

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

730 S Western Av
DOT Case No. CEN22-53951

Date: October 6, 2022

To: Milena Zasadzien, Senior City Planner
Department of City Planning

From: 
Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ASSESSMENT FOR THE PROPOSED MIXED-USE PROJECT AT 730 SOUTH WESTERN AVENUE (PAR-2022-6905-VHCA)**

The Los Angeles Department of Transportation (DOT) has reviewed the trip generation and vehicle miles traveled (VMT) screening assessment prepared by Raju Associates, Inc., dated August 23, 2022, for the proposed mixed-use project located at 730 South Western Avenue in the Central Area Planning Commission (APC) and a Transit Oriented Community (TOC) Tier 3.

The project will remove the existing two-story commercial building with a total of 28,157 square feet and construct a mixed-use development with 125 mid-rise multifamily dwelling units and 4,017 square feet of retail use on the east side of Western Avenue north of 8th Street. The project proposes to provide 103 vehicle and 103 (91 long-term and 12 short-term) bicycle parking spaces onsite. Access to the automobile parking will be provided via one full-access driveway on Western Avenue as illustrated in **Attachment A**. The proposed project is expected to be constructed and operational in 2027.

In compliance with Senate Bill (SB) 743 and the California Environmental Quality Act (CEQA), a VMT analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, the access to diverse land uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in LADOT's Transportation Assessment Guidelines (TAG).

A trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips threshold requiring further analysis. Using the City of Los Angeles VMT Calculator Version 1.3 tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the project does not exceed the net 250 daily vehicle trips threshold. A copy of the VMT calculator screening page is provided as **Attachment B** to this report.

LADOT concurs with the conclusion of the analysis that the project trip generation does not meet the trip threshold to require a traffic impact analysis. Therefore, LADOT will not require the preparation of a traffic impact analysis for this project.

Please note this LADOT assessment does not constitute approval of the driveway dimensions and internal circulation schemes. Those require separate review and approval and should be coordinated

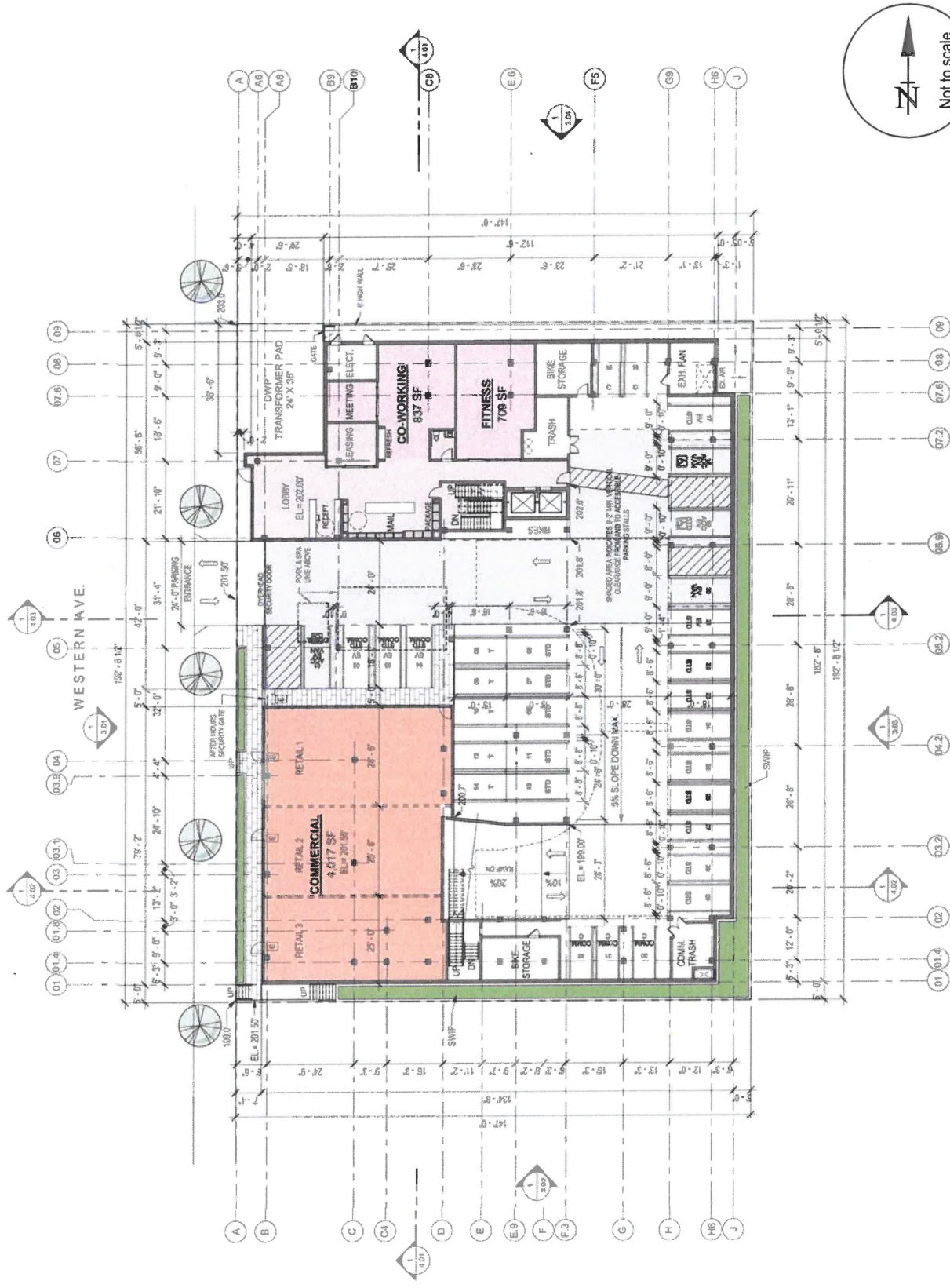
with LADOT's Citywide Planning Coordination Section (201 North Figueroa Street, 5th Floor, Room 550, at 213-482-7024).

