

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

2055 S. Avenue of the Stars
DOT Case No. WLA 05-090

Date: November 23, 2005

To: Emily Gabel-Luddy, Associate Zoning Administrator
Department of City Planning

From: 
Tomas Carranza, Transportation Engineer
Department of Transportation

Subject: **TRAFFIC ASSESSMENT FOR THE PROPOSED MIXED-USE PROJECT
AT 2055 AVENUE OF THE STARS**

(EAF Case No. ENV-2005-4496-EIR)

Pursuant to the West Los Angeles Transportation Improvement and Mitigation Specific Plan Ordinance No. 171,492 (WLA TIMP), the Department of Transportation (DOT) has completed the traffic assessment of the proposed mixed-use project located at 2055 Avenue of the Stars. This traffic assessment is based on a traffic study prepared by Overland Traffic Consultants, Inc. received by DOT on October 6, 2005 with subsequent revisions received on November 22, 2005. After a careful review of the pertinent data, DOT has determined that the traffic study adequately describes the project-related impacts of the proposed development.

PROJECT DESCRIPTION

The proposed project consists of the development of a mixed-use project containing 147 condominium units and 7,000 square feet of quality restaurant, plus either 27,000 square feet of specialty retail (Option A) or 43,000 square feet for a private club (Option B). The existing 297-room hotel will be demolished as part of the project. The project is anticipated to be completed and occupied by 2009.

DISCUSSION AND FINDINGS

The proposed project with the private club alternative (option B) represents the worst case scenario in terms of trip generation and, therefore, is the basis of this assessment. After taking into account the existing use trip credits, the proposed project is expected to result in a net reduction of 40 daily trips, a net reduction of 6 trips in the a.m. peak hour and a net reduction of 7 trips in the p.m. peak hour. The trip generation estimates are based on rates from Appendix "A" of the WLA TIMP, rates from the Century City North Specific Plan, and formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition, 2003. The attached table (**Attachment A**) lists the trip generation results.

DOT has determined that the proposed project will not have significant traffic impacts at any of the study intersections. **Attachment B** summarizes the volume-to-capacity (V/C) ratios and levels of service (LOS) at the study intersections. DOT recommends that the following project requirements be adopted as conditions of project approval. These requirements must be completed and/or guaranteed before the issuance of any building permits for the proposed project.

PROJECT REQUIREMENTS

A. Covenant and Agreement

Pursuant to Section 4.B of the WLA TIMP, the owner(s) of the property must sign and record a Covenant and Agreement prior to issuance of any building permit, acknowledging the contents and limitations of this Specific Plan in a form designed to run with the land.

B. Site Access and Internal Circulation

This determination does not include approval of the project's driveways, internal circulation and parking scheme. Adverse traffic impacts could occur due to access and circulation issues. The applicant is advised to consult with DOT for driveway locations and specifications prior to the commencement of any architectural plans, as they may affect building design. Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting detailed site/driveway plans, at a scale of at least 1" = 40', separately to DOT's WLA/Coastal Development Review Section at 7166 W. Manchester Avenue, Los Angeles 90045 as soon as possible but prior to submittal of building plans for plan check to the Department of Building and Safety.

In order to minimize and prevent last minute building design changes, it is highly imperative that the applicant, prior to the commencement of building or parking layout design efforts, contact DOT for driveway width and internal circulation requirements. This would ensure that such traffic flow considerations are designed and incorporated early into the building and parking layout plans to avoid any unnecessary time delays and potential costs associated with late design changes.

C. Highway Dedication and Physical Street Improvements

Pursuant to Section 4.E.2 of the WLA TIMP, and in order to mitigate potential access and circulation impacts, the applicant may be required to make highway dedications and improvements. The applicant shall consult the Bureau of Engineering for any highway dedication or street widening requirements. These requirements must be guaranteed before the issuance of any building permit through the B-permit process of the Bureau of Engineering, Department of Public Works. They must be constructed and completed prior to the issuance of any certificate of occupancy to the satisfaction of DOT and the Bureau of Engineering.

APPEAL PROCESS

Pursuant to Section 8.A of the WLA TIMP, an applicant or any other interested person adversely affected by the proposed Project who disputes any determination made by DOT pursuant to this Ordinance may appeal to the General Manager of DOT. Such appeal shall be submitted on a form prescribed by DOT and shall include a filing fee of \$500. This appeal must be filed within a 15 day period following the applicant's receipt date of this letter of determination. The appeal shall set forth specifically the basis of the appeal and the reasons why the determination should be reversed or modified.

If you have any questions, please contact Hui Huang of my staff or me at (213) 485-1062.

