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Transportation Consulting

**RAYMER INDUSTRIAL
16201-16251 RAYMER STREET
TRANSPORTATION ASSESSMENT REPORT
OCTOBER 4, 2023**



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INTRODUCTION

This transportation assessment study is consistent with the City of Los Angeles (City) Department of Transportation (LADOT), Transportation Assessment Guidelines (TAG), dated August 2022. This study evaluates the potential project-specific transportation effects of the proposed project. The analysis focuses on traditional mobility considerations as well as safety, sustainability, smart growth, and the reduction of greenhouse gas emissions.

The TAG conforms to the requirements of Senate Bill 743 (SB 743) and is consistent with the California Environmental Quality Act (CEQA), requiring the use of Vehicle Miles Traveled (VMT) as the primary metric for evaluating a project’s transportation impacts. The TAG also requires the traffic analysis to examine whether the proposed project conflicts with the City’s plans, programs, ordinances, and policies. In addition, non-CEQA transportation analysis is also required to assess the project’s potential transportation effects on pedestrian, bicycle and transit facilities, project access, safety and circulation, project construction, and the potential for residential street intrusion.

PROJECT DESCRIPTION

Project Characteristics

The proposed project is a stand-alone 123,468 square foot warehouse with 62 parking spaces.

Project Location

As illustrated in the project area map in Figure 1, the project location is on the north side of Raymer Street west of Woodley Avenue at 16201-16251 Raymer Street. Raymer Street is a designated local street in the City of Los Angeles community of Van Nuys, terminating in a cul-de-sac just west of Woodley Avenue providing access to 12 commercial properties. Woodley Avenue is a north-south arterial, designated as Avenue II and runs from Balboa Boulevard to the north to Burbank Boulevard to the south.

Figure 1 – Project Area Map



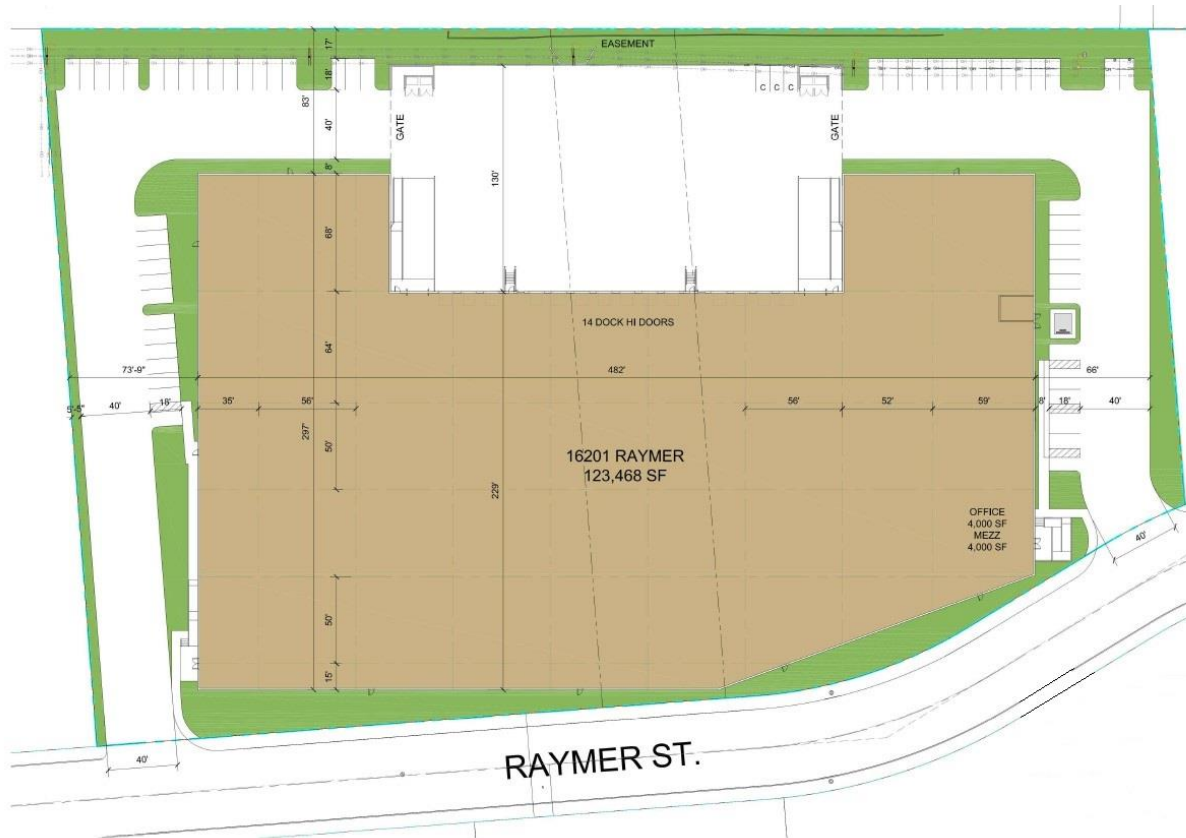
Project Site Plan

Figure 2 illustrates the project site plan showing the driveway locations.

Project Site Vehicle Access

As shown in Figure 2, and Attachment 1, the project proposes to use the two existing two-way driveways approximately 500 feet and 1,100 feet west of Woodley Avenue on Raymer Street to provide ingress and egress to the 62 parking spaces and access to the loading docks.

Figure 2 – Project Site Plan



Project Passenger Loading/Unloading

The two existing driveways on Raymer Street, as shown in Figure 2, provide access to the warehouse's parking lot and loading dock. All passenger loading and unloading will be conducted on-site.

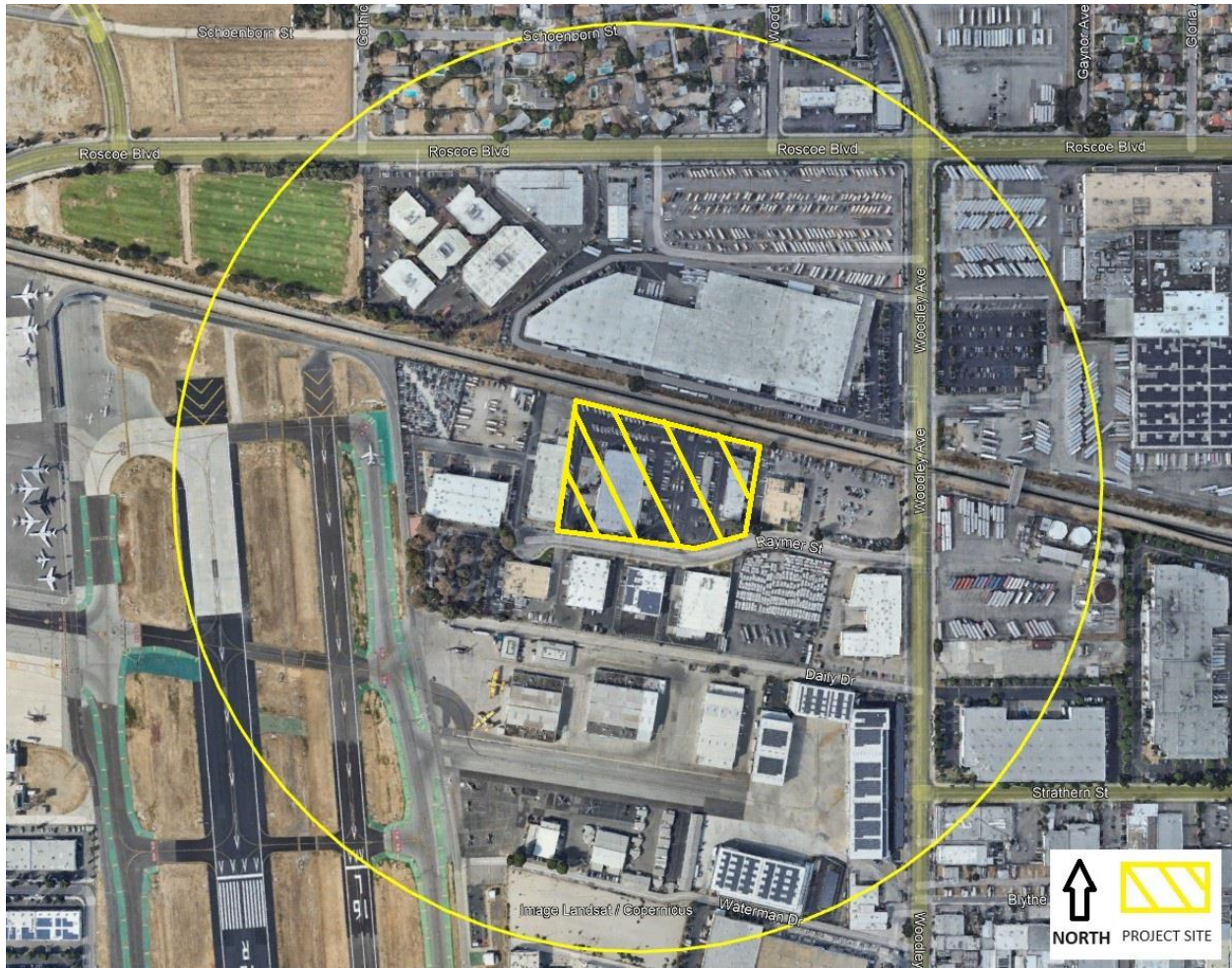
Project Parking

The project will provide a total of 62 parking spaces.

PROJECT CONTEXT

A comprehensive analysis and an inventory of the existing transportation infrastructure and conditions within a ¼ mile radius of the project, as shown in the aerial map in Figure 3, was collected. The collected data was analyzed to determine the street designations, classifications, and modal priorities as identified in the City's General Plan.

