

## California Department of Transportation

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March 12, 2026

Vista Ezzati, Principal Planner  
Community Development Department  
Planning Division  
City of Glendale  
633 East Broadway, Room 103  
Glendale, CA 91206

RE: Star Mazda Vehicle Dealership Expansion  
Project  
SCH # 2026020750  
Vic. LA-5/PM 23.717, LA-2/PM 16.02  
GTS # LA-2026-05028-NOP

Dear Vista Ezzati:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced NOP. The Project involves the construction of a new two-story, approximately 11,840-square-foot sales facility for the existing Star Mazda vehicle dealership, located in the southeastern portion of the site. It also includes the demolition of two existing structures: an approximately 8,600-square-foot showroom and service reception building in the northeastern area and an approximately 900-square-foot parts delivery and used sales manager's office adjacent to the parts facility near the center of the site. The redesigned parking layout would accommodate 66 spaces, including 18 standard spaces for customers, 18 tandem parking spaces designated for vehicle service, and 30 tandem parking spaces for vehicle display. Due to the site's proximity of less than half a mile from the Glendale Transportation Center and its designation as part of a High-Quality Transit Corridor, the applicant is seeking parking requirement relief under Assembly Bill 2097.

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. You may reference the Governor's Office of Planning and Research (OPR) for more information:

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

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

Also, Caltrans has published the VMT-focused Transportation Impact Study Guide (TISG), dated May 20, 2020 and the Local Development Review (LDR) Safety Review Practitioner's Guidance, prepared in February 2024. For your review, please consider the SB 743 Implementation Resource at the following link when preparing the environmental document:

<https://dot.ca.gov/programs/sustainability/sb-743/resources>

From a Memo of Stantec dated February 24, 2023, for retail projects such as the proposed Project, a significant impact would occur if the project would result in a net increase in existing total citywide VMT. The City's guidelines contain criteria for screening land use projects from further VMT analysis. Retail projects that are 50,000 square feet or less can be presumed to have a less-than-significant transportation impact and would not require a detailed VMT analysis. The proposed Project consists of a new 32,570 square foot building. The Project square footage is less than 50,000 square feet; therefore, the Project can be presumed to have a less-than significant transportation impact. No further VMT analysis is required.

Further from the Memo, the proposed Project would result in a net increase of 5 AM peak hour trips, 6 PM peak hour trips, and 65 daily trips. Caltrans concurs that the proposed Star Mazda expansion would not require a detailed VMT analysis based on the City's screening criteria for retail projects of 50,000 square feet or less. Furthermore, the Project would generate a minimal amount of new peak hour or daily traffic which would have a nominal effect on the surrounding roadway network.

Due to the site's proximity to the Glendale Transportation Center and its location in a High-Quality Transit Corridor, the EIR should address ways to improve pedestrian, bicycle, and transit access, and explain how the requested parking relief under Assembly Bill 2097 promotes multimodal transportation and less reliance on single-occupant vehicles.

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-2026-05028-NOP.

Sincerely,

  
Anthony Higgins  
Acting LDR Branch Chief

Cc: State Clearinghouse