If you have any questions, please contact Segal Ismael of my staff at (213) 972-4986.

Attachments

K:\Letters\2022\CEN22-53951_730 S Western MU_trip gen & screening.docx

c: Hakeem Park Davis, Council District 10
 Hokchi Chiu, Central District, BOE
 Bhuvan Bajaj, Hollywood-Wilshire, DOT
 Taimour Tanavoli, Case Management Office, DOT
 Srinath Raju, Raju Associates



Source: Schematic Design

FIGURE 3
PROJECT SITE PLAN - GROUND FLOOR

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



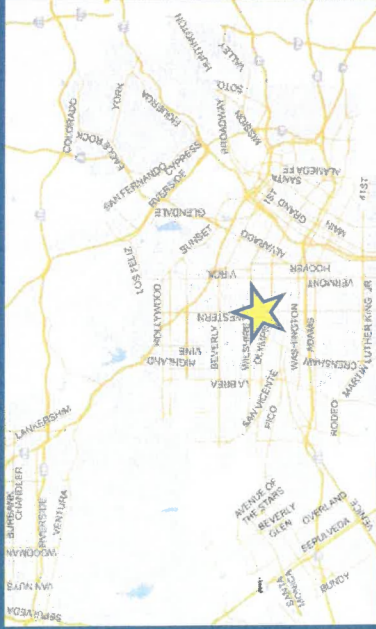
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: 730 S. Western Avenue Mixed-Use Project

Scenario: [WWW](#)

Address: 34.05868134253757, -118.30883627387634



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

☐ Yes ☒ No

Existing Land Use

Land Use Type	Value	Unit
Office Medical Office	3,417	ksf
Retail General Retail	8,258	ksf
Retail High-Turnover Sit-Down Restaurant	4,783	ksf
Office General Office	3,512	ksf
Office Medical Office	3,417	ksf

Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Retail General Retail	4,017	ksf
Housing Multi-Family	125	DU
Retail General Retail	4,017	ksf

Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed Project
623 Daily Vehicle Trips	561 Daily Vehicle Trips
3,584 Daily VMT	3,382 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	-62 Net Daily Trips
The net increase in daily VMT ≤ 0	-202 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	4,017 ksf

The proposed project is not required to perform VMT analysis.

