

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
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Governor's Office of Planning & Research

MAY 17 2019

STATE CLEARINGHOUSE

May 10, 2019

Nuri Cho
City Planning Associate
City of Los Angeles
200 N. Spring St. 7th Floor
Los Angeles, CA 90012

RE: Dahlia Vista Townhomes
GTS# 07-LA-2019-02417
SCH# 2019049075
Vic. LA-134/ PM 10.882

Dear Ms. Cho:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project includes the demolition of an existing one-story retail/auto repair building that is approximately 2,254 square feet in size; and the construction, use and maintenance of a mixed-use development consisting of six (6) residential townhouse units, a total of 1,016 square feet of office/ retail commercial space and 3,636 square feet of roof deck areas. The project will contain 14 vehicle parking spaces, and 12 bicycle parking spaces of which eight (8) will be long-term spaces and four (4) will be short-term spaces. The building will be 46 feet 7 inches in height, with 10,379 square feet of floor area for a property that is 9,461.4 square feet in size, resulting in a 1.1 :1 Floor Area Ratio (FAR). The site is zoned [Q]C4-2D with a General Plan Land Use designation of Neighborhood Commercial in the Northeast Los Angeles Community Plan.

The nearest State facility to the proposed project is Interstate 134. After reviewing the Negative Declaration (ND), Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities.

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

If you have any questions, please contact project coordinator Mr. Carlo Ramirez, at carlo.ramirez@dot.ca.gov and refer to GTS# 07-LA-2019-02417.

Sincerely,

A handwritten signature in black ink, appearing to read "Miya Edmonson".

MIYA EDMONSON
IGR/CEQA Branch Chief
Cc: Scott Morgan, State Clearinghouse