

Memo

Date: June 26, 2025
To: Brittany Teague | Three on the Tree LLC
From: Alex Melaragno and John Muggridge, AICP | Fehr & Peers
Subject: **1410-1422 Main Street Mixed-Use Project LADOT Referral Assessment**

LA25-3641

This technical memorandum presents a transportation assessment screening analysis for the proposed project ("Project") located at 1410-1422 Main Street in Venice, Los Angeles. This screening answers questions listed in the Los Angeles Department of Transportation (LADOT)'s Referral Form¹ and analyzes daily trip generation for the Project in accordance with the LADOT's *Transportation Assessment Guidelines* (TAG) adopted in July 2019 and updated in August 2022².

Project Description

The Project Site is