

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

20401 Ventura Boulevard  
DOT Case No. VEN 19-107997  
DOT Project ID No. 48151

Date: April 9, 2019

To: Sarah Hounsell, City Planner  
Department of City Planning

*Sarah Hounsell*

From: Vicente Cordero, Transportation Engineer  
Department of Transportation

Subject: **REVISED 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. This traffic assessment letter supersedes previous traffic assessment letter sent on August 22, 2016.

**DISCUSSION AND FINDINGS**

- A. Project Description  
The project proposes to construct a new 149 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 29 daily trips, -34 trips during the a.m. peak hour, and 6 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, 10<sup>th</sup> Edition, 2017".

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<b>Proposed Project</b>								
Hotel	149 room	1,246	41	29	70	46	44	90
<b>Existing Use</b>								
Restaurant	9,571 sf	1,217	-57	-47	-104	-56	-38	-94
<b>Total Net Trips</b>		<b>29</b>	<b>-16</b>	<b>-18</b>	<b>-34</b>	<b>-10</b>	<b>6</b>	<b>-4</b>

**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. The North side of the Ventura Boulevard currently consists of a 60-foot half right-of-way with a 47-foot half roadway and a 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	=	90,213 square-feet
PIA Fee Rate (Category B)	=	\$2.04 per square-foot of floor area
	=	90,213 x \$2.04
<b>Proposed Project PIA Fee</b>	=	<b>\$184,034.52</b>

**Existing Land Use (PIA Fee in Woodland Hills):**

<u>Restaurant</u> Floor Area	=	9,571 square-feet
PIA Fee Rate (Category D)	=	\$4.21 per square-foot of floor area
	=	9,571 x \$4.21
PIA Fee Credit	=	\$40,293.91
<b>Net PIA Fee</b>	=	<b>\$184,034.52-\$40,293.91</b>
		<b>\$143,740.61</b>

**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: Andrew Pennington, 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.