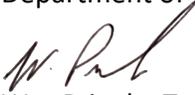


CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

956-966 South Vermont Avenue
DOT Case No. CEN22-53515

Date: June 21, 2022

To: Susan Jimenez, Administrative Clerk
Department of City Planning

From: 
Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TECHNICAL MEMORANDUM TRANSPORTATION ANALYSIS FOR THE PROPOSED MIXED-USE DEVELOPMENT PROJECT LOCATED AT 956-966 SOUTH VERMONT AVENUE (CPC-2018-6005-CA/ENV-2019-4121-ND)**

The Department of Transportation (DOT) has reviewed the technical memorandum, dated May 13, 2022, prepared by Raju Associates, Inc. for the proposed mixed-use development located at 966 South Vermont Avenue (full address: 956-966 South Vermont Avenue).

The proposed project will provide 90 mid-rise multifamily dwelling units (9 of which will be affordable units) and 2,815 square feet of retail use. The project would provide a total of 85 vehicle parking spaces and 79 bicycle spaces (70 long-term spaces and 9 short-term spaces). The existing site contains approximately 14,892 square feet of restaurant use and 1,500 square feet of vacant space – all of which will be demolished. The project is expected to be completed in year 2027. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

Project vehicular access will be provided via a one-way ingress driveway located on Vermont Avenue, which will access the guest parking lot. Two additional driveways would be provided along the adjacent alley to the project site, one will provide access to the guest parking lot and the other will provide access to the residential parking lot. Pedestrian access would be primarily located on Vermont Avenue. The conceptual site plan for the project (see **Attachment A**) is acceptable to DOT. However, the review of this study does not constitute approval of the dimensions for any new proposed driveway. This requires separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 North Figueroa Street, 5th Floor, Room 550, at 213-482-7024).

The technical memorandum includes a Vehicle Miles Travelled (VMT) Screening Report, which found a net reduction in daily trips by 557 trips. This is less than the screening threshold of the net increase of 250 daily trips, so the proposed project is not required to perform a complete VMT Analysis. DOT concurs with the findings of the VMT Screening for this project (see **Attachment B**).

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

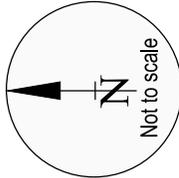
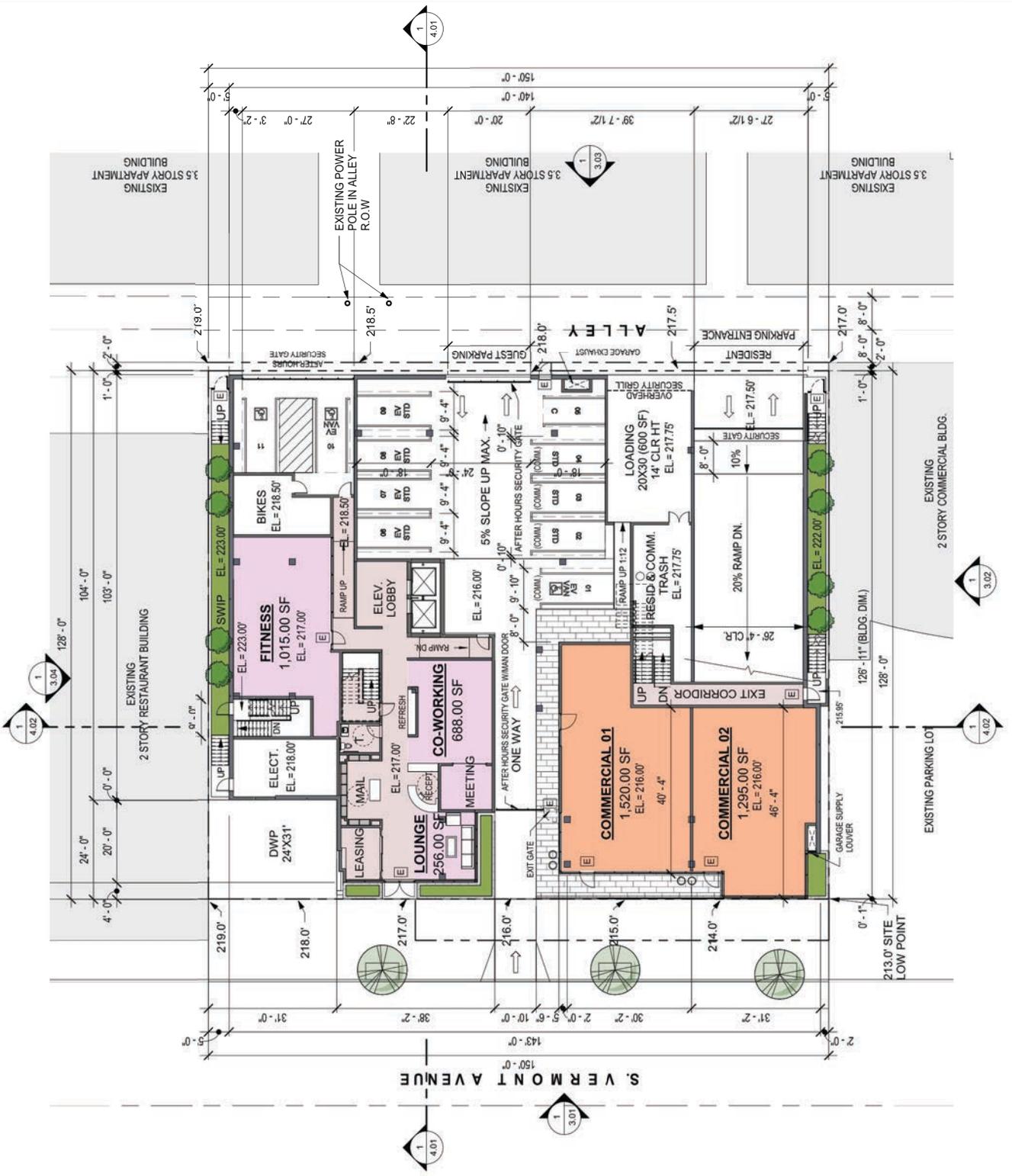
preparation of a traffic impact analysis for this project.

If you have any questions, please contact Pete Eyre of my staff at (213) 972-4913.

