California Department of Transportation

DISTRICT 7
100 SOUTH MAIN STREET, SUITE 100 | LOS ANGELES, CA 90012
PHONE (213) 897-0362 | FAX (213) 897-0360 TTY 711
www.dot.ca.gov

January 16, 2026

Michael Gatheru
Department of City Planning
City of Los Angeles
221 North Figeroa Street, Suite 1350
Los Angeles, CA 9012

RE: 130 College Project
SCH # 2024060069
Vic. LA-110/PM 24.45, LA-101/PM 0.77
LA-05/PM 19.21
GTS # LA-2024-04965-DEIR

Dear Michael Gatheru:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The Project proposes the removal of an existing surface parking lot to construct a new five-story, 232,802-square-foot commercial development consisting of a 224,597 square feet office, 4,095 square feet of restaurant, and 4,110 square feet of retail uses, on an approximately 2.2-acre site. The Project would have a maximum height of 88 feet and include parking in one subterranean level and two above-grade levels.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. As a reminder, all environmental document should include Vehicle Miles Traveled. You may reference the Governor's Office of Planning and Research (OPR) for more information:

https://opr.ca.gov/ceqa/#guidelines-updates

The Project is located approximately 0.4 miles north of Union Station and diagonally opposite the Metro A Line Chinatown Station, which provides a direct connection to Union Station. The Project area is served by bus lines operated by Metro, LADOT DASH Route and Commuter Express, Santa Clarita Transit (SCT), Antelope Valley Transit Authority (AVTA), and Torrance Transit. The Project would encourage transit usage by developing an office project and ground floor commercial uses with convenient access to nearby rail and bus transit services.

There are no bicycle facilities adjacent to the Project Site. However, there are bicycle facilities within the Study Area, the closest of which to the Project Site is a Metro bike share station located approximately 170 feet west at one of the Metro A Line Chinatown station entrances. To comply

with transportation and mobility goals, Caltrans concurs that the City recommends the developer contribute a one-time, fixed fee contribution of $200,000 to be deposited to the City's Bicycle Trust Fund to implement active transportation improvements in the project vicinity.

The Project aims to enhance pedestrian access by integrating walkways, outdoor amenities, and landscaping. It involves a one-foot dedication on West College Street and a three-foot dedication on North Main Street to comply with street standards and expand the sidewalk. Necessary dedications along North Alameda Street will also be included. Separate pedestrian entrances will be established to reduce conflicts with vehicles, thereby promoting a safer walking environment.

The Project ensures safety and access by following ADA requirements and connecting to nearby pedestrian facilities. It promotes healthy lifestyles with jobs near public transit, bike parking, lockers, showers, and improved pedestrian environments through landscaping. Additionally, it encourages active travel modes, reducing per capita VMT and air pollutants. The Project will replace a surface parking lot with an office and local-serving commercial space without displacing existing housing.

The Project Site is located in the Central APC area and is subject to the LADOT threshold of 7.6 work VMT per employee for determining VMT impacts for commercial projects. The Project's office uses would result in a work VMT per capita of 8.1 which would exceed the 7.6 work VMT per employee thresholds which VMT impacts resulting from the Project would be significant.

Mitigation Measure TR-MM-1: The Project shall implement the following Transportation Demand Management Policy:

- Implement a ride-share program by matching interested employees with similar commutes into carpools and vanpools.
- The Project shall provide designated parking areas and safe and convenient passenger loading areas for employee carpools/vanpools on-site and along Bruno Street.

With the implementation of Mitigation Measure TR-MM-1, which requires a carpool/vanpool program to reduce single-occupancy vehicle trips, the project will achieve a work VMT per employee of 6.8, which is below the Central APC significance threshold of 7.6. Therefore, the impact will be less than significant with mitigation incorporated.

For the city's consideration, we recommend additional Transportation Demand Management (TDM) strategies in alignment with Caltrans' Transportation Demand Management Toolbox:

https://transportationplanning.onramp.dot.ca.gov/downloads/transportationplanning/files/regionalplanning/Final%20Draft%202023%20LDR%20TDM%20Toolbox%20071923.pdf

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

Any transportation of heavy construction equipment and/or materials that require the use of oversized transport vehicles on State highways will need a Caltrans transportation permit. Any large-size truck trips be limited to off-peak commute periods for the construction phase and operation phase. Construction truck loads should be covered with a tarpaulin cover.

Storm water run-off is a sensitive issue for Los Angeles County. Please be mindful that projects should be designed to discharge clean run-off water. A truck and construction traffic management plan (per Project Design Feature TR-PDF-1, Construction Traffic Management Plan) may be required for this project near US-101/SR-110 on/off-ramps, and any lane closures or detours impacting freeway access must be coordinated with Caltrans.

If you have any questions, please feel free to contact Mr. Alan Lin, the project coordinator, at (213) 269-1124 and refer to GTS # LA-2024-04965-DEIR.

Sincerely,

Anthony Higgins

Anthony Higgins
Acting LDR Branch Chief

email: State Clearinghouse