

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

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*Making Conservation
a California Way of Life*

April 14, 2025

Dang Nguyen
City of Los Angeles
6262 Van Nuys Blvd
Van Nuys, CA 91401 #430

RE: Lorne Project (ENV-2019-3203-MND)
Vic. LA-5/33.854
SCH # 2025030525
GTS # 07-LA-2025-04769

Dear Dang Nguyen:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The project involves a Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU and includes the demolition of 3 existing single-family dwellings units for the construction use and maintenance of a 17 unit apartment with attached garages on an approximate 26,296.6 square foot lot. The proposed apartments have varying heights. Building "A" is proposed for a maximum height of 35 feet and 3 inches, while Buildings "B" & "C" are proposed for a maximum height of 36 feet and 9 inches. Building "A" is proposed for a total of 4,822 square feet, while Building "B" is proposed for 11,802 square feet, and Building "C" is proposed for 10,116 square feet of floor area, for a combined total of 26,740 square feet of floor area. The project will provide 33 parking spaces. The project proposes the removal of 8 non-protected trees and proposes 2,850 square feet of open space including 1,292 square feet of common open space, and 1,600 square feet of private open space. Access to the residences will be from a common driveway with one curb cut on Lorne Street. The City of Los Angeles is the Lead Agency under the California Environmental Quality Act (CEQA).

The nearest state facility is the I-5. After reviewing the MND, Caltrans has the following comments:

Caltrans encourages the Lead Agency to explore opportunities to improve bicycle and pedestrian accessibility on the roads surrounding the project site, especially given its proximity to the Sun Valley Recreation Center. Although the Lorne Project does not propose any bikeway or pedestrian improvements near

the site, Strava data indicates significant walking and biking activity along Lorne St, Fair Ave, Vineland Ave, and Strathern St.

To minimize disruption, Caltrans advises limiting large truck travel and construction traffic to off-peak commute hours. A permit will be required for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways. Any work performed within State Right-of-way will require an Encroachment Permit. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing potential impacts for Caltrans for review.

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-2025-04769.

Sincerely,

Miya Edmonson

MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse