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CITY PLANNING**

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October 3, 2019

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**2465-2467 SOUTH PURDUE AVENUE/ CALIFORNIA ENVIRONMENTAL QUALITY ACT  
(CEQA) APPEAL; COUNCIL FILE NO. 19-0681**

On December 19, 2018, the City of Los Angeles determined based on the whole of the administrative record that the project, the construction, use, and maintenance of a new five-story, approximately 56-foot high residential building with 17 units including two (2) units for Extremely Low Income Households and one (1) unit reserved for Very Low Income Households (Case Nos. DIR-2018-3411-TOC and ENV-2018-3412-CE), is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Enclosed herein for your consideration is ENV-2018-3412-CE, which includes the Notice of Exemption (Categorical Exemption, Class 32), dated December 19, 2018, the supporting justification for the Class 32 Categorical Exemption determination and the supporting Tree Report and LADOT referral form. The enclosed is found in the administrative file for Case No. ENV-2018-3412-CE and is not new information.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

NICHOLAS HENDRICKS  
Senior City Planner

VPB:NH:JT

Enclosure  
ENV-2018-3412-CE

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

<b>LEAD CITY AGENCY</b> City of Los Angeles Department of City Planning	<b>COUNCIL DISTRICT</b> 11
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<b>PROJECT TITLE</b> DIR-2018-3411-TOC	<b>LOG REFERENCE</b> ENV-2018-3412-CE
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**PROJECT LOCATION**  
2465-2467 South Purdue Avenue

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:**  
Request for TOC incentives to allow the construction of a 17-unit, five-story residential building, with the removal of 17 trees.

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:**  
Michael Ghodsi, Franklin Views, LLC

<b>CONTACT PERSON</b> Michael Ghodsi	<b>AREA CODE</b> 310-429-9397	<b>TELEPHONE NUMBER</b>
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**EXEMPT STATUS: (Check One)**

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 32 Category \_\_\_\_\_ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

**JUSTIFICATION FOR PROJECT EXEMPTION:**

**PROJECT DESCRIPTION**

The proposed project involves the demolition of an existing four-unit residential building and four car garage and the construction, use, and maintenance of a new five-story, approximately 56 foot high apartment building with 17 units. The proposed building will front Purdue Avenue and will encompass approximately 19,589 square feet of residential floor area, resulting in a Floor Area Ratio (FAR) of approximately 3.914 to 1. Of the 17 units proposed, 9 will be one bedroom units, 6 will be two bedroom units, and 2 will be three bedroom units. Of the 17 residential units, the project will reserve 2 units for Extremely Low Income households and 1 unit reserved for Very Low Income households.

Surrounding properties are generally developed with one to four-story multi-family residential building fronting along Purdue Avenue in the R3-1 Zone with single-family developments located to the east in the R1-1 Zone. The northern adjoining property is zoned R3-1 and is developed with a one-story four-unit residential building. The eastern adjoining property (across Purdue Avenue) is zoned R3-1 and is developed with a two-story multi-family residential building. The southern adjoining property is zoned R3-1 and is developed with a two-story apartment building. The western adjoining property is zoned R1-1 and developed with a one-story single-family dwelling.

Per the LAMC the on-site trees and off-street trees may need to be replaced. Accordingly, the street trees will be subject to replacement requirements to the satisfaction of the Department of Public Works, Urban Forestry Division.

The subject property consists of one lot totaling 7,828 square-feet in area and is located on Purdue Avenue mid-block between

Exposition Boulevard to the north and Pearl Street to the south. The site is located within the Palms-Mar Vista-Del Rey Community Plan and is zoned R3-1 with a land use designation of Medium Residential. The site is located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan, a Transit Priority Area, a Tier 3 TOC area, and the Urban Agriculture Incentive Zone. The site is located within 1.82 kilometers of the nearest known fault (Santa Monica Fault) and is presently developed with four-unit one-story residential building with a four car garage to the rear.