Figure 3 – ¼ Mile Radius Area Map



The following describes the details of the transportation infrastructure in the vicinity of the project:

Non-Vehicular Transportation System

The following sections describe the non-vehicular transportation system for Pedestrian Facilities, Bicycle Facilities, Transit Services:

Pedestrian Facilities

A review of the project area was conducted to evaluate the effects of the project on pedestrian activity within a 1/4-mile radius of the project. As part of this review, we developed a map of the study area indicating potential pedestrian destinations within 1,320 feet of the edge of the project site, as shown in Figure 3.

Sidewalks

A sidewalk inventory within the ¼ mile vicinity of the project was taken. The collected data for existing pedestrian sidewalks is listed in Table 1 below:

Table 1 – Sidewalk Inventory

Street Name	From	To	Street Side	Sidewalk Width	Condition
Roscoe Blvd	e/o Woodley Ave	w/o Gothic Ave	NS /SS	~9 Feet	Good
Woodley Ave	Roscoe Blvd	s/o Strathern St	ES/WS	~10 Feet	Good
Raymer St	Woodley Ave	Terminus w/o Woodley Ave	NS/SS	~8 Feet	Good
Strathern St	Woodley Ave	e/o Woodley Ave	NS/SS	~10 Feet	Good

Crosswalks, Curb Ramps & Pedestrian Push Buttons

Within ¼ mile vicinity of the project site, as shown in Table 2, pedestrian crosswalks, curb ramps and pedestrian push buttons are available at the signalized intersection in the vicinity of the project.

Table 2 – Crosswalk, Curb Ramp & Pedestrian Push Button Inventory

Intersection Name	Signal Phasing	Ped Push Button	Crosswalk Type	Curb Ramp	Cond.	
Raymer Street	Woodley Avenue	3	Yes	North Leg Conventional	Northwest Yes	Good
				South Leg Conventional	Southwest Yes	Good
				East Leg Sidewalk	N/A	Good
				West Leg Conventional	Yes	Good
Roscoe Boulevard	Woodley Avenue	8	Yes	North Leg Continental	Yes	Good
				South Leg Conventional	Yes	Good
				East Leg Conventional	Yes	Good
				West Leg Conventional	Yes	Good
Strathern Street	Woodley Avenue	2	Yes	North Leg Conventional	Yes	Good
				South Leg No Crosswalk	N/A	N/A
				East Leg Conventional	Yes	Good
				West Leg Sidewalk	N/A	Good

Bicycle Facilities

Within a ¼-mile radius of the project site bicycle lanes or sharrows are not provided on the surrounding streets.

Transit Services

Within ¼ mile radius of the project site transit services in the project area are provided by Los Angeles County Metropolitan Transportation Authority (Metro) and LADOT. Metro operates bus route 237 on Woodley Avenue and bus route 152 on Roscoe Boulevard. Bus schedules including location of bus stops and frequency of service are provided in Appendix 1.

Vehicular Transportation System

An assessment of the roadway system within a 1/4-mile radius of the project site was conducted. The assessment included the number of traffic lanes, direction of flow, and the presence of peak period tow-away lanes affecting roadway travel capacity, the presence of bicycle lanes, and any other significant street information.

Regional Freeway System

The project area is served by US Interstate 405 San Diego Freeway. The project site is more than ¼ mile from the freeway access points on Roscoe Boulevard. The on and off ramps on Roscoe Boulevard provide north- and southbound access to the US Interstate 405 San Diego Freeway. The segment of the US Interstate 405 Freeway near the project site generally consists of four mixed-flow travel lanes and one high occupancy vehicle (OHV) lane in each direction.

Area Roadway System

The project area is served by the following roadway:

- Woodley Avenue in the vicinity of the project site is a north-south roadway with three travel lanes in each direction separated by a 2-way left turn lane and left turn pockets at intersections. Parking is prohibited on both sides of the street.

ANALYSIS METHODOLOGY

There are two categories of transportation impact analysis required by the LADOT's TAG. The first category, in Section 2, relates to potential transportation impacts under CEQA. Should a project exceed thresholds identified in the TAG, its impact would be considered significant under CEQA and thus would require any feasible mitigation measures to be implemented to reduce the impact below the threshold of significance, to the extent feasible. The CEQA thresholds identified in the TAG are consistent with City adopted thresholds and with State CEQA guidelines.

The other category of analysis, non-CEQA transportation impact analysis found in Section 3 of the TAG, analyzes transportation issues relating to safety, access, and circulation as they may be the result of the construction or operation of a project. The TAG identifies specific screening criteria in Sections 2 and 3 to determine whether each type of CEQA and non-CEQA transportation analysis is required depending on the size, use and daily vehicular trip generation of the project.

CEQA ANALYSIS OF TRANSPORTATION IMPACTS

In compliance with CEQA and/or in accordance with City regulations, LADOT may require applicants to analyze and assess project-specific transportation impacts based on the following criteria:

- If the Development Project is estimated to generate a net increase of 250 or more daily vehicle trips and requires discretionary action, a transportation assessment for a Development Project is required.
- A transportation assessment is required by City ordinance or regulation.

According to the TAG, the preparation of a transportation impact assessment requires analysis and prediction of impacts or deficiencies to the circulation system generated by Development or Transportation Projects as well as the identification of feasible measures or corrective conditions to offset any impacts or deficiencies identified through a transportation assessment.

Project Daily Vehicle Trip Generation

LADOT’s VMT calculator, Version 1.4, was used to determine if the project would exceed any of the Transportation Impact Assessment criteria which would require further transportation impact analysis. Based on the land use and size of the existing and proposed project the VMT calculator determined that the project would generate 177 Net New Daily Vehicle Trips (DVT). Refer to Appendix 2 for VMT Calculator sheets. Since the project’s Daily Vehicle Trips do not exceed the 250 DVT threshold, as shown in Table 3 below, further transportation impact assessment would not be required.

Table 3 – VMT Calculator Results

	Existing Land Use	Proposed Project	Net Increase
Daily Vehicle Trips	119	296	177
Daily VMT	1,278	3,175	1,897

NON-CEQA LOCAL TRAFFIC IMPACT ANALYSIS (TIA)

A local TIA may be required for any proposed development project if answer to all of the following questions is “Yes”:

- Does the land use project involve discretionary action that would be under review by the Department of City Planning?
- Does the land use project include the construction, or addition of:
 - 50 (or more) dwelling units or guest rooms or combination thereof, or
 - 50,000 square feet (or more) of non-residential space?
- Would the project generate a net increase of 1,000 or more daily vehicle trips, or is the project’s frontage along an Avenue, Boulevard, or Collector (as designated in the City’s General Plan) 250 linear feet or more, or is the project’s building frontage encompassing an entire block along an Avenue or Boulevard (as designated in the City’s General Plan)?

Project Trip Generation

Trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual 11th Edition* were used in this analysis. The trip generation calculations are consistent with the TAG and have been approved by City staff.

The project proposes to demolish an existing 49,686 square foot warehouse and replace it with a new 123,469 square foot warehouse. As shown in the project trip generation Table 4 below, the project is forecast to result in 16 net new AM peak trips and 17 net new PM peak hour trips. The total daily net new trips will be 127.

Table 4 – Project Trip Generation

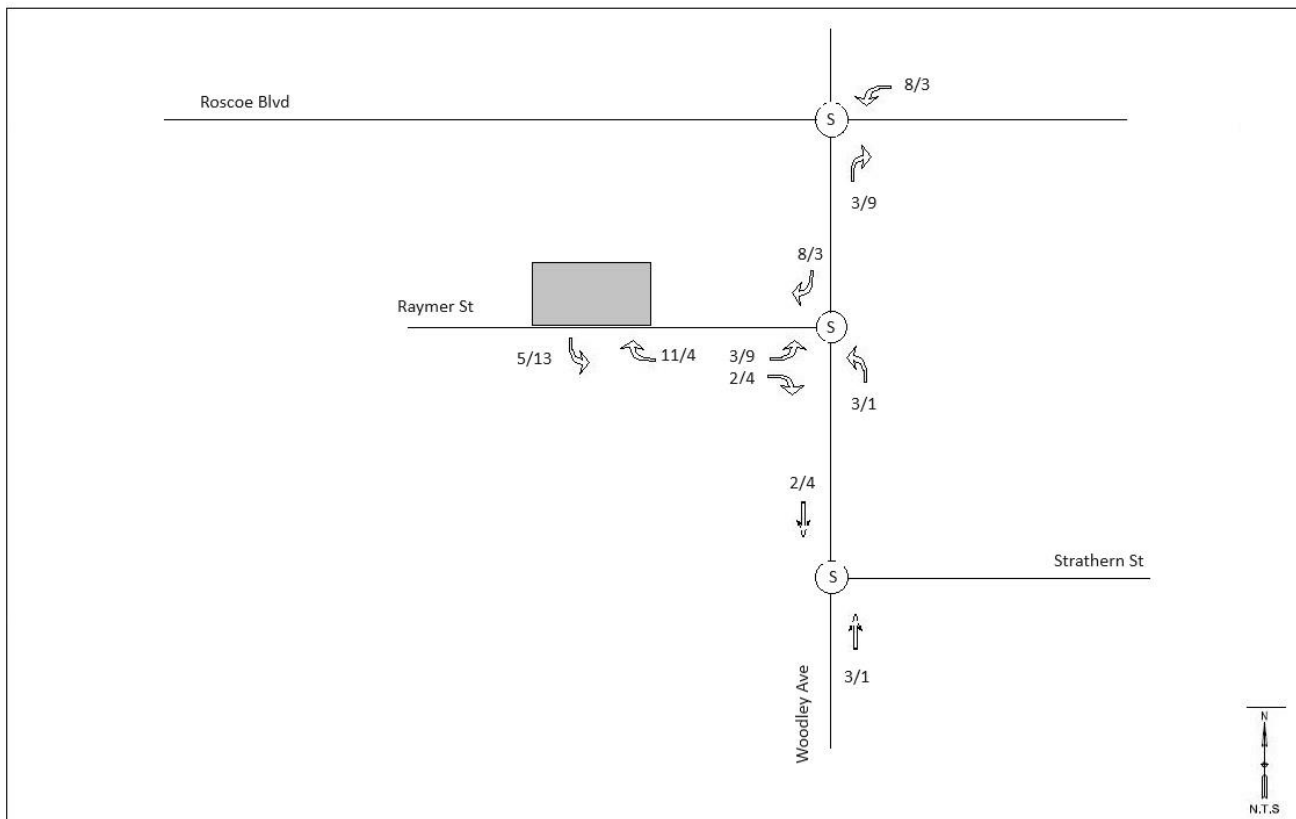
	Land Use (ITE Code)	Size	Unit	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips				
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	
Proposed	Warehousing (150)	123,469	KSF	0.21	Split	66%	34%	0.23	Split	24%	76%	1.71	212	
					27	18	9			29	7			22
	Total New Trips				27	18	9		29	7	22			
Existing	Warehousing (150)	49,686	KSF	0.21	Split	66%	34%	0.23	Split	24%	76%	1.71	85	
					11	7	4			12	3			9
	Total Existing Trips				11	7	4		12	3	9			
NET INCREASE/DECREASE TRIPS					16	11	5		17	4	13		127	

