CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

16201-16251 W Raymer Street
LADOT Case No. SFV 23-115636
LADOT Project ID No. 55957

Date: October 5, 2023

To: Claudia Rodriguez, Senior City Planner
Department of City Planning

From: Brandon Wilson for
Vicente Cordero, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ASSESSMENT FOR THE PROPOSED RAYMER INDUSTRIAL PROJECT LOCATED AT 16201-16251 WEST RAYMER STREET**

The Los Angeles Department of Transportation (LADOT) has reviewed the Transportation Assessment Report prepared by Armen Hovanessian Transportation Consulting (AHTC), Inc. dated October 4, 2023, for the proposed Raymer Industrial Project located at 16201-16251 West Raymer Street in the Reseda – West Van Nuys Community Planning Area of the City of Los Angeles.

The project location is on the north side of Raymer Street west of Woodley Avenue. The project proposes to demolish the existing 49,686 square foot warehouse and replace it with a new stand-alone 123,468 square foot warehouse with 62 parking spaces. The project is expected to be completed by the year 2026. An aerial photograph of the project site is shown in **Attachment A**.

Vehicular access to the project will be provided via two existing two-way driveways on Raymer Street which will provide access to the warehouse's parking lot and loading dock. All passenger loading and unloading will be conducted on-site. The project site plan is illustrated in **Attachment B**.

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 greenhouse 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 1.4 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, the proposed project is forecast to generate a net increase of 177 daily vehicle trips. Because the net daily

vehicle trip generation forecast falls below LADOT's threshold for conducting a VMT analysis, it can be concluded that the project's transportation impacts related to VMT are less than significant. A copy of the VMT calculator screening pages are provided in **Attachment C** of this report.

LADOT concurs with the conclusion of the analysis that the project trip generation does not meet the trip threshold to require further 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 elements require separate review and approval and should be coordinated with LADOT's Valley Planning Coordination Section (6262 Van Nuys Boulevard, Rm 320, @ 818-374-4699).

If you have any questions, please contact Sheila Ahoraian of my staff at (818) 374-4690.

Attachments

J:\Projects\SFV\55957-16201 W Raymer St

cc: Nayda Cantabrana, Council District 6
Silva Abramian, LADOT West Valley District
Claudia Rodriguez, LACP Valley Planning
Ali Nahass, BOE Valley District
Quyen Phan, BOE Land Development Group
Armen Hovanessian, Armen Hovanessian Transportation Consulting, Inc.

Attachment A
Project Area Map

Figure 1 – Project Area Map

Attachment B
Site Plan

Figure 2 – Project Site Plan

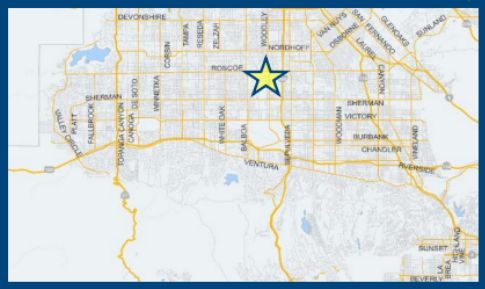
Attachment C
City of LA VMT Calculator Results

CITY OF LOS ANGELES VMT CALCULATOR Version 1.4

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

Project Information

Project: 9th Street Partners
Scenario:
Address: 16201 W RAYMER ST, 91406



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
Housing | Single Family		DU
Industrial | Warehousing/Self-Storage	49.686	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
Housing | Single Family		DU
Industrial | Warehousing/Self-Storage	123.469	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
119 Daily Vehicle Trips	296 Daily Vehicle Trips
1,278 Daily VMT	3,175 Daily VMT

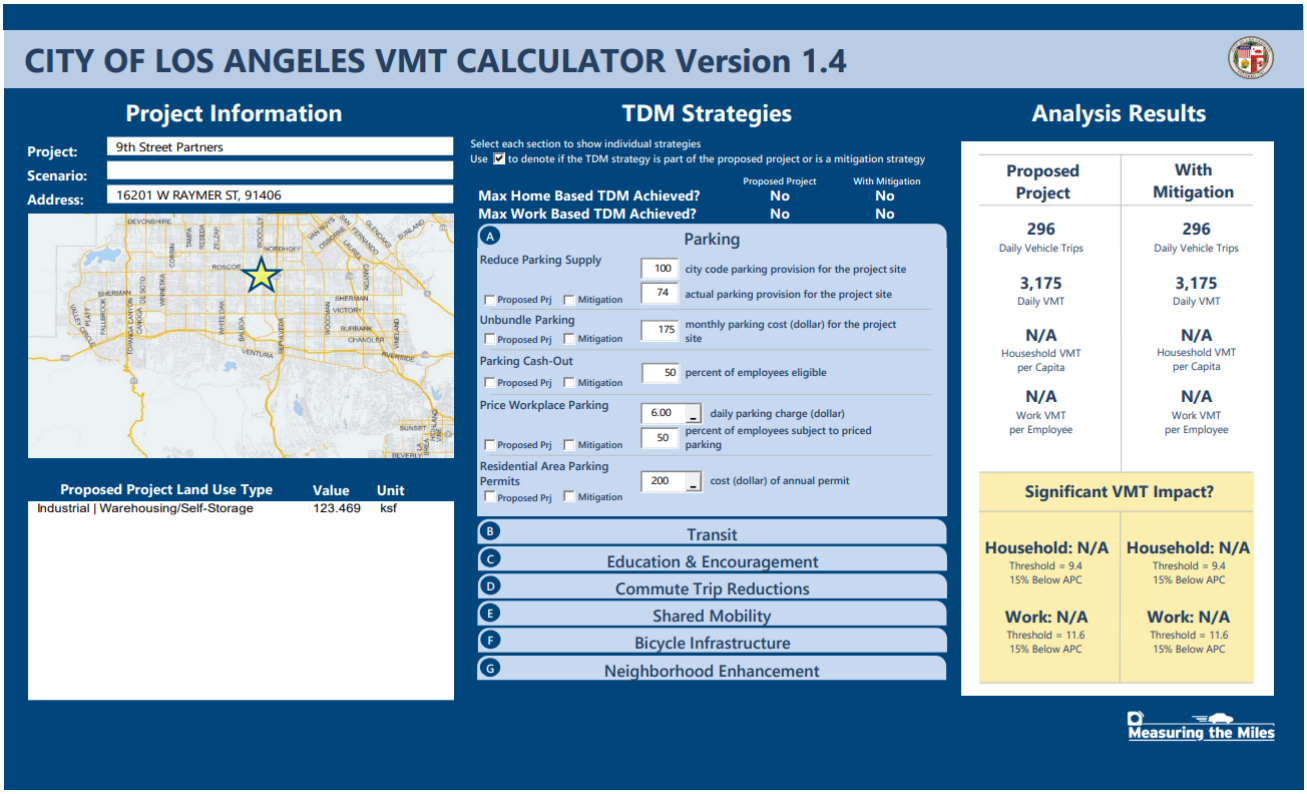
Tier 1 Screening Criteria

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	177 Net Daily Trips
The net increase in daily VMT ≤ 0	1,897 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is not required to perform VMT analysis.

Measuring the Miles

Attachment C
City of LA VMT Calculator Results (cont'd)