The project involves a Transit Oriented Communities Request to permit 10 base units and 7 additional units through the Transit Oriented Communities Program, for a total of 17 Units. The project qualifies for base incentives of a 50% increase in allowable Floor Area Ratio, a permitted parking ratio of 0.5 spaces per unit, and a 70% increase in allowable density. The applicant has requested three (3) additional incentives: (1) to allow a 30% reduction in required side yards; (2) to allow a maximum 11-foot/one-story increase in permitted building height, and (3) a maximum 25% reduction in the quantity of required open space.

#### **CEQA DETERMINATION - CLASS 32 CATEGORICAL EXEMPTION APPLIES**

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following five applicable conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

#### **(a) The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.**

The proposed project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations. The Palms-Mar Vista-Del Rey Community Plan Map designates the property for Medium Residential land uses with corresponding zones R3 and R3PV. The property is zoned R3-1. As such, the proposed construction of a 17-unit residential building would be permitted by the Zone and is located on property currently designated for such development in the General Plan.

The Palms-Mar Vista-Del Rey Community Plan establishes the following Goals, Objectives, and Policies that relate to the proposed project:

- Goal 1: A safe, secure, and high quality residential environment for all community residents
  - Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.
    - Policy 1-1.1: Provide for adequate Multiple Family residential development.
  - Objective 1-2: To reduce vehicular trips and congestion by developing new housing in proximity to s
    - Policy 1-2.1: Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.
  - Objective 1-4: To promote the adequacy and affordability of multiple-family housing and increase its accessibility to more segments of the population.
    - Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.

The proposed project involves the demolition of an existing four-unit residential building and four car garage and the construction, use, and maintenance of a new five-story, approximately 56 foot high apartment building with 17 units. The proposed building will front Purdue Avenue and will encompass approximately 19,589 square feet of residential floor area, resulting in a Floor Area Ratio (FAR) of approximately 3.914 to 1. Of the 17 units proposed, 9 will be one bedroom units, 6 will be two bedroom units, and 2 will be three bedroom units. Of the 17 residential units, the project will reserve 2 units for Extremely Low Income households and 1 unit reserved for Very Low Income households.

The project proposes an increase in residential units and floor area in the Palms-Mar Vista-Del Rey Community Plan area on a site developed with a four unit residential building. The proposed project is located mid-block on Purdue Avenue and is located approximately ½ mile from Olympic Boulevard, a major commercial corridor developed with commercial uses in the vicinity. Additionally, the proposed project is also located within 2000 feet of the Exposition/Sepulveda Metro Station. As the project is consistent with the General Plan, Community Plan, and the applicable zoning regulations; the project complies with subsection a.



**(b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.**

The proposed development is wholly within the City of Los Angeles and is on a 0.18 acre site (i.e., less than five acres). The project site is surrounded by urban uses, as it is infill construction located on a residential corridor within an urban area; and not located in a farmland or agricultural designated area. The neighborhood is fully built out with a variety of development including multi-family buildings and this proposed project will be consistent with the urban character of the neighborhood and corridor.

**(c) The project site has no value as habitat for endangered, rare, or threatened species.**

The existing site is developed with a one-story four-unit apartment building, with a four car garage to the rear portion of the project site. The majority of the site is paved. The project is located on an established, fully developed, residential area. The project site has no value as a habitat for endangered, rare or threatened species. Further, there are 17 trees on-site (all proposed for removal) however none of the trees are identified as protected species.

**(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

In regards to traffic, a significant impact may occur if the project conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The project is the construction of a 17 residential unit multi-family apartment structure on an existing site developed with four residential units. The project would result in a net increase of 13 dwelling units. Proposed projects that exceed daily peak morning/evening trip count thresholds established by the Los Angeles Department of Transportation require a traffic analysis or study. The project generates a net increase of 63 daily trips, including 4 am peak hour trips and 6 pm peak hour trips. The project does not exceed net unit thresholds established by the Los Angeles Department of Transportation and therefore no impact would occur. No mitigation would be necessary and the project would not result in any significant impacts related to traffic.

In regards to noise, construction activities can generate varying degrees of noise and vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. In addition, the project would be required to comply with LAMC Section 41.40, which requires limitations imposed on construction activities. Additionally, new stationary sources of noise, such mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02 and 112.05, which prohibit noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address construction activities and mechanical equipment, the project would result in a less than significant impact related to construction and operational vibration and noise.