Source: ITE Trip Generation Manual, 11th Edition

Project Trip Distribution and Assignment

Trip distribution assumptions are used to determine the origin and destination of new vehicle trips associated with the Project. The geographic distribution of project trips is based on the functional classification of streets in the vicinity, the magnitude of traffic volumes, as well as local knowledge of the roadway network. Refer to Figure 4 below showing the Project’s AM and PM peak hours Trip Distributions and Assignments.

Figure 4 – Project Trip Distribution



CONCLUSION

The project's Daily Vehicle Trips do not exceed the 250 DVT threshold, as shown in Table 3. Therefore, further CEQA transportation impact assessment is not required.

As demonstrated in Table 4, the project trip generation does not exceed the City's daily vehicle trip generation threshold. Additionally, due to very low peak hour trip generation and the location of the project site, the project does not trigger further analysis for LTA.

RECOMMENDED ACTIONS

The project does not have any major adverse effects on access, safety, and circulation in the roadway system within the project area due to very low new trip generation. Therefore, additional traffic-related analysis should not be required.

Appendix 1 – Transit Services

Monday through Friday

Effective Jun 25 2023

152

Eastbound Al Este (Approximate Times / Tiempos Aproximados)

WEST HILLS	NORTHRIDGE	PANORAMA CITY	SUN VALLEY	NORTH HOLLYWOOD	NORTH HOLLYWOOD B Line Station
8	7	6	5	4	3
West Hills Medical Center	Roscoe & Topanga Canyon	Roscoe & Reseda	Roscoe & Balboa	Roscoe & Van Nuys	Roscoe & Laurel Canyon
3:42A	3:49A	4:02A	4:07A	4:18A	4:26A
4:11	4:18	4:31	4:37	4:48	4:56
4:29	4:36	4:50	4:56	5:08	5:17
4:44	4:51	5:05	5:11	5:23	5:32
4:57	5:05	5:19	5:25	5:38	5:48
5:11	5:19	5:33	5:40	5:53	6:03
5:24	5:32	5:47	5:54	6:08	6:18
5:38	5:46	6:01	6:09	6:23	6:34
5:51	5:59	6:15	6:23	6:38	6:50
6:05	6:14	6:30	6:38	6:53	7:05
6:19	6:28	6:45	6:53	7:08	7:21
6:33	6:42	6:59	7:07	7:23	7:36
6:46	6:55	7:13	7:21	7:38	7:52
6:59	7:09	7:27	7:35	7:53	8:07
7:13	7:23	7:42	7:50	8:08	8:21
7:28	7:38	7:57	8:05	8:23	8:36
7:43	7:53	8:12	8:20	8:38	8:50
7:59	8:09	8:28	8:35	8:53	9:05
8:16	8:26	8:44	8:51	9:08	9:19
8:33	8:42	9:00	9:07	9:23	9:34
8:49	8:58	9:15	9:22	9:38	9:49
9:04	9:13	9:30	9:37	9:53	10:04
9:19	9:28	9:45	9:52	10:08	10:19
9:34	9:43	10:00	10:07	10:23	10:34
9:49	9:58	10:15	10:22	10:38	10:49
10:03	10:12	10:29	10:37	10:53	11:04
10:18	10:27	10:44	10:52	11:08	11:20
10:32	10:41	10:58	11:06	11:23	11:35
10:47	10:56	11:13	11:21	11:38	11:50
11:02	11:11	11:28	11:36	11:53	12:05P
11:17	11:26	11:43	11:51	12:08P	12:21
11:32	11:41	11:58	12:06P	12:23	12:36
11:47	11:56	12:13P	12:21	12:38	12:51
12:02P	12:11P	12:28P	12:36	12:53	1:06
12:17	12:26	12:43	12:51	1:08	1:21
12:32	12:41	12:58	1:06	1:23	1:36
12:47	12:56	1:13	1:21	1:38	1:51
1:02	1:11	1:28	1:36	1:53	2:06
—	—	—	—	—	2:29
1:17	1:26	1:43	1:51	2:08	2:21
1:31	1:40	1:57	2:05	2:23	2:36
1:46	1:55	2:12	2:20	2:38	2:51
2:00	2:10	2:27	2:35	2:53	3:06
2:14	2:24	2:42	2:50	3:08	3:21
2:27	2:38	2:56	3:04	3:23	3:36
—	—	—	—	—	3:59
2:40	2:51	3:10	3:19	3:38	3:51
2:53	3:05	3:25	3:34	3:53	4:06
3:08	3:20	3:40	3:49	4:08	4:21
—	3:25	3:45	3:54	4:13	4:26
3:23	3:35	3:55	4:04	4:23	4:36
3:39	3:51	4:10	4:19	4:38	4:51
3:54	4:06	4:25	4:34	4:53	5:06
4:09	4:21	4:40	4:49	5:08	5:20
4:24	4:36	4:55	5:04	5:23	5:35
4:40	4:52	5:10	5:19	5:38	5:50
4:57	5:09	5:27	5:35	5:53	6:05
5:13	5:24	5:42	5:50	6:08	6:19
5:30	5:40	5:58	6:06	6:23	6:34
5:47	5:57	6:14	6:22	6:38	6:49
6:02	6:12	6:29	6:37	6:53	7:04
6:18	6:28	6:45	6:53	7:08	7:19
6:37	6:47	7:04	7:11	7:26	7:36
7:01	7:11	7:27	7:34	7:48	7:58
7:26	7:36	7:52	7:59	8:13	8:23
7:52	8:01	8:17	8:24	8:38	8:48
8:23	8:32	8:47	8:54	9:07	9:16
8:55	9:04	9:19	9:25	9:37	9:46
9:57	10:05	10:20	10:26	10:37	10:46
10:58	11:06	11:20	11:26	11:37	11:46
12:01A	12:08A	12:21A	12:26A	12:37A	12:45A

Westbound Al Oeste (Approximate Times / Tiempos Aproximados)

NORTH HOLLYWOOD	SUN VALLEY	PANORAMA CITY	NORTHRIDGE	WEST HILLS
1	2	3	4	5
North Hollywood B Line Station	Lankershim & Burbank	Roscoe & Laurel Canyon	Roscoe & Van Nuys	Roscoe & Balboa
4:25A	4:28A	4:41A	4:50A	5:00A
4:50	4:53	5:07	5:17	5:28
5:10	5:13	5:27	5:37	5:49
5:28	5:31	5:47	5:57	6:11
5:42	5:45	6:01	6:12	6:26
5:57	6:00	6:16	6:27	6:42
6:11	6:14	6:30	6:42	6:57
6:24	6:27	6:45	6:57	7:13
6:39	6:42	7:00	7:12	7:28
6:53	6:56	7:14	7:27	7:43
7:08	7:11	7:29	7:42	7:58
7:22	7:25	7:44	7:57	8:12
7:37	7:40	7:59	8:12	8:27
7:52	7:55	8:14	8:27	8:41
8:08	8:11	8:30	8:42	8:56
8:23	8:26	8:45	8:57	9:10
8:38	8:41	9:00	9:12	9:25
8:53	8:56	9:15	9:27	9:40
9:07	9:10	9:29	9:42	9:55
9:22	9:25	9:44	9:57	10:10
9:37	9:40	9:59	10:12	10:25
9:52	9:55	10:14	10:27	10:40
10:07	10:10	10:29	10:42	10:55
10:22	10:25	10:44	10:57	11:10
10:37	10:40	10:59	11:12	11:25
10:52	10:55	11:14	11:27	11:40
11:07	11:10	11:29	11:42	11:55
11:22	11:25	11:44	11:57	12:10P
11:37	11:40	11:59	12:12P	12:25
11:52	11:55	12:14P	12:27	12:40
12:07P	12:10P	12:29	12:42	12:55
12:22	12:25	12:44	12:57	1:11
12:37	12:40	12:59	1:12	1:26
12:52	12:55	1:14	1:27	1:41
1:06	1:09	1:28	1:42	1:56
1:21	1:24	1:43	1:57	2:12
1:36	1:39	1:58	2:12	2:27
—	—	—	2:24	2:39
1:51	1:54	2:13	2:27	2:42
2:05	2:08	2:28	2:42	2:57
2:20	2:23	2:43	2:57	3:12
2:34	2:37	2:57	3:12	3:27
—	—	—	—	—
2:49	2:52	3:12	3:27	3:43
3:04	3:07	3:27	3:42	3:58
—	—	—	3:52	4:08
3:18	3:21	3:42	3:57	4:13
3:32	3:35	3:56	4:12	4:28
3:47	3:50	4:11	4:27	4:43
4:16	4:20	4:41	4:57	5:13
4:31	4:35	4:56	5:12	5:28
4:46	4:50	5:11	5:27	5:43
5:01	5:05	5:26	5:42	5:58
5:16	5:20	5:41	5:57	6:12
5:33	5:37	5:58	6:12	6:27
5:49	5:53	6:13	6:27	6:41
6:06	6:09	6:29	6:42	6:56
6:21	6:24	6:44	6:57	7:11
6:37	6:40	7:00	7:13	7:27
6:54	6:57	7:16	7:29	7:43
7:10	7:13	7:32	7:45	7:59
7:26	7:29	7:48	8:01	8:14
7:46	7:49	8:06	8:17	8:30
8:03	8:06	8:23	8:34	8:46
8:28	8:31	8:47	8:57	9:08
8:57	9:00	9:16	9:26	9:37
9:27	9:30	9:45	9:55	10:05
9:57	10:00	10:15	10:24	10:34
10:44	10:47	11:02	11:11	11:21
11:45	11:48	12:04	12:11A	12:21A
12:45A	12:48A	1:01	1:10	1:20
1:46	1:49	2:01	2:10	2:20