HH:hmh

Attachments

c: Renee Schillaci, Fifth Council District
Jerry Overland, Overland Traffic Consultants
Mike Patonai, BOE
Jay Kim, DOT

ATTACHMENT A
Mixed-Use Project at 2055 Avenue of the Stars

Trip Generation Estimates

Land Use	Units / Square Feet	Net New Daily Trips	Net New AM Peak Hour Trips			Net New PM Peak Hour Trips		
		Total	In	Out	Total	In	Out	Total
<u>EXISTING USE</u>								
<i>Hotel</i> (-226)	297	(-2,970)	(-101)	(-65)	(-166)	(-111)	(-115)	
<u>PROPOSED USE</u>								
<i>Condominium</i> 56	147	1,110	10	40	50	35	21	
<i>Restaurant</i> 52	7,000	315	4	2	6	35	17	
<i>Option B: Club</i> 111	43,000	1,505	52	52	104	55	56	
<u>TOTAL</u> (-7)		(-40)	(-35)	29	(-6)	14	(-21)	

ATTACHMENT B
Mixed-Use Project at 2055 Avenue of the Stars

Summary of Volume to Capacity Ratios (V/C) and Levels of Service (LOS)

No.	Intersection	Peak Hour	Year 2005 Existing		Year 2010 w/o Project		Year 2010 w/ Project		Project Impact	Impact?
			V/C	LOS	V/C	LOS	V/C	LOS	Δ V/C	
1.	Ave of the Stars & Santa Monica Blvd N	AM	0.847	D	1.279	F	1.271	F	-0.008	No
		PM	0.775	A	0.993	E	0.992	E	-0.001	No
2.	*Ave of the Stars & Santa Monica Blvd S	AM	0.523	A	N/A	N/A	N/A	N/A	N/A	N/A
		PM	0.559	A						
3.	Ave of the Stars & Constellation Blvd	AM	0.704	C	0.691	B	0.689	B	-0.002	No
		PM	0.620	B	0.978	E	0.980	E	0.002	No
4.	Ave of the Stars & Olympic Blvd (WB)	AM	0.470	A	0.663	B	0.684	B	0.021	No
		PM	0.467	A	0.586	A	0.625	B	0.039	No
5.	Ave of the Stars & Olympic Blvd (EB)	AM	0.377	A	0.528	A	0.526	A	-0.002	No
		PM	0.358	A	0.447	A	0.447	A	0.000	No
6.	Ave of the Stars & Galaxy Way	AM	0.311	A	0.410	A	0.408	A	-0.002	No
		PM	0.478	A	0.582	A	0.581	A	-0.001	No
7.	Ave of the Stars & Emyprean Way	AM	0.405	A	0.497	A	0.495	A	-0.002	No
		PM	0.355	A	0.442	A	0.441	A	-0.001	No
8.	Ave of the Stars & Pico Blvd	AM	0.810	D	1.015	F	1.014	F	-0.001	No
		PM	0.829	D	1.005	F	1.005	F	0.000	No
9.	Santa Monica Blvd S & Century Park W	AM	0.328	A	1.123	F	1.121	F	-0.002	No
		PM	0.404	A	1.028	F	1.027	F	-0.001	No

* This intersection will be removed as part of the Santa Monica Boulevard Transit Parkway Project.

ATTACHMENT B (continued)
Mixed-Use Project at 2055 Avenue of the Stars

Summary of Volume to Capacity Ratios (V/C) and Levels of Service (LOS)

No.	Intersection	Peak Hour	Year 2005 Existing		Year 2010 w/o Project		Year 2010 w/ Project		Project Impact	Impact?
			V/C	LOS	V/C	LOS	V/C	LOS	Δ V/C	
10.	Constellation Blvd & Century Park W	AM	0.283	A	0.335	A	0.335	A	0.000	No
		PM	0.260	A	0.319	A	0.319	A	0.000	No
11.	Olympic Blvd & Century Park W	AM	0.729	C	0.836	D	0.834	D	-0.002	No
		PM	1.089	F	1.242	F	1.241	F	-0.001	No
12.	Santa Monica N & Century Park E	AM	0.772	C	1.155	F	1.155	F	0.000	No
		PM	0.698	B	0.854	D	0.854	D	0.000	No
13.	*Santa Monica S & Century Park E	AM	0.656	B	N/A	N/A	N/A	N/A	N/A	N/A
		PM	0.661	B						
14.	Constellation Blvd & Century Park E	AM	0.375	A	0.530	A	0.530	A	0.000	No
		PM	0.600	A	0.666	B	0.665	B	-0.001	No
15.	Olympic Blvd & Century Park E	AM	0.768	C	0.875	D	0.874	D	-0.001	No
		PM	0.809	D	0.932	E	0.932	E	0.000	No
16.	Pico Blvd & Century Park E	AM	0.655	B	0.756	C	0.756	C	0.000	No
		PM	0.672	B	0.814	D	0.814	D	0.000	No
17.	Pico Blvd & Motor Ave	AM	1.295	F	1.589	F	1.587	F	-0.002	No
		PM	1.286	F	1.511	F	1.511	F	0.000	No
18.	Pico Blvd & Beverly Glen Blvd	AM	0.745	C	0.855	D	0.856	D	0.001	No
		PM	0.671	B	0.793	C	0.792	C	-0.001	No

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ATTACHMENT B (continued)
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No.	Intersection	Peak Hour	Year 2005 Existing		Year 2010 w/o Project		Year 2010 w/ Project		Project Impact	Impact?
			V/C	LOS	V/C	LOS	V/C	LOS	Δ V/C	
19.	Pico Blvd & Overland Ave	AM	1.171	F	1.325	F	1.325	F	0.000	No
		PM	1.274	F	1.397	F	1.398	F	0.001	No