In regards to air quality, a significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. The proposed project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. The proposed project would generate typical operational emissions associated with multi-family residential development projects. Therefore, the project would not result in any significant impacts to air quality.

In regards to water quality, a significant impact would occur if the project would: 1) exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB), 2) increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded, or 3) increase surface water runoff, resulting in the need for expanded off site storm water drainage facilities. All wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements. Additionally, prior to any construction activities, the project applicant would be required to coordinate with



the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would not result in a significant impact related to water or wastewater infrastructure. Lastly, development of the proposed project would maintain existing drainage patterns; site generated surface water runoff would continue to flow to the City's storm drain system. The proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would not result in a significant impact related to existing storm drain capacities.

**(e) The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services.**

The project site will be adequately served by all required public utilities and services given that the site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the net addition of 13 residential dwelling units. Based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Exemption.

**CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS**

The City has further considered whether the proposed project is subject to any of the six exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

Because the proposed project is not defined as a Class 3, 4, 5, 6 or 11 project, this exception is inapplicable. As such, exception (a) does not apply.

- B. **Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

The development of the project site with 17 dwelling units is consistent with the zone and land use designation of the site, as designated by the Palms-Mar Vista-Del Rey Community Plan, and as permitted by the City's Transit Oriented Communities Affordable Housing Incentive Program (LAMC 12.22-A.31) The Community Plan's Medium Residential designation of the site includes multi-family density and uses was completed in anticipation of environmental impacts based on the maximum allowable density for the project site and the surrounding area. The proposed project is not requesting any significant deviations from what is otherwise permitted by the underlying zoning of the site. Similarly, other by-right projects in the surrounding area would have been analyzed for their environmental impacts during the preparation of the Community Plan and are not subject to further CEQA review. Any project proposing to deviate from the Community Plan and underlying zone would require a CEQA clearance and impacts would be mitigated for the project individually.

A successive project of the same type and nature would reflect a development that is consistent with the underlying land use designation and Los Angeles Municipal Code. Any such project would be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, building code and regulated construction methods, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce potential impacts to less than significant and would, therefore, not create a cumulative impact.

- C. **Significant Effect Due To Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

The project proposes to construct a new, 17-unit, residential development in an area zoned and designated for such development. Properties in the vicinity are developed with single-family residential and multi-family residential uses, and the subject site is of a similar size to nearby properties. There are no special districts or other known circumstances that

indicate a special or sensitive surrounding environment. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- D. **Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

Based on a review of the California Scenic Highway Mapping System ([http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)), subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. **Hazardous Waste Sites.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*


Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- F. **Historical Resources.** *Projects that may cause a substantial adverse change in the significance of an historical resource.*

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15332 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE City Planner	DATE December 19, 2018	
FEE: \$5,774.00	RECEIPT NO. 0101902915	REC'D. BY	DATE June 13, 2018

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

\_\_\_\_\_  
NAME (PRINTED)

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

May 30, 2018

To: City of Los Angeles Planning Department

RE: **Tree Report for 2465 S. Purdue Avenue**

This Tree Evaluation Report is for the property owned by Franklin Views LLC located at 2465 S. Purdue Avenue, LA 90064. This property is currently occupied by a one story four unit apartment building.

The survey area associated with this report is limited to the trees that occur within the property lines of this property. Please refer to the attached site plan.

I visited the site on May 27 2018, to document the type and quantity of trees that exist in the survey area. All my observations were from ground level and dimensions were estimated. My inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

The trunk, branches, and foliage were examined for each tree during the site visit, and the following observations were recorded: tree species and trunk diameter at breast height.

**Description of Trees:**

Eleven (11) trees representing 7 species were observed within the property. No street trees existed.

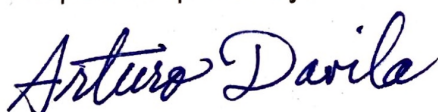
None of the trees in the survey area for this report are "protected trees" as defined in the City's Municipal Code.