Saturday

152

Eastbound Al Este (Approximate Times / Tiempos Aproximados)

WEST HILLS	NORTHRIDGE	PANORAMA CITY	SUN VALLEY	NORTH HOLLYWOOD	NORTH HOLLYWOOD B Line Station
8	7	6	5	4	3
West Hills Medical Center	Roscoe & Topanga Canyon	Roscoe & Reseda	Roscoe & Balboa	Roscoe & Van Nuys	Roscoe & Laurel Canyon
4:01A	4:08A	4:21A	4:26A	4:37A	4:45A
4:28	4:35	4:49	4:55	5:06	5:14
4:53	5:00	5:14	5:20	5:31	5:40
5:12	5:20	5:34	5:40	5:51	6:00
5:31	5:39	5:53	5:59	6:11	6:20
5:50	5:58	6:13	6:19	6:31	6:40
6:09	6:17	6:32	6:38	6:51	7:00
6:27	6:35	6:51	6:57	7:11	7:21
6:46	6:54	7:10	7:17	7:31	7:41
7:06	7:14	7:30	7:37	7:51	8:01
7:26	7:34	7:50	7:57	8:11	8:21
7:46	7:54	8:10	8:17	8:31	8:42
8:04	8:13	8:29	8:37	8:51	9:02
8:23	8:32	8:48	8:56	9:11	9:22
8:42	8:51	9:08	9:16	9:31	9:42
9:01	9:11	9:28	9:36	9:51	10:02
9:20	9:30	9:47	9:55	10:11	10:22
9:40	9:50	10:07	10:15	10:31	10:42
10:00	10:10	10:27	10:35	10:51	11:02
10:20	10:30	10:47	10:55	11:11	11:23
10:40	10:50	11:07	11:15	11:31	11:43
10:59	11:10	11:27	11:35	11:51	12:03P
11:19	11:30	11:47	11:55	12:11P	12:23
11:39	11:50	12:07P	12:15P	12:31	12:43
11:58	12:09P	12:26	12:34	12:51	1:03
12:18P	12:29	12:46	12:54	1:11	1:23
12:38	12:49	1:06	1:14	1:31	1:43
12:58	1:09	1:26	1:34	1:51	2:03
1:18	1:29	1:46	1:54	2:11	2:23
1:38	1:49	2:06	2:14	2:31	2:43
1:58	2:09	2:26	2:34	2:51	3:03
2:18	2:29	2:46	2:54	3:11	3:23
2:38	2:49	3:06	3:14	3:31	3:43
2:58	3:09				

Eastbound Al Este (Approximate Times / Tiempos Aproximados)

Westbound Al Oeste (Approximate Times / Tiempos Aproximados)

WEST HILLS	NORTHRIDGE	PANORAMA CITY	SUN VALLEY	NORTH HOLLYWOOD	NORTH HOLLYWOOD	SUN VALLEY	PANORAMA CITY	NORTHRIDGE	WEST HILLS
8	7	6	5	4	3	2	1	1	2
West Hills Medical Center	Roscoe & Topanga Canyon	Roscoe & Reseda	Roscoe & Balboa	Roscoe & Van Nuys	Roscoe & Laurel Canyon	Lankershim & Burbank	North Hollywood B Line Station	North Hollywood B Line Station	Lankershim & Burbank
4:01A	4:08A	4:21A	4:26A	4:37A	4:45A	4:58A	5:02A	4:25A	4:28A
4:29	4:36	4:49	4:55	5:06	5:14	5:27	5:31	4:52	4:55
4:52	4:59	5:13	5:19	5:30	5:38	5:51	5:55	5:12	5:15
5:11	5:19	5:33	5:39	5:50	5:58	6:11	6:15	5:32	5:35
5:30	5:38	5:52	5:58	6:10	6:18	6:31	6:35	5:51	5:54
5:49	5:57	6:12	6:18	6:30	6:39	6:53	6:57	6:11	6:14
6:08	6:16	6:31	6:37	6:50	6:59	7:14	7:18	6:30	6:33
6:27	6:35	6:50	6:56	7:10	7:19	7:35	7:39	6:49	6:52
6:46	6:54	7:09	7:16	7:30	7:40	7:56	8:00	7:07	7:11
7:06	7:14	7:29	7:36	7:50	8:00	8:16	8:20	7:26	7:30
7:25	7:33	7:49	7:56	8:10	8:20	8:36	8:40	7:46	7:50
7:45	7:53	8:09	8:16	8:30	8:41	8:57	9:01	8:05	8:09
8:03	8:12	8:28	8:36	8:50	9:01	9:18	9:22	8:25	8:29
8:23	8:32	8:48	8:56	9:10	9:21	9:39	9:43	8:44	8:48
8:42	8:51	9:08	9:16	9:30	9:41	9:59	10:03	9:04	9:08
9:01	9:10	9:27	9:35	9:50	10:01	10:19	10:23	9:23	9:27
9:21	9:30	9:47	9:55	10:10	10:21	10:39	10:43	9:43	9:47
9:40	9:50	10:07	10:15	10:30	10:42	11:00	11:04	10:03	10:07
10:00	10:10	10:27	10:35	10:50	11:02	11:20	11:24	10:23	10:27
10:19	10:29	10:46	10:54	11:10	11:22	11:40	11:44	10:42	10:46
10:39	10:49	11:06	11:14	11:30	11:42	11:59	12:04P	11:02	11:06
10:59	11:09	11:26	11:34	11:50	12:02P	12:20P	12:24	11:22	11:26
11:19	11:29	11:46	11:54	12:10P	12:22	12:40	12:44	11:42	11:46
11:39	11:49	12:06P	12:14P	12:30	12:42	1:00	1:04	12:02P	12:06P
11:58	12:08P	12:25	12:33	12:50	1:02	1:20	1:24	12:22	12:26
12:18P	12:28	12:45	12:53	1:10	1:22	1:40	1:44	12:42	12:46
12:38	12:48	1:05	1:13	1:30	1:42	2:00	2:04	1:02	1:06
12:58	1:08	1:25	1:33	1:50	2:02	2:20	2:24	1:22	1:26
1:18	1:28	1:45	1:53	2:10	2:22	2:40	2:44	1:42	1:46
1:38	1:48	2:05	2:13	2:30	2:42	3:00	3:04	2:02	2:06
1:58	2:08	2:25	2:33	2:50	3:02	3:20	3:24	2:22	2:26
2:18	2:28	2:45	2:53	3:10	3:22	3:40	3:44	2:42	2:46
2:38	2:48	3:05	3:13	3:30	3:42	4:00	4:04	3:02	3:06
2:58	3:08	3:25	3:33	3:50	4:02	4:20	4:24	3:22	3:26
3:18	3:28	3:45	3:53	4:10	4:21	4:39	4:43	3:42	3:46
3:38	3:48	4:05	4:13	4:30	4:41	4:59	5:03	4:03	4:07
3:58	4:08	4:25	4:33	4:50	5:01	5:19	5:23	4:23	4:27
4:20	4:30	4:47	4:54	5:10	5:21	5:39	5:43	4:43	4:47
4:41	4:51	5:08	5:15	5:30	5:41	5:59	6:03	5:03	5:07
5:01	5:11	5:28	5:35	5:50	6:01	6:18	6:22	5:24	5:28
5:22	5:32	5:48	5:55	6:10	6:20	6:36	6:40	5:44	5:48
5:44	5:54	6:10	6:17	6:32	6:42	6:58	7:02	6:04	6:08
6:07	6:17	6:33	6:40	6:54	7:04	7:19	7:23	6:24	6:28
6:31	6:40	6:56	7:03	7:17	7:26	7:41	7:45	6:45	6:49
6:56	7:05	7:21	7:28	7:42	7:51	8:06	8:10	7:05	7:09
7:25	7:34	7:49	7:56	8:09	8:18	8:33	8:37	7:25	7:29
7:54	8:03	8:18	8:25	8:38	8:47	9:02	9:06	7:45	7:49
8:25	8:34	8:49	8:55	9:07	9:16	9:31	9:35	8:06	8:10
8:55	9:04	9:19	9:25	9:37	9:46	10:01	10:05	8:28	8:32
9:57	10:05	10:20	10:26	10:37	10:46	11:00	11:04	8:56	9:00
10:58	11:06	11:20	11:26	11:37	11:46	11:59	12:03A	9:27	9:30
12:01A	12:08A	12:21A	12:26A	12:37A	12:45A	12:58A	1:02	9:57	10:00
								10:44	10:47
								11:45	11:48
								12:45A	12:48A
								1:46	1:49
								2:01	2:10
								2:20	2:25
								2:37	2:48

Sunday and Holiday Schedules

Horarios de domingo y días feriados

Sunday and Holiday Schedule in effect on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

Horarios de domingo, y días feriados en vigor para New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day y Christmas Day.

