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

October 27, 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 #07-LA-2026-05141-DEIR

Dear Vista Ezzati:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The proposed Project involves the construction of a new two-story, approximately 11 ,840-squarefoot 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 Land Use and Climate Innovation (LCI) for more information:

https://lci.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.

The Project is consistent with the City's Circulation Element and will continue to use access points on South Brand Boulevard and West Laurel Street without adding hazardous geometric design features. According to Stantec's 2023 Vehicle Miles Traveled (VMT) and Trip Generation Evaluation, the Project would generate approximately 65 additional daily trips. Because the new building is less than 50,000 square feet and the projected daily trips are well below 145, it is exempt from detailed VMT analysis under the City's Transportation Impact Analysis Guidelines.

The Project also supports state and regional transportation policies, including Caltrans directives, by applying Assembly Bill 2097 to reduce on-site parking. Limiting parking in a transit-rich area located 0.3 miles from the Glendale Transit Center is expected to improve transit access and reduce single-occupancy vehicle trips, consistent with applicable multimodal transportation plans. Therefore, the Project's transportation impacts were determined to be less than significant.

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. To minimize potential traffic impacts on State facilities, any large-size truck trips should 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.

If you have any questions, please feel free to contact Mr. Alan Lin, the project coordinator at (213) 269-1124 and refer to GTS #07-LA-2026-05141-DEIR.

Sincerely,

Frances Duong

FRANCES DUONG
LDR Branch Chief

cc: Governor's Office of Land Use and Climate Innovation (LCI)