The observed 11 trees at the property are all along the South side of the property, as follows:

Two 10" Cypress trees  
One 5" Golden Crown tree  
One 8' Carolina Cherry tree  
Three 5" Eugenia trees  
One 8" Ash tree  
Two 10" Queen Palm trees  
One 6" Ash tree

All the above trees are proposed to be removed to allow construction of a subterranean parking garage at the site.

Report Prepared by:



Arturo Davila, ISA  
Certified Arborist  
Certification Number WE-9263AT



2465 PURDUE  
EXISTING TREES

\* TOTAL 11 TREES,  
NO PROTECTED TREES

6" ASH TREE

2) 10" QUEEN PALM TREES

8" ASH TREE

(3) 5" EUGENIA TREES

8" CAROLINA CHERRY TREE

5" GOLDEN CROWN TREE

(2) 10" CYPRESS TREES

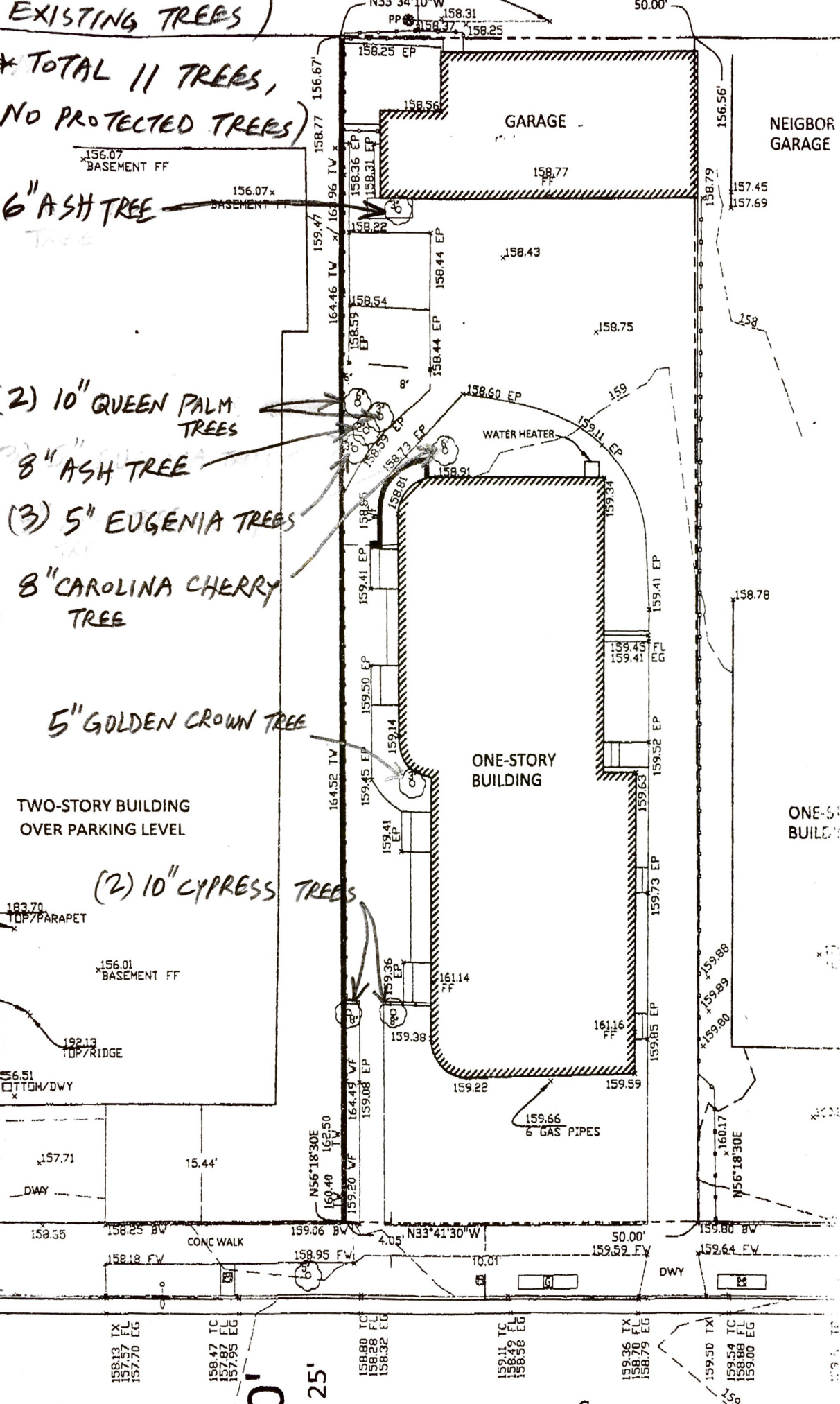
TWO-STORY BUILDING  
OVER PARKING LEVEL

ONE-STORY BUILDING

NEIGHBOR GARAGE

ONE-STORY BUILDING

OVERHEAD CABLE  
176.41 LOWEST ELEV



TREE PLAN

2465 PURDUE AVE.

PURDUE AVENUE →



**REFERRAL FORMS:**

**DEPARTMENT OF TRANSPORTATION REFERRAL FORM:  
TRAFFIC STUDY ASSESSMENT**

The Department of Transportation (DOT) Referral Form serves as an initial assessment to determine whether a project requires a traffic Study.

Prior to the submittal of a referral form with DOT, a Planning case must have been filed with the Department of City Planning, and:

- The referral form must be accompanied by a proof of filing of an Environmental Assessment Form (EAF) or Environmental Impact Report (EIR) for a project with new floor area, change of use, new construction; and
- Project exceeds a threshold as listed in the "Traffic Study Exemption Thresholds"

**NOTES:**

1. All new school projects, including by-right projects, must contact DOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
2. Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a traffic study.