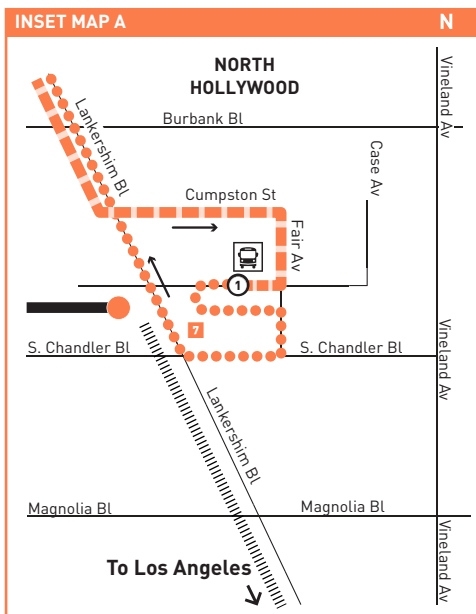
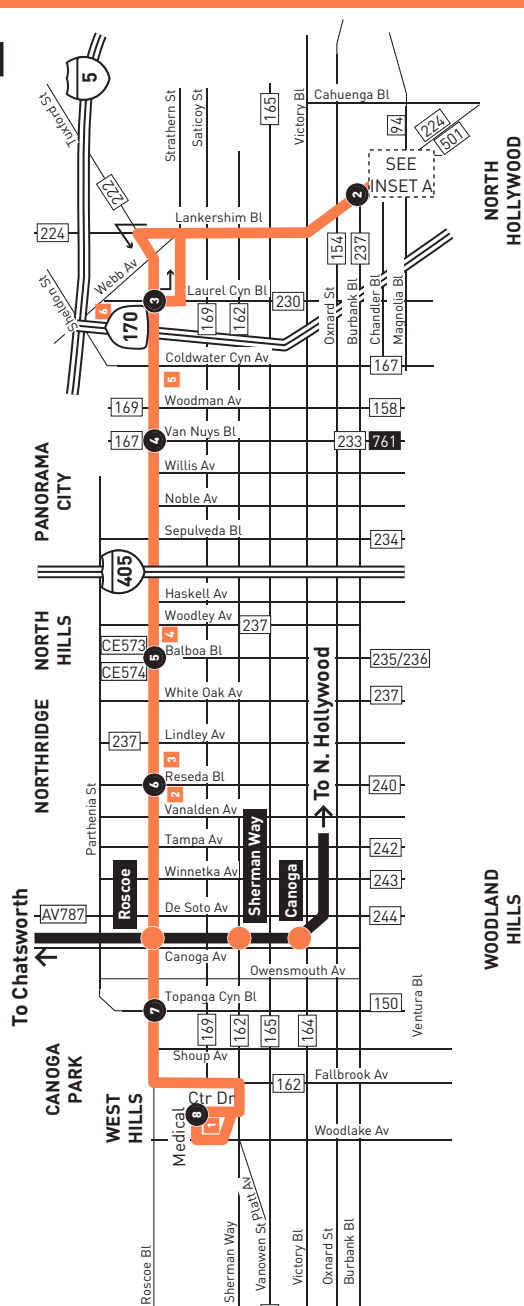
Special Notes

Avisos especiales

- A** Operates on school days except early dismissal days, call Metro for more information.
- B** Operates on early dismissal school days only, call Metro for more information.
- C** Trip begins at Roscoe & Peoria 17 minutes before time shown and operates on early dismissal school days only. Call Metro for more information.
- D** Trip begins at Roscoe & Peoria 17 minutes before time shown and operates on school days except early dismissal days. Call Metro for more information.
- E** Trip begins at Roscoe & Vanalden 17 minutes before time shown and operates on school days except early dismissal days. Call Metro for more information.

- A** Opera en días escolares excepto los días de salida temprana, llame a Metro para obtener más información.
- B** Opera en los días escolares de salida temprana solamente, llame a Metro para obtener más información.
- C** El viaje comienza en Roscoe y Peoria 17 minutos antes de la hora que se muestra y opera en los días escolares de salida temprana solamente. Llame a Metro para obtener más información.
- D** El viaje comienza en Roscoe y Peoria 17 minutos antes de la hora que se muestra y opera en días escolares excepto los días de salida temprana. Llame a Metro para obtener más información.
- E** El viaje comienza en Roscoe y Vanalden 17 minutos antes de la hora que se muestra y opera en días escolares excepto los días de salida temprana. Llame a Metro para obtener más información.

ROUTE MAP



MAP NOTES

- 1** West Hills Medical Center
 - 2** Cleveland High School
 - 3** Northridge Hospital
 - 4** Van Nuys Airport
 - 5** Kaiser-Permanente Hospital
 - 6** Polytechnic High School
 - 7** North Hollywood B, G Lines Stations
- Metro 90, 94, 152, 154, 155, 162, 224, 237, 501, Metro B Line, Metro G Line; BB Media District, BB Noho/Airport; CE549; SC757; LADOT North Hollywood DASH

LEGEND

- Route of Line 152
- Metro B Line
- Local Stop Timepoint
- Transit Center
- MetroLink Station
- AV Antelope Valley Transit Authority
- BB Burbank Bus
- CE LADOT Commuter Express
- SC Santa Clarita Transit

INSET MAP A

- North Hollywood B Line Station
- Metro G Line
- Route of Line 152 Eastbound Only
- Route of Line 152 Westbound Only
- Metro G Line Station
- Stop & Timepoint

Tap with pride.

Don't forget to tap the validator with valid fare on your card before boarding. To learn more about fares and ways to save, visit metro.net/fares.



Lose something?

Learn more about Metro's Lost & Found service. Visit metro.net/lostandfound or call 323.937.8920.



Monday through Friday

Effective Jun 25 2023

237

Eastbound *Al Este* (Approximate Times / *Tiempos Aproximados*)

ENCINO	NORTHRIDGE	GRANADA HILLS	VAN NUYS	NORTH HOLLYWOOD
1	2	3	4	5
Zelzah & Ventura	Roscoe & White Oak	Zelzah & Devonshire	Rinaldi & Woodley	Woodley & Roscoe
				Van Nuys G Line Station
				North Hollywood Station
5:17A	5:31A	5:42A	5:51A	6:03A
6:12	6:28	6:41	6:51	7:03
7:08	7:25	7:40	7:51	8:05
8:08	8:25	8:40	8:51	9:05
9:08	9:25	9:40	9:51	10:04
10:07	10:25	10:40	10:51	11:04
11:07	11:25	11:40	11:51	12:04P
12:05P	12:24P	12:40P	12:51P	1:05
1:05	1:24	1:40	1:51	2:05
2:03	2:23	2:39	2:51	3:05
—	—	—	—	3:42
2:59	3:19	3:35	3:48	4:03
4:00	4:20	4:36	4:49	5:05
5:02	5:22	5:38	5:51	6:07
6:07	6:25	6:40	6:51	7:05
7:10	7:26	7:40	7:51	8:05
8:12	8:27	8:40	8:51	9:04
9:17	9:31	9:42	9:51	10:03
10:17	10:31	10:42	10:51	11:03
				11:19
				6:23A
				7:26
				8:28
				9:27
				10:24
				11:23
				12:23P
				1:24
				2:24
				3:24
				4:01
				4:24
				5:26
				6:27
				7:24
				8:22
				9:20
				10:19
				11:19
				6:43A
				7:47
				8:51
				9:50
				10:46
				11:45
				12:45P
				1:46
				2:46
				3:46
				—
				4:47
				5:48
				6:48
				7:44
				8:41
				9:39
				10:37
				11:37

Monday through Friday

237

Westbound *Al Oeste* (Approximate Times / *Tiempos Aproximados*)

NORTH HOLLYWOOD	VAN NUYS	GRANADA HILLS	NORTHRIDGE	ENCINO
7	6	5	4	3
North Hollywood Station	Van Nuys G Line Station	Woodley & Roscoe	Rinaldi & Woodley	Zelzah & Devonshire
				Roscoe & White Oak
				Zelzah & Ventura
5:09A	5:25A	5:43A	5:55A	6:06A
6:08	6:25	6:43	6:55	7:08
7:05	7:22	7:41	7:55	8:08
8:05	8:22	8:40	8:55	9:07
9:07	9:24	9:41	9:55	10:07
10:07	10:25	10:42	10:55	11:07
11:05	11:24	11:42	11:55	12:07P
12:04P	12:23P	12:41P	12:55P	1:07
1:03	1:22	1:41	1:55	2:08
2:02	2:21	2:41	2:55	3:10
—	—	—	—	3:34
3:01	3:20	3:40	3:55	4:09
4:01	4:20	4:40	4:55	5:09
4:59	5:18	5:40	5:55	6:07
5:59	6:18	6:41	6:55	7:07
7:02	7:20	7:42	7:55	8:06
8:04	8:21	8:42	8:55	9:06
9:07	9:24	9:43	9:55	10:06
10:07	10:24	10:43	10:55	11:06
				6:17A
				7:23
				8:23
				9:21
				10:21
				11:22
				12:22P
				1:22
				2:23
				3:28
				3:51
				4:26
				5:26
				6:20
				7:19
				8:18
				9:17
				10:17
				11:17
				6:34A
				7:42
				8:42
				9:39
				10:39
				11:40
				12:40P
				1:40
				2:42
				3:48
				4:11
				4:46
				5:46
				6:38
				7:36
				8:34
				9:33
				10:33
				11:32

