

**From:** Albert Isagulian albert.isagulian@lacity.org  
**Subject:** Re: 20401 Ventura Boulevard  
**Date:** March 18, 2019 at 4:28 PM  
**To:** Heather Waldstein heather@raa-inc.com  
**Cc:** David Shender shender@llgengineers.com, Jason Shender jshender@llgengineers.com



Hi,

There is no need to revise the letter, it only for PIA Fee that will revised the time the building permit will be signed.

A signature block for Albert Isagulian, CE, TE. It includes a dark blue vertical bar on the left, a row of three question mark icons, the name 'Albert Isagulian, CE, TE', the title 'Transportation Engineering Associate II Valley Development Review', a row of three question mark icons, the text 'Los Angeles Department of Transportation', and a row of two question mark icons followed by the phone number '818.374.4693' and four more question mark icons.

On Mon, Mar 18, 2019 at 4:21 PM Heather Waldstein <[heather@raa-inc.com](mailto:heather@raa-inc.com)> wrote:

Hi Albert,

Thank you for your response. Is there a way we can get a revised Assessment Letter?

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Heather Waldstein  
Rosenheim & Associates, Inc.  
21600 Oxnard Street, Suite #630  
Woodland Hills, CA 91367

P: 818-716-2767

F: 818-593-6184

[heather@raa-inc.com](mailto:heather@raa-inc.com)

On Mar 18, 2019, at 3:56 PM, Albert Isagulian <[albert.isagulian@lacity.org](mailto:albert.isagulian@lacity.org)> wrote:

Hi,

If the number of the hotel rooms will be reduced then the PIA Fee will be reduced, that I can change according to work description in clearance worksheet.

A signature block for Albert Isagulian, CE, TE. It includes a dark blue vertical bar on the left, a row of three question mark icons, the name 'Albert Isagulian, CE, TE', the title 'Transportation Engineering Associate II Valley Development Review', a row of three question mark icons, the text 'Los Angeles Department of Transportation', and a row of two question mark icons followed by the phone number '818.374.4693' and four more question mark icons.

On Mon, Mar 18, 2019 at 3:04 PM Heather Waldstein <[heather@raa-inc.com](mailto:heather@raa-inc.com)> wrote:

Good Afternoon Albert,

I hope this email finds you well. I'm reaching out to you to see if we could get an updated Assessment Letter regarding the project at 20401 Ventura Boulevard.

A little bit of background...

In August of 2016, Linscott, Law and Greenspan submitted a Technical Memorandum (attached for reference) to LADOT, which in summary, resulted in no significant impacts. In response, LADOT issued an Assessment Letter on August 22, 2016.

Since the issuance of the Assessment Letter, the applicant revised the project twice based on comments from the Planning Department and Council office, which resulted in a different program including less guest rooms than was addressed in the original Technical Memorandum.

In August of 2018, Jason Shender reached out to you regarding the first revision of the project with an associated Addendum to the Technical Memorandum, to which the response from you (shown in email below) was that a Traffic Study is not required and that the PIA fee would be changed to reflect the new program.

Fast forward to now, we have since refined the project including a further reduction in the amount of guest rooms to a total of 149 guest rooms. The current number of guest rooms is well within the envelope of the project analyzed in the original Technical Memorandum as well as the Addendum. The one difference is the time that has passed between the original project and today. See comparison of project's below:

**Original Project**

200 Guest Rooms

**August 2018 Project**

168 Guest Rooms

**Current Project**

149 Guest Rooms

My first question to you is; since the change in August 2018 did not require an Addendum to the Technical Memorandum, would the same be true for this most recent change, which includes a further reduction in number of guest rooms? My next question is: Could we get an updated Assessment Letter to DCP to reflect our proposed update to the Project?

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Heather Waldstein  
Rosenheim & Associates, Inc.  
21600 Oxnard Street, Suite #630  
Woodland Hills, CA 91367

P: 818-716-2767

F: 818-593-6184

[heather@raa-inc.com](mailto:heather@raa-inc.com)

**From:** Albert Isagulian [<mailto:albert.isagulian@lacity.org>]

**Sent:** Tuesday, August 14, 2018 4:45 PM

**To:** Jason Shender

**Cc:** David S. Shender

**Subject:** Re: 20401 Ventura Boulevard

Hi,

The traffic study is not required for this project, and only the PIA Fee will be changed.

   **Albert Isagulian, CE, TE**  
Transportation Engineering Associate II  
Valley Development Review

    
  Los Angeles Department of Transportation

       
[818.374.4693](tel:818.374.4693)

On Tue, Aug 14, 2018 at 3:40 PM, Jason Shender <[jshender@llgengineers.com](mailto:jshender@llgengineers.com)> wrote:

Hi Albert,

Back in 2016, LADOT reviewed and approved a traffic impact analysis for a hotel project located at 20401 Ventura Boulevard. Since that time, the development program for the original project has been modified. The following provides a brief summary of the project data, comparing the currently proposed development to the Original Project:

#### Original Project

- Existing Restaurant to be Removed: 9,571 s.f.
- Proposed Hotel Guestrooms: 201 guestrooms

#### Current Project

- Existing Restaurant to be Removed: 9,571 s.f.
- Proposed Hotel Guestrooms: 168 guestrooms

As noted above, when compared to the Original Project, the current project would provide fewer hotel guestrooms. Thus, as expected, the trip generation potential of the current project is less than the original project, as summarized in the attached traffic analysis addendum document. Additionally, the trip rates 10<sup>th</sup> Edition of the ITE *Trip Generation* manual were used in the addendum.

It is requested that DOT review the attached traffic analysis addendum document. Assuming DOT concurs with the findings, it is requested that an updated assessment letter be issued to assist in the review of the project by City Planning. If there are any associated DOT review fees, please let me know and I will have a review fee check submitted for processing.

Thanks very much and please let me know of any questions or concerns.

Regards,

**Jason Shender**

Transportation Planner II

[jshender@llgengineers.com](mailto:jshender@llgengineers.com)

**Linscott, Law & Greenspan, Engineers**

20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

**818.835.8648 x225**

[www.llgengineers.com](http://www.llgengineers.com)