

Romano Litchfield & Associates

Industrial & Commercial Property Management

May 14, 2013

All Los Angeles City Council Members
c/o Mr. Michael Espinosa
OFFICE OF THE CITY CLERK OF LOS ANGELES
200 North Spring Street
Room 395, City Hall
Los Angeles, CA 90012

By email Michael.Espinosa@lacity.org

Re: Lebanon St. Vacation--Council File 06-0218

Honorable Council Members:

We wish to go on record with our opposition to the vacation of a portion of Lebanon St on behalf of Anderson & Swanson Company, owners of the property located at 1706 S. Figueroa St., Los Angeles, CA.

The proposed new Cal Trans alley from Lebanon to Figueroa does not provide adequate truck maneuvering area. Our building is an industrial building with loading at the rear. All shipping and receiving is done from Lebanon. The new alley will create difficulties for our current and future tenants.

Our traffic engineer provided very convincing expert testimony on this subject to the Public Works Committee. A copy of the engineer's report is attached.

It is not fair or appropriate that the vacation of Lebanon will greatly benefit the Toyota dealer (and the owner of that property) while diminishing the value of our property and cause problems for our tenant.

We respectfully urge you to deny the proposed vacation of Lebanon.

Sincerely,



Bruce Romano

May 8, 2013

Mr. Joe Buscaino
Mr. Paul Krekorian
Mr. Eric Garcetti
Council of the City of Los Angeles
c/o Office of the City Clerk: Michael Espinosa

City of Los Angeles City Hall
200 N. Spring Street, Room 395
Los Angeles, Ca 90012

RE: Lebonon Street Vacation – Council file No. 06-0218, VAC-E1401775

Dear Honorable Councilmembers,

Overland Traffic Consultants has been requested to review the proposed street vacation of Lebonon Street between Venice Boulevard to approximately 165 feet southwesterly on behalf of the property owners and tenants of 1706 South Figueroa Street (ProCourier, Inc.). The vacation of the street will close the existing street, which operates and is designed as an alley access way, which currently connects 18th Street and Venice Boulevard. The proposed vacation of the street south of Venice Boulevard would redirect traffic from 18th Street to Figueroa Street. Our office has conducted the review and has the following concerns if the vacation was to be conducted as proposed.

- **Redirecting access traffic from a Secondary Highway to a Major Highway is Contrary to City Practices** - The new designed roadway will direct current Lebonon Street traffic from the Venice Boulevard which is designated a modified secondary highway to Figueroa Street which is designated a modified major highway. This is contrary to good traffic planning and Department of Transportation practices to limit minor intersections and driveways along major highways to reduce roadway friction which creates delay and potential hazards.
- **Figueroa Street traffic volumes are close to double the Venice Boulevard traffic volumes.** Traffic volume counts were conducted by the City of Los Angeles in 2010 along Figueroa Street and Venice Boulevard, Figueroa Street was found to carry 27,109 vehicles per day and Venice Boulevard was found to carry 15,822 vehicles per day. The new design of the Lebonon Street access way will necessitate the entering and exiting traffic to negotiate greater volumes of traffic creating delay and a greater potential for traffic hazards. The traffic counts are provided in Attachment 1.

Letter to Council of the City of Los Angeles
May 8, 2013
Page 2

- **More traffic lanes need to be negotiated on Figueroa Street than on Venice Boulevard.** Venice Boulevard provides two lanes of traffic in each direction with limited parking east of Lebonon Street during peak hours. Figueroa Street provides three northbound lanes with a fourth lane for high occupancy vehicles during peak hours and two southbound lanes. Vehicles entering Figueroa Street will need to cross and observe a greater number of traffic lanes than Venice Boulevard creating additional potential for delay and hazards.
- **The business abutting Lebonon Street creates sufficient volume to encounter hazards with the new design.** ProCourier Service is a business along Figueroa Street with access exclusively along Lebonon Street. The create up to 60 truck trips (6 trucks in and out 5 times per day) and 500 passenger vehicle trips (130 regular routes with one in and one out per day and 60 specials in and out two times per day) for a total of 560 vehicle trips per day. This is only one of the businesses using Lebonon Street. The level of traffic volume would need to negotiate a tight turn in the redesigned roadway which was previously a straight roadway creating a greater potential for hazards and constraints.
- **The new Lebonon Street access way would create restrained access to and from the businesses.** The new access way would limit access and departure to northbound Figueroa Street due to the high volumes of traffic and additional lanes. 18th Street at the south end of the access way is a one way eastbound street. The new access way would create circuitous access and departure routes which will create additional delay, vehicle miles traveled, additional gas/exhaust and cost due to limited access for those currently using Lebonon Street. A map of the area is provided in Attachment 2.
- **The new Lebonon Street access way will create restrained and potentially hazardous truck movement. Currently all vehicles can make a straight through move between Venice Boulevard and 18th Street.** Trucks making the turn from northbound Lebonon Street to the new westbound access way will be and the reverse will be constrained by the new turn in the roadway. Truck turn will need to be made very precisely and carefully to not create accidents. If a vehicle or another truck is in the area they may need to redirect in order to make room for the truck turn. This will create additional potential hazards and delay to the operating businesses. Attachment 3 provides a visual simulation of the truck constraints.