Saturday, Sunday and Holidays

237

Eastbound *Al Este* (Approximate Times / *Tiempos Aproximados*)

ENCINO	NORTHRIDGE	GRANADA HILLS	VAN NUYS	NORTH HOLLYWOOD
1	2	3	4	5
Zelzah & Ventura	Roscoe & White Oak	Zelzah & Devonshire	Rinaldi & Woodley	Woodley & Roscoe
				Van Nuys G Line Station
				North Hollywood Station
5:26A	5:40A	5:51A	6:00A	6:12A
6:26	6:40	6:51	7:00	7:12
7:25	7:39	7:51	8:00	8:12
8:25	8:39	8:51	9:00	9:13
9:21	9:37	9:50	10:00	10:13
10:17	10:34	10:49	11:00	11:15
11:16	11:34	11:49	11:59	12:15P
12:13P	12:32P	12:48P	1:00P	1:15
1:13	1:32	1:48	2:00	2:15
2:13	2:32	2:48	3:00	3:15
3:14	3:32	3:48	4:00	4:15
4:15	4:33	4:49	5:01	5:15
5:17	5:34	5:49	6:01	6:15
6:16	6:33	6:48	7:00	7:14
7:19	7:35	7:49	8:00	8:13
8:21	8:36	8:49	9:00	9:12
9:17	9:31	9:42	9:51	10:03
10:17	10:31	10:42	10:51	11:03
				6:28A
				7:30
				8:30
				9:32
				10:33
				11:35
				12:36P
				1:36
				2:36
				3:36
				4:36
				5:35
				6:35
				7:33
				8:30
				9:28
				10:19
				11:19
				6:46A
				7:49
				8:49
				9:52
				10:54
				11:56
				12:58P
				1:58
				2:58
				3:58
				4:58
				5:57
				6:57
				7:53
				8:49
				9:46
				10:37
				11:37

Saturday, Sunday and Holidays

237

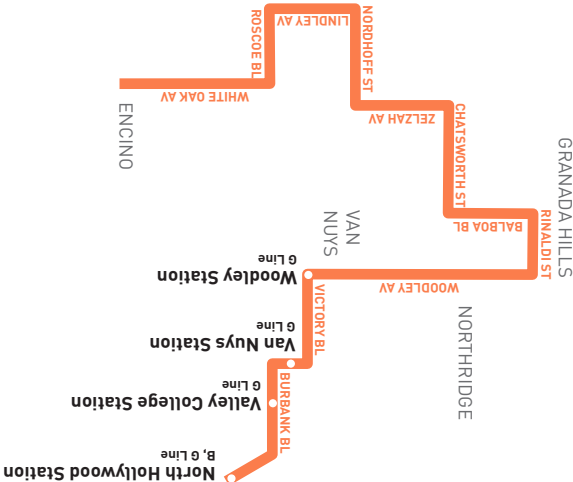
Westbound *Al Oeste* (Approximate Times / *Tiempos Aproximados*)

NORTH HOLLYWOOD	VAN NUYS	GRANADA HILLS	NORTHRIDGE	ENCINO
7	6	5	4	3
North Hollywood Station	Van Nuys G Line Station	Woodley & Roscoe	Rinaldi & Woodley	Zelzah & Devonshire
				Roscoe & White Oak
				Zelzah & Ventura
5:24A	5:40A	5:58A	6:10A	6:21A
6:24	6:40	6:58	7:10	7:21
7:23	7:40	7:58	8:10	8:21
8:22	8:39	8:57	9:10	9:22
9:22	9:39	9:57	10:10	10:22
10:20	10:38	10:57	11:10	11:22
11:19	11:37	11:56	12:10P	12:22P
12:18P	12:36P	12:56P	1:10	1:22
1:17	1:35	1:55	2:09	2:21
2:16	2:34	2:54	3:08	3:20
3:17	3:35	3:55	4:09	4:21
4:19	4:37	4:57	5:10	5:22
5:19	5:37	5:57	6:10	6:22
6:19	6:37	6:57	7:10	7:22
7:20	7:38	7:57	8:10	8:21
8:22	8:39	8:58	9:10	9:21
9:08	9:24	9:43	9:55	10:06
10:08	10:24	10:43	10:55	11:06
				6:32A
				7:33
				8:33
				9:36
				10:37
				11:37
				12:38P
				1:38
				2:37
				3:36
				4:37
				5:35
				6:35
				7:34
				8:33
				9:32
				10:17
				11:17
				6:47A
				7:50
				8:50
				9:53
				10:56
				11:56
				12:58P
				1:58
				2:57
				3:56
				4:57
				5:54
				6:54
				7:51
				8:49
				9:48
				10:33
				11:32



Metro

Subject to change without notice
Sujeto a cambios sin previo aviso



metronet
 323 GO METRO
 Wheelchair Hotline
 800.621.7828
Travel Info
 511
California Relay Service
 711

Effective Jun 25 2023
 Metro Local
 Eastbound to North Hollywood
 Westbound to Encino
 via White Oak Av, Rinaldi St, Woodley Av

237

Special Notes

A Operates school days only, call Metro for more information.

Avisos especiales

A Solo funciona durante los días escolares, llame a Metro para obtener más información.

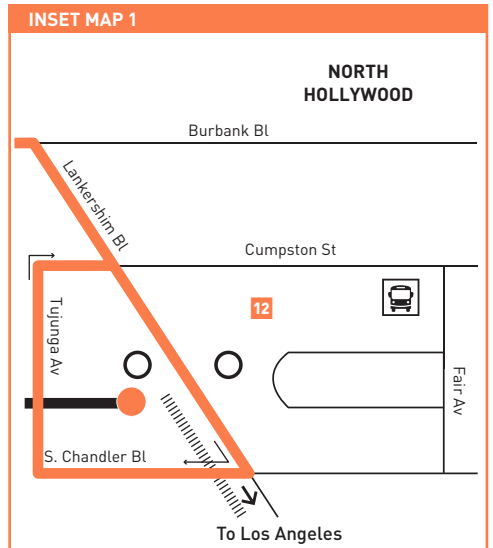
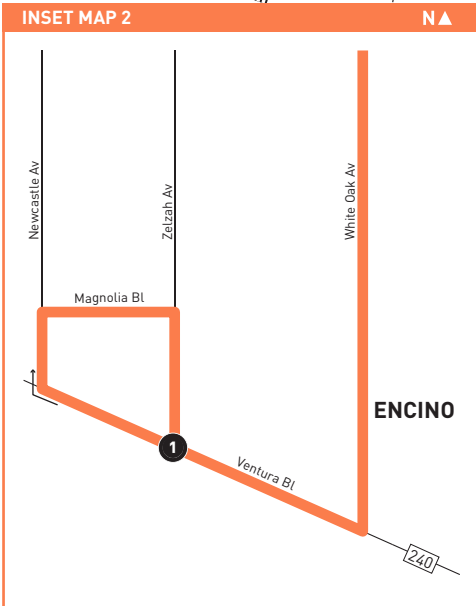
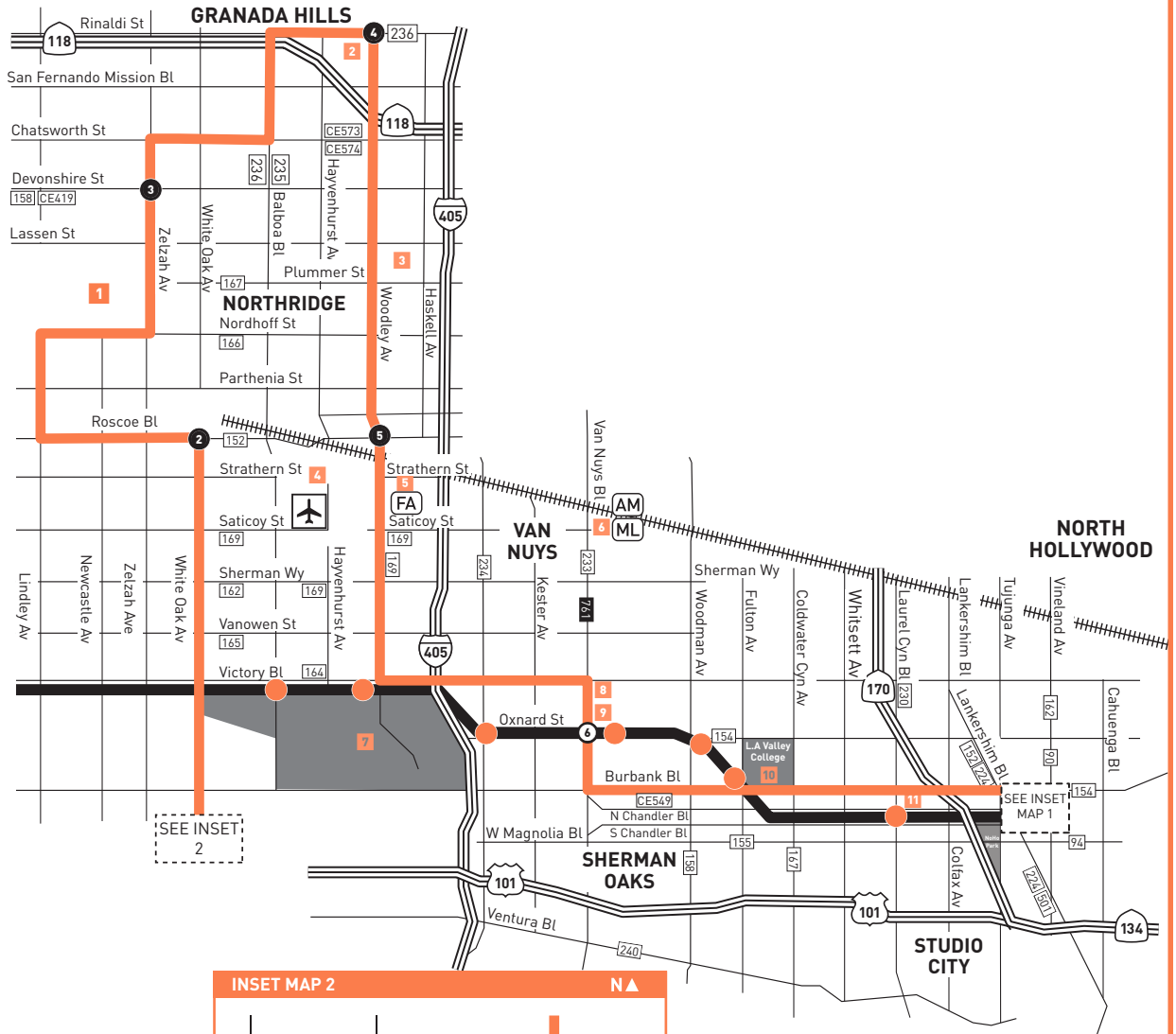
Saturday, Sunday and Holiday Schedules