Attachments

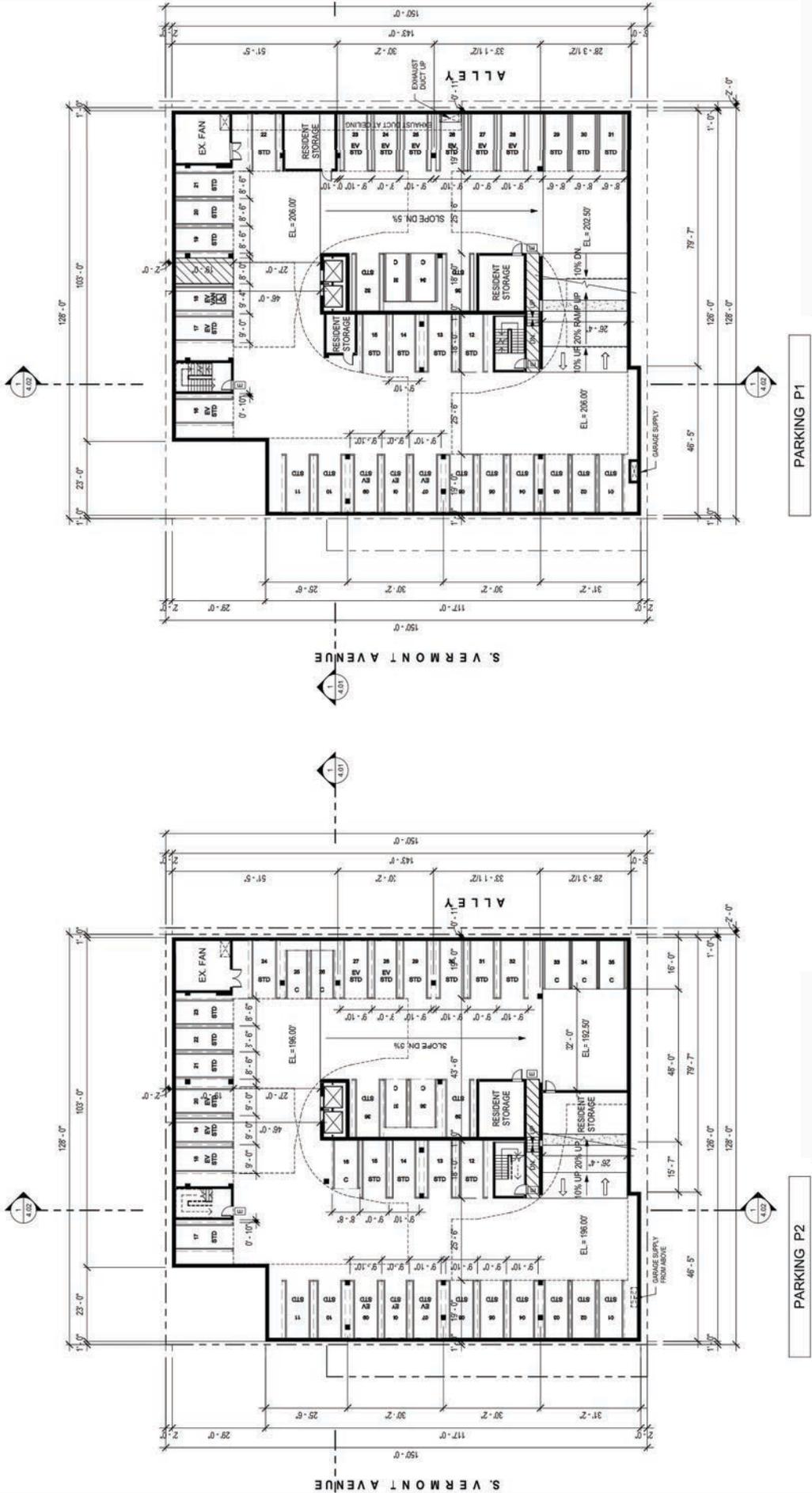
N:\letters\2022\CEN22-53515_966 Vermont Tech Memo

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



Source: Jamison Properties

FIGURE 3
PROJECT SITE PLAN - GROUND FLOOR



Source: Jamison Properties

FIGURE 4
PROJECT SITE PLAN - PARKING LEVELS

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



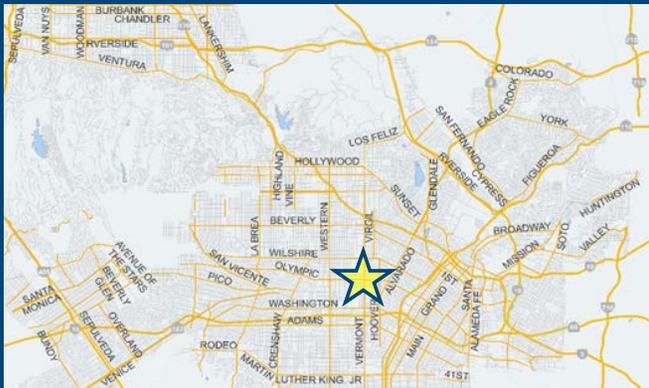
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project:

Scenario: [WWW](#)

Address:



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
Retail Quality Restaurant	14.892	ksf
Retail Quality Restaurant	14.892	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	2.815	ksf
Housing Multi-Family	81	DU
Housing Affordable Housing - Family	9	DU
Retail General Retail	2.815	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
1,005 Daily Vehicle Trips	448 Daily Vehicle Trips
5,841 Daily VMT	2,745 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. <input type="checkbox"/>	
Tier 2 Screening Criteria	
The net increase in daily trips < 250 trips	-557 Net Daily Trips
The net increase in daily VMT ≤ 0	-3,096 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	2.815 ksf
The proposed project is not required to perform VMT analysis.	

