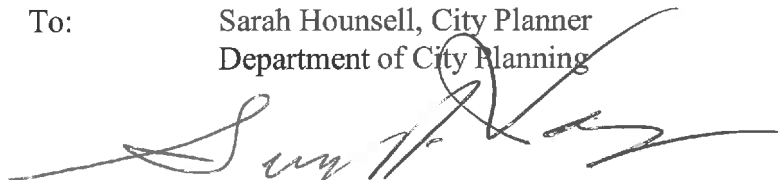


CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

20401 Ventura Boulevard
DOT Case No. VEN 16-104291
DOT Project ID No. 44362

Date: August 22, 2016

To: Sarah Hounsell, City Planner
Department of City Planning



From: Sergio D. Valdez, Transportation Engineer
Department of Transportation

Subject: **TRAFFIC ASSESSMENT FOR THE PROPOSED HOTEL PROJECT AT
20401 VENTURA BOULEVARD**

Pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan, Ordinance Number 174,052 (Specific Plan), the Department of Transportation (DOT) has completed the traffic assessment for the proposed hotel at 20401 Ventura Boulevard in the Woodland Hills area of the City of Los Angeles.

DISCUSSION AND FINDINGS

A. Project Description

The project proposes to construct a new 200 room hotel, and demolish an existing 9,571 square-foot restaurant located at 20401 Ventura Boulevard.

B. Trip Generation

The project is estimated to generate a net increase of approximately 417 daily trips, 2 trips during the a.m. peak hour, and 26 trips during the p.m. peak hour. These estimates were derived using trip generation rates from the Institute of Transportation Engineers (ITE) "Trip Generation Handbook, 9th Edition, 2012".

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Project								
Hotel	200 room	1,634	63	43	106	61	59	120
Existing Use								
Restaurant	9,571 sf	1,217	-57	-47	-104	-56	-38	-94
Total Net Trips		417	6	-4	2	5	21	26

PROJECT REQUIREMENTS

A. Highway Dedication and Street Widening Requirements

Pursuant to Section 10 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, the applicant shall offer all required street and highway dedications and improvements to the satisfaction of DOT and the Department of Public Works, Bureau of Engineering.

Ventura Boulevard is a designated Boulevard II in the Street and Highways Element of the City’s Mobility Plan. North side of Ventura Boulevard currently consists of a 60-foot half right-of-way with 47-foot half roadway and 13-foot sidewalk. The standard cross section for Boulevard II is a 55-foot half right-of-way with a 40-foot half roadway and a 15-foot sidewalk. The applicant shall not dedicate a land along the entire proposed project frontage on Ventura Boulevard.

The applicant should contact Bureau of Engineering, Department of Public Works to determine any other required street improvements. All required street improvements shall be guaranteed through the B-permit process of BOE before the issuance of any building permit for this project.

B. Project Impact Assessment (PIA) Fee:

Pursuant to Section 11 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, the applicant shall pay or guarantee to pay a PIA Fee to DOT before the issuance of any building permit. The gross PIA Fee for this project is calculated below and can be paid in either a single payment or through a deferred payment plan. The gross PIA Fee has been reduced based upon evidence provided by the applicant that a legally permitted use existed for a minimum of one year between November 9, 1985 and the date of this letter. The PIA Fee shall be indexed annually; therefore, the PIA Fee may change depending on the actual date when payment is made.

Proposed Land Use (PIA Fee in Woodland Hills):

<u>Hotel</u> Floor Area	=	170,000 square-feet
PIA Fee Rate (Category B)	=	\$1.92 per square-foot of floor area
	=	170,000 x \$1.92
Proposed Project PIA Fee	=	\$326,400.00

Existing Land Use (PIA Fee in Woodland Hills):

<u>Restaurant</u> Floor Area	=	9,571 square-feet
PIA Fee Rate (Category D)	=	\$3.97 per square-foot of floor area
	=	9,571 x \$3.97
PIA Fee Credit	=	\$37,996.87
Net PIA Fee	=	\$326,400.00-\$37,996.87 \$288,403.13

C. Driveway Access and Circulation

This determination does not include approval of the project’s driveways, internal circulation, or parking scheme. Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting detailed site and driveway plans with a minimum scale of 1"=40', to DOT’s Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, CA 91401. All driveways should be 30 feet and 16 feet wide for two-way and one-way operations, respectively or to the satisfaction of DOT. All delivery truck loading and unloading should take place on site with no vehicles having to back into public right-of-way via any of the project driveways.

If you have any further questions, you may contact Albert Isagulian of my staff at (818) 374-4699.

Attachments

A: 20401VenturaBlvd.doc

c: Third Council District
Ken Firoozmand, DOT West Valley District
B. J. Soni, DOT Accounting
Ali Nahass, Bureau of Engineering Valley District
Brad Rosenheim, Rosenheim & Associates, Inc.