3. Pursuant to LAMC Section 19.15, a review fee payable to DOT may be required to process this form. The applicant should contact the appropriate DOT Development Services Office to arrange payment.
4. DOT's Traffic Study Policies and Procedures can be found at <http://ladot.lacity.org>, under "B-Permit & Traffic Studies."

**RELATED CODE SECTION/ORDINANCE:** LAMC Section 16.05; various ordinances

**SPECIALIZED REQUIREMENTS:** When submitting this referral form to DOT, include the documents listed below:

- Copy of completed Planning Department Master Land Use Permit Application (CP-7771)
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the completed Site Plan Review Supplemental Application (CP-2150)

**DOT DEVELOPMENT SERVICES DIVISION OFFICES:** Please route this form for processing to the appropriate DOT Office as follows:

**Metro**  
 213-972-8482  
 100 S Main St, 9<sup>th</sup> Floor  
 Los Angeles, CA 90012

**West LA**  
 213-485-1062  
 7166 W Manchester Blvd  
 Los Angeles, CA 90045

**Valley**  
 818-374-4699  
 6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
 Van Nuys, CA 91401



**TO BE VERIFIED BY CITY PLANNING STAFF PRIOR TO DOT REVIEW**  
**PROJECT INFORMATION**

Case Number: \_\_\_\_\_

Project Address: 2465 S. Purdue Ave, Los Angeles, CA 90064

Project Description: New 5-Story, 17-Unit, Apartment Building with subterranean parking.

\_\_\_\_\_

\_\_\_\_\_

**TO BE COMPLETED BY DOT STAFF:**  
**TRIP GENERATION CALCULATION**

	Land Use (list each use)	Size / Unit	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Proposed	Multifamily Housing-MR	17 DU	92	6	8
	<i>Total new trips:</i>		+92	+6	+8
Existing	Multifamily Housing-LR	4 DU	29	2	2
	<i>Total existing trips:</i>		-29	-2	-2
<i>Net Increase / Decrease (+ or -)</i>			+63	+4	+6

DOT  
 Comments: Contact the LA BOE for any possible project dedication/improvement requirements.  
Submit a detailed site/driveway plan (1"=40') to LADOT for final driveway approval.

*Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by DOT.*

Transportation Specific Plan Area:      Yes       No       WLA TIMP Specific Plan  
 Fee Calculation:      \$430 PAID 5/15/2018

Traffic Study Required:      Yes       No

Prepared by DOT Staff:      Name: Eder Romero      Phone: (213) 485-1062  
 Signature: *Eder Romero*      Date: 5/15/2018

DOT Case No. WLA18-107002



## Traffic Study Exemption Thresholds

The table below serves as an initial filter when assessing the need for a proposed development project or change of use to prepare a traffic impact study. These thresholds only apply to projects that require a discretionary assessment. **This filter does not apply to mixed-use projects** which would require an assessment by DOT. If a project scope is less than the threshold identified in the table below, then a traffic study will not be required. If a project equals or exceeds the threshold below, then a DOT Referral Form should be processed for a determination by DOT on the need for a study. **Whether or not a project exceeds a threshold, a transportation impact assessment fee may still be required if the project is within a Transportation Specific Plan area. Please consult with LADOT to determine if a fee may be required.**

Land Use Category		Threshold	Peak Hour Rate <sup>1</sup> (per sq ft unless noted)	Highest Peak Hour Trips
Automotive	Auto Repair	8,000 sq ft or 5 bays	3.11 ----- 6 / bay	25
	Quick Auto Oil Change	5 bays	5.19 / bay	26
	Gas Station	2 pumps	15.18 / pump	30
Dining	Coffee / Donut Shop	235 sq ft	108.38	25
	Fast Food	550 sq ft	45.42	25
	High-Turnover Restaurant	1,950 sq ft	12.92	25
	Quality Restaurant	3,300 sq ft	7.49	25
Financial	Bank with drive-thru	575 sq ft	43.63	25
	Bank (walk-in only)	1,500 sq ft	17.35	26
Industrial	Light Industrial	25,000 sq ft	1	25
	Manufacturing	31,000 sq ft	0.8	25
	Warehouse	15,500 sq ft	1.6	25
	Mini-Warehouse (self storage)	84,000 sq ft	0.3	25
Institutional	Public School - Elementary	56 students	0.45 / student	25
	Public School - Middle	46 students	0.54 / student	25
	Public School - High School	58 students	0.43 / student	25
	Private / Charter School (K-12)	27 students	0.93 / student	25
	College	130 students	0.19 / student	25
	Child/Day Care	1,850 sq ft or 30 children	13.62 ----- 0.81 / child	25
	Church	45,000 sq ft	0.56	25
	Synagogue	15,000 sq ft	1.69	25

Land Use Category		Threshold	Peak Hour Rate <sup>1</sup> (per sq ft unless noted)	Highest Peak Hour Trips
Office	General Office	9,000 sq ft	2.84	25
	Medical Office	6,200 sq ft	4.08	25
Recreational	Health Club	5,800 sq ft	4.3	25
	Hotel	33 rooms	0.76 / room	25
	Movie Theater (or live)	4,000 sq ft	6.16	25
	Community Center	9,000 sq ft	2.74	25
Residential	Apartments	36 units	0.7 / unit	25
	Condominiums (or Live/Work)	36 units	0.7 / unit	25
	Senior Housing	91 units	0.27 / unit	25
	Single Family Homes	25 units	1 / unit	25
Retail	Convenience Store (Open 24 hours)	370 sq ft	67.03	25
	Convenience Store (15-16 hours)	720 sq ft	34.57	25
	Pharmacy/Drugstore	2,500 sq ft	9.91	25
	Shopping Center	1,700 sq ft	14.6	25

<sup>1</sup> Based on ITE Trip Generation Manual, 9<sup>th</sup> Edition or the trip generation rates in the West LA TIMP or Coastal Transportation Corridor Specific Plans (the highest of the 3 rates for a specific land use is listed above). Also, the higher of the morning or afternoon peak hour rate is listed.

*A traffic study is not needed for the following project applications:*

- Any continued use of an existing land use that has not been vacant for more than 2 years.
- Ministerial / By-right projects.
- Discretionary projects limited to a request for the sale or dispensing for consideration of alcoholic beverages for on-site or off-site consumption.
- Tenant improvement within an existing shopping center for change of tenants, change of use from retail to restaurant or vice versa.
- Time extension.
- Yard, height or parking variance.
- Any project that is only installing a parking lot or parking structure.

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