Letter to Council of the City of Los Angeles

May 8, 2013

Page 2

- **An evaluation of the new access way/17th Street west leg and Figueroa Street should be conducted to determine if a new traffic signal is needed.** The new access way appears to align with the west leg 17th Street across Figueroa Street. The traffic volumes from the new access way and 17th Street west leg may create sufficient volume and potential traffic hazards to necessitate the need for a traffic signal at the new intersection. It does not appear have been conducted

Please contact me if you have any questions.

Sincerely,



Liz Culhane

ATTACHMENT 1
TRAFFIC COUNTS



24 Hours Traffic Volume

City of Los Angeles
Department of Transportation

Counter HUGO/LAVEDI,
Date 01/12/10
Start Time 12 AM

Location **VENICE BL AT FIGUEROA ST**
Direction **E/W STREET**
Serial Number **RD97553 D**

Day of Week **TUESDAY**
DOT District **CENTRAL**
Weather **SUNNY**
Prepared 01/19/10
Counter Mode Classifier

Time	NORTHBOUND or WESTBOUND					SOUTHBOUND or EASTBOUND					TOTAL
	1ST QTR	2ND QTR	3RD QTR	4TH QTR	HOUR TOTAL	1ST QTR	2ND QTR	3RD QTR	4TH QTR	HOUR TOTAL	
12 AM	27	11	13	15	66	13	6	7	6	32	98
1 AM	1	4	12	7	24	3	7	5	4	19	43
2 AM	3	7	9	10	29	3	8	7	6	24	53
3 AM	6	11	10	4	31	6	5	8	7	26	57
4 AM	6	6	10	10	32	9	9	7	13	38	70
5 AM	14	11	16	19	60	18	26	27	35	106	166
6 AM	31	33	35	84	183	32	45	61	85	223	406
7 AM	108	110	108	121	447	110	139	182	222	653	1100
8 AM	112	98	94	99	403	208	194	213	186	801	1204
9 AM	108	74	83	99	364	174	141	153	97	565	929
10 AM	99	111	100	106	416	97	96	103	112	408	824
11 AM	128	129	99	100	456	105	91	117	132	445	901
12 NN	111	104	127	113	455	111	97	125	122	455	910
1 PM	98	90	99	102	389	118	121	133	115	487	876
2 PM	105	97	100	118	420	133	128	148	117	526	946
3 PM	95	109	128	136	468	184	157	165	163	669	1137
4 PM	128	148	157	182	615	175	169	227	205	776	1391
5 PM	235	219	226	239	919	192	145	180	169	686	1605
6 PM	271	246	243	147	907	196	171	164	117	648	1555
7 PM	122	80	53	51	306	82	100	59	49	290	596
8 PM	45	39	62	40	186	50	49	46	32	177	363
9 PM	37	26	43	32	138	38	32	23	28	121	259
10 PM	25	19	25	34	103	25	27	20	21	93	196
11 PM	15	25	13	22	75	14	19	14	15	62	137

FIRST 12-HOURS PEAK QUARTER COUNT

129 11 AM 2ND**222** 7 AM 4TH

LAST 12-HOURS PEAK QUARTER COUNT

271 6 PM 1ST**227** 4 PM 3RD

24 HOUR VEHICLES TOTAL

7,492**8,330****15,822**

TOTAL VEHICLES STANDARD DEVIATION (STD)