Saturday, Sunday and Holiday Schedule in effect on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

Horarios de sábado, domingo y días feriados

Horarios de sábado, domingo, y días feriados en vigor para New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day y Christmas Day.

ROUTE MAP



MAP NOTES

- 1 California State University, Northridge**
- 2 Kennedy High School**
- 3 Sepulveda V.A. Ambulatory Care Center**
- 4 Van Nuys Airport**
- 5 Van Nuys Fly Away Terminal (Bus Service to LAX)**
- 6 Van Nuys Metrolink Station**
Ventura County Line/Amtrak
- 7 Sepulveda Dam Recreation Area**
- 8 Van Nuys Civic Center**
- 9 Van Nuys G Line Station**
Metro 154, 233, 237, 761; LDVAN
- 10 Valley College Station**
Metro 167, 237; CE549, LDVAN
- 11 Laurel Canyon Station**
Metro Lines 230
- 12 North Hollywood B, G Lines Stations**
Metro 90, 94, 152, 154, 155, 162, 224, 237, 501, Metro B Line, Metro G Line; BB Media District, BB Noho/Airport; CE549; SC757; LADOT North Hollywood DASH

LEGEND

- Route of Line 237
- Route of G Line
- Metro B Line
- Metrolink, Amtrak
- Metro Rail Station
- Metro G Line Station
- Local Stop Timepoint
- Amtrak Station
- Metrolink Station
- LAX Flyaway
- Transit Center
- BB Burbank Bus
- CE LADOT Commuter Express
- LD LADOT Dash
- LADVAN LADOT Dash Van Nuys
- SC Santa Clarita Transit

Lose something?

Learn more about Metro's Lost & Found service. Visit metro.net/lostandfound or call 323.937.8920.



Appendix 2 – VMT Calculator

CITY OF LOS ANGELES VMT CALCULATOR Version 1.4



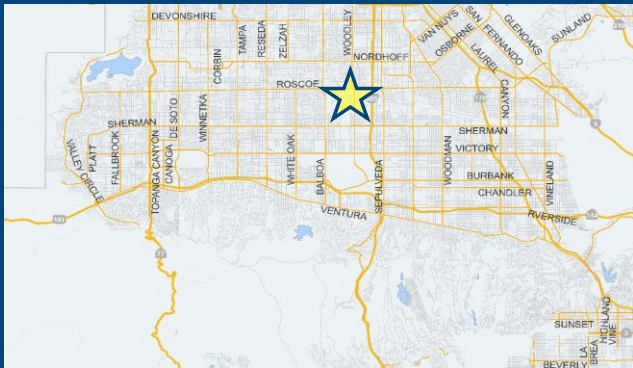
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project:

Scenario:

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
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. <input type="checkbox"/>	
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.	



CITY OF LOS ANGELES VMT CALCULATOR Version 1.4

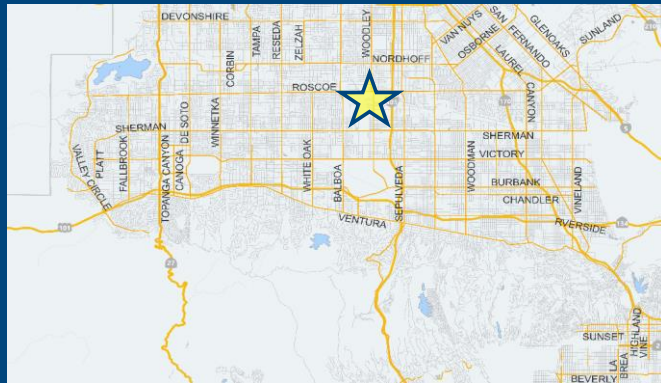


Project Information

Project:

Scenario:

Address:



TDM Strategies

Select each section to show individual strategies
 Use to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	No

A Parking

Proposed Prj Mitigation

Reduce Parking Supply city code parking provision for the project site
 actual parking provision for the project site

Unbundle Parking monthly parking cost (dollar) for the project site
 Proposed Prj Mitigation

Parking Cash-Out percent of employees eligible
 Proposed Prj Mitigation

Price Workplace Parking daily parking charge (dollar)
 percent of employees subject to priced parking
 Proposed Prj Mitigation

Residential Area Parking Permits cost (dollar) of annual permit
 Proposed Prj Mitigation

- B Transit
- C Education & Encouragement
- D Commute Trip Reductions
- E Shared Mobility
- F Bicycle Infrastructure
- G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
296 Daily Vehicle Trips	296 Daily Vehicle Trips
3,175 Daily VMT	3,175 Daily VMT
N/A Household VMT per Capita	N/A Household VMT per Capita
N/A Work VMT per Employee	N/A Work VMT per Employee

Significant VMT Impact?

Household: N/A Threshold = 9.4 15% Below APC	Household: N/A Threshold = 9.4 15% Below APC
Work: N/A Threshold = 11.6 15% Below APC	Work: N/A Threshold = 11.6 15% Below APC

Proposed Project Land Use Type	Value	Unit
Industrial Warehousing/Self-Storage	123.469	ksf



CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: August 13, 2023

Project Name: 9th Street Partners

Project Scenario:

Project Address: 16201 W RAYMER ST, 91406



Version 1.4

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	0	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	0	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	0.000	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	0.000	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
	High-Turnover Sit-Down	0.000	ksf
	Restaurant	0.000	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	0.000	ksf
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	123.469	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other		0	Trips

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: August 13, 2023

Project Name: 9th Street Partners

Project Scenario:

Project Address: 16201 W RAYMER ST, 91406



Version 1.4

Analysis Results			
Total Employees: 41			
Total Population: 0			
Proposed Project		With Mitigation	
296	Daily Vehicle Trips	296	Daily Vehicle Trips
3,175	Daily VMT	3,175	Daily VMT
N/A	Household VMT per Capita	N/A	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
Significant VMT Impact?			
APC: South Valley			
Impact Threshold: 15% Below APC Average			
Household = 9.4			
Work = 11.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 9.4	N/A	Household > 9.4	N/A
Work > 11.6	N/A	Work > 11.6	N/A

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: August 13, 2023

Project Name: 9th Street Partners

Project Scenario:

Project Address: 16201 W RAYMER ST, 91406



Version 1.4

TDM Strategy Inputs				
Strategy Type	Description	Proposed Project	Mitigations	
Parking	<i>Reduce parking supply</i>	<i>City code parking provision (spaces)</i>	0	0
		<i>Actual parking provision (spaces)</i>	0	0
	<i>Unbundle parking</i>	<i>Monthly cost for parking (\$)</i>	\$0	\$0
	<i>Parking cash-out</i>	<i>Employees eligible (%)</i>	0%	0%
	<i>Price workplace parking</i>	<i>Daily parking charge (\$)</i>	\$0.00	\$0.00
		<i>Employees subject to priced parking (%)</i>	0%	0%
	<i>Residential area parking permits</i>	<i>Cost of annual permit (\$)</i>	\$0	\$0
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: August 13, 2023

Project Name: 9th Street Partners

Project Scenario:

Project Address: 16201 W RAYMER ST, 91406



Version 1.4

TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
Transit	<i>Reduce transit headways</i>	<i>Reduction in headways (increase in frequency) (%)</i>	0%	
		<i>Existing transit mode share (as a percent of total daily trips) (%)</i>	0%	
		<i>Lines within project site improved (<50%, >=50%)</i>	0	
	<i>Implement neighborhood shuttle</i>	<i>Degree of implementation (low, medium, high)</i>	0	0
		<i>Employees and residents eligible (%)</i>	0%	0%
	<i>Transit subsidies</i>	<i>Employees and residents eligible (%)</i>	0%	0%
		<i>Amount of transit subsidy per passenger (daily equivalent) (\$)</i>	\$0.00	\$0.00
Education & Encouragement	<i>Voluntary travel behavior change program</i>	<i>Employees and residents participating (%)</i>	0%	
	<i>Promotions and marketing</i>	<i>Employees and residents participating (%)</i>	0%	
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: August 13, 2023

Project Name: 9th Street Partners

Project Scenario:

