require an Encroachment Permit from Caltrans. Any modifications to State facilities must meet all mandatory design standard and specifications.

Please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2024-04698.

Sincerely,



Anthony Higgins

Acting LDR Branch Chief

Cc: State Clearinghouse