[+,-] 253.68

[+,-] 268.42

505.01

PEAK HOURS VOLUME

	NORTH or WEST BOUND		SOUTH or EAST BOUND		BOTH DIRECTIONS	
	PEAK HOUR	VEHICLE VOLUME	PEAK HOUR	VEHICLE VOLUME	PEAK HOUR	VEHICLE VOLUME
First 12H Peak	11 AM	456	8 AM	801	8 AM	1,204
Last 12H Peak	5 PM	919	4 PM	776	5 PM	1,605
First 12H Peak STD		[+,-] 181.46		[+,-] 271.90		[+,-] 444.91
Last 12H Peak STD		[+,-] 273.13		[+,-] 246.42		[+,-] 503.18



24 Hours Traffic Volume

City of Los Angeles
Department of Transportation

Counter HUGO/LAVEDI,
Date 01/12/10
Start Time 12 AM

Location **FIGUEROA ST AT VENICE BL**
Direction N/S STREET
Serial Number RD97547 D

Day of Week TUESDAY
DOT District CENTRAL
Weather SUNNY
Prepared 01/19/10
Counter Mode Classifier

Time	NORTHBOUND or WESTBOUND					SOUTHBOUND or EASTBOUND					TOTAL
	1ST QTR	2ND QTR	3RD QTR	4TH QTR	HOURL TOTAL	1ST QTR	2ND QTR	3RD QTR	4TH QTR	HOURL TOTAL	
12 AM	130	121	114	113	478	21	30	24	13	88	566
1 AM	96	68	66	68	298	13	12	7	10	42	340
2 AM	58	51	50	34	193	10	14	5	12	41	234
3 AM	57	55	70	83	265	3	4	5	4	16	281
4 AM	58	87	100	41	286	7	13	6	11	37	323
5 AM	53	48	66	72	239	12	13	17	23	65	304
6 AM	99	152	192	277	720	17	42	41	47	147	867
7 AM	317	378	435	527	1657	66	71	101	88	326	1983
8 AM	450	446	462	459	1817	72	104	63	89	328	2145
9 AM	357	304	296	227	1184	83	66	86	97	332	1516
10 AM	227	197	217	226	867	97	104	71	78	350	1217
11 AM	209	212	232	255	908	59	75	89	68	291	1199
12 NN	241	258	261	282	1042	104	84	90	104	382	1424
1 PM	231	257	251	277	1016	97	85	107	105	394	1410
2 PM	276	277	258	268	1079	69	91	101	100	361	1440
3 PM	257	318	326	326	1227	103	102	126	102	433	1660
4 PM	344	346	342	372	1404	141	143	177	148	609	2013
5 PM	359	397	400	402	1558	191	182	196	142	711	2269
6 PM	396	364	300	326	1386	157	147	106	79	489	1875
7 PM	271	234	202	152	859	64	58	56	51	229	1088
8 PM	148	126	113	111	498	50	34	51	34	169	667
9 PM	123	134	125	130	512	57	38	44	43	182	694
10 PM	110	142	116	117	485	50	48	28	19	145	630
11 PM	235	203	226	189	853	40	26	23	22	111	964

FIRST 12-HOURS PEAK QUARTER COUNT

527 7 AM 4TH

104 8 AM 2ND

LAST 12-HOURS PEAK QUARTER COUNT

402 5 PM 4TH

196 5 PM 3RD

24 HOUR VEHICLES TOTAL

20,831

6,278 27,109

TOTAL VEHICLES STANDARD DEVIATION (STD)

[+,-] 471.92

[+,-] 183.67 633.95

PEAK HOURS VOLUME

	NORTH or WEST BOUND		SOUTH or EAST BOUND		BOTH DIRECTIONS	
	PEAK HOUR	VEHICLE VOLUME	PEAK HOUR	VEHICLE VOLUME	PEAK HOUR	VEHICLE VOLUME
First 12H Peak	8 AM	1,817	10 AM	350	8 AM	2,145
Last 12H Peak	5 PM	1,558	5 PM	711	5 PM	2,269
First 12H Peak STD		[+,-] 539.18		[+,-] 133.93		[+,-] 660.23
Last 12H Peak STD		[+,-] 351.15		[+,-] 182.90		[+,-] 524.84

ATTACHMENT 2
MAP OF AREA

ATTACHMENT 3
AERIAL WITH TRUCK TURNING

