

## California Department of Transportation

DISTRICT 7  
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March 18, 2026

Isaiah Ross  
City of Los Angeles Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

RE: Public Storage Jefferson Replacement Project  
– Mitigated Negative Declaration (MND)  
SCH # 2026020457  
GTS # LA-2026-05018  
Vic. LA 10 PM R8.846  
LA 10 PM R9.391

Dear Isaiah Ross:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The proposed replacement Project would involve the construction of a six-story building with approximately 296,733 square feet of self-storage use floor area and 6,720 square feet of retail use floor area, replacing approximately 82,051 square feet of existing self-storage on a 90,958 square foot Project Site. The Project includes a total of approximately 315,417 gross square feet. The Project includes parking for 63 automobiles, including 10 electric vehicle (EV) spaces and 14 EV capable spaces, and 66 bicycles, including 33 long term and 33 short-term spaces. The Project would be approximately 85 feet and 8 inches in height. The project proposes to remove six (6) non-protected trees and will plant 28 new trees as part of the project.

After reviewing the MND, Caltrans has the following comments:

Caltrans aims to provide a safe, reliable transportation network that respects the environment and supports infill development that prioritizes nearby transit service, promotes active transportation, and provides a mixture of land uses that keeps the goods and services close to where people work and live. In general, the Office of Complete Streets is supportive of the proposed modifications to support pedestrians and cyclists, such as the inclusion of both short-term & long-term bicycle parking and establishing sidewalk facilities. Due to the project's

proximity to the Metro E Line La Cienega/Jefferson station, the Office of Complete Streets also recommends the following to better allow the project to achieve enhanced multimodal accessibility:

- If possible, please locate the bike parking in well observed spaces, improving security and perceived safety.
- Please consider well lit, off roadway entry points for cyclists and pedestrians to approach retail facilities. A dedicated entrance via a wide sidewalk or multi-use area may reduce potential conflict points.
- The project is near the Ballona Creek bike path and La Cienega/Jefferson E Line station, and if possible, we would recommend wayfinding signage on property to better direct potential traffic to and from these transportation networks.
- With an expected increase in trips to the location due to the implementation of retail, which will likely result in bidirectional mixing of people walking and biking, exceeding standard (8-10ft) sidewalk widths at ingress and egress points should be considered.
- Pedestrian scale lighting should be considered in the event retail expects to operate during evening hours.
- Reduce the amount of car parking whenever possible, as research suggests that abundant car parking enables and encourages driving and undermines a project's ability to encourage public transit and active modes of transportation. For any project to better promote public transit and reduce vehicle miles traveled, we recommend the implementation of Transportation Demand Management (TDM) strategies as an alternative to building an excessive amount of car parking.
- Prepare for adaptive reuse. The ample square footage currently designated for self-storage should be designed in a way that is conducive to adaptive reuse. This allows it to be easily converted to more beneficial uses, like housing, in the future.

Please be aware that Caltrans encroachment permits will be required at all locations where Project work interacts with State ROW. This includes any grading, topography, or equipment work that will change the pattern or direction of water runoff in a way that will impact State facilities or ROW.

Finally, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

**Caltrans District 7 Office of Permits contact information:**

Mailing Address: 100 S Main Street, Ste 100 Los Angeles, CA 90012

Office Hours: 8:00 a.m. to 5:00 p.m. Monday-Friday

Phone: 213-897-3631 | Fax: 213-897-0420 | E-mail: [D7.Permits@dot.ca.gov](mailto:D7.Permits@dot.ca.gov)

If you have any questions, please contact project coordinator Anthony Higgins, at [anthony.higgins@dot.ca.gov](mailto:anthony.higgins@dot.ca.gov) and refer to GTS# 07-LA-2026-05018.

Sincerely,

*Anthony Higgins*

Anthony Higgins

Acting LDR Branch Chief

Cc: State Clearinghouse