Project Address: 16201 W RAYMER ST, 91406



Version 1.4

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	<i>Required commute trip reduction program</i>	<i>Employees participating (%)</i>	0%	0%
	<i>Alternative Work Schedules and Telecommute</i>	<i>Employees participating (%)</i>	0%	0%
		<i>Type of program</i>	0	0
	<i>Employer sponsored vanpool or shuttle</i>	<i>Degree of implementation (low, medium, high)</i>	0	0
		<i>Employees eligible (%)</i>	0%	0%
		<i>Employer size (small, medium, large)</i>	0	0
<i>Ride-share program</i>	<i>Employees eligible (%)</i>	0%	0%	
Shared Mobility	<i>Car share</i>	<i>Car share project setting (Urban, Suburban, All Other)</i>	0	0
	<i>Bike share</i>	<i>Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)</i>	0	0
		<i>School carpool program</i>	<i>Level of implementation (Low, Medium, High)</i>	0
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: August 13, 2023

Project Name: 9th Street Partners

Project Scenario:

Project Address: 16201 W RAYMER ST, 91406



Version 1.4

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	<i>Implement/Improve on-street bicycle facility</i>	<i>Provide bicycle facility along site (Yes/No)</i>	0	0
	<i>Include Bike parking per LAMC</i>	<i>Meets City Bike Parking Code (Yes/No)</i>	0	0
	<i>Include secure bike parking and showers</i>	<i>Includes indoor bike parking/lockers, showers, & repair station (Yes/No)</i>	0	0
Neighborhood Enhancement	<i>Traffic calming improvements</i>	<i>Streets with traffic calming improvements (%)</i>	0%	0%
		<i>Intersections with traffic calming improvements (%)</i>	0%	0%
	<i>Pedestrian network improvements</i>	<i>Included (within project and connecting off-site/within project only)</i>	0	0

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: August 13, 2023
 Project Name: 9th Street Partners
 Project Scenario:
 Project Address: 16201 W RAYMER ST, 91406



Version 1.4

TDM Adjustments by Trip Purpose & Strategy														
Place type: Suburban Center														
		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
		Parking	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Unbundle parking	0%		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Parking cash-out	0%		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Price workplace parking	0%		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Residential area parking permits	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Shared Mobility	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: August 13, 2023
 Project Name: 9th Street Partners
 Project Scenario:
 Project Address: 16201 W RAYMER ST, 91406



Version 1.4

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Suburban Center

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Neighborhood Enhancement	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

Final Combined & Maximum TDM Effect

	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
MAX. TDM EFFECT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B)...])$$

where X%=

PLACE	urban	75%
TYPE	compact infill	40%
MAX:	suburban center	20%
	suburban	15%

Note: $(1 - [(1-A) * (1-B)...])$ reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: August 13, 2023

Project Name: 9th Street Partners

Project Scenario:

Project Address: 16201 W RAYMER ST, 91406



Version 1.4

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	0	0.0%	0	10.4	0	0
Home Based Other Production	0	0.0%	0	6.3	0	0
Non-Home Based Other Production	63	0.0%	63	9.5	599	599
Home-Based Work Attraction	59	-11.9%	52	15.7	926	816
Home-Based Other Attraction	125	-4.8%	119	8.9	1,113	1,059
Non-Home Based Other Attraction	63	-1.6%	62	11.3	712	701

MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	0.0%	0	0	0.0%	0	0
Home Based Other Production	0.0%	0	0	0.0%	0	0
Non-Home Based Other Production	0.0%	63	599	0.0%	63	599
Home-Based Work Attraction	0.0%	52	816	0.0%	52	816
Home-Based Other Attraction	0.0%	119	1,059	0.0%	119	1,059
Non-Home Based Other Attraction	0.0%	62	701	0.0%	62	701

MXD VMT Methodology Per Capita & Per Employee

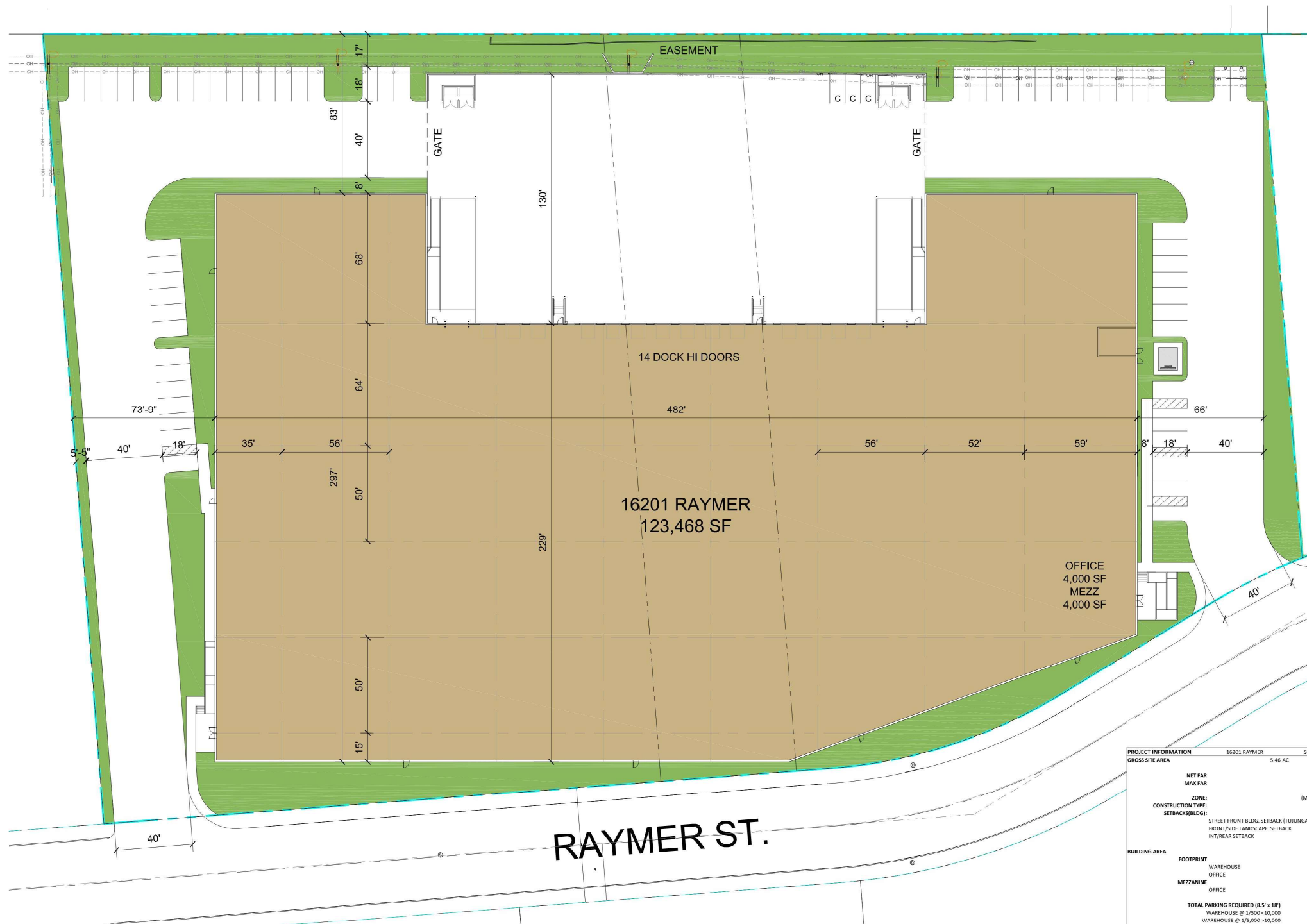
Total Population: 0

Total Employees: 41

APC: South Valley

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
<i>Total Home Based Production VMT</i>	0	0
<i>Total Home Based Work Attraction VMT</i>	816	816
<i>Total Home Based VMT Per Capita</i>	N/A	N/A
<i>Total Work Based VMT Per Employee</i>	N/A	N/A

Attachment 1 - Site Plan



RAYMER ST.

16201 RAYMER
123,468 SF

14 DOCK HI DOORS

OFFICE
4,000 SF
MEZZ
4,000 SF

PROJECT INFORMATION		16201 RAYMER	SCH 18	06.29.2023
GROSS SITE AREA		5.46 AC		237,956 SF
NET FAR				51.9%
MAX FAR				NONE
ZONE:		(M-2) HEAVY MANUFACTURING		
CONSTRUCTION TYPE:				II-B
SETBACKS(BLDG):				
	STREET FRONT BLDG. SETBACK (TULUNGA AVE.)			0'
	FRONT/SIDE LANDSCAPE SETBACK			0'
	INT/REAR SETBACK			0'
BUILDING AREA				123,468 SF
FOOTPRINT				119,468 SF
	WAREHOUSE			115,468
	OFFICE			4,000
MEZZANINE				4,000 SF
	OFFICE			4,000
TOTAL PARKING REQUIRED (8.5' x 18')				62
	WAREHOUSE @ 1/500-10,000			20
	WAREHOUSE @ 1/75,000-10,000			21
	OFFICE @ 1/400			20
PARKING PROVIDED (8.5' x 18')				62
	STANDARD			47
	VAN/ADA			1
	ADA			2
	EV VAN/ADA			1
	EV ADA			1
	EV			5
	CLEAN AIR			2
	COMPACT (8' x 15')			3
LANDSCAPE REQUIRED		NONE	NONE	
PROVIDED		14.93%	35,529 SF	

A CONCEPTUAL SITE PLAN
SCALE: 1" = 20'

PROJECT
SCHEME 18
SITE PLAN

9TH ST PARTNERS - RAYMER ST.
VAN NUYS, CA



HERDMAN
ARCHITECTURE + DESIGN
100 Bayview Circle Suite 100
Newport Beach, CA 92660
www.Herdman-ad.com
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info@Herdman-ad.com

A22-2267
06.29.2023



CONCEPTUAL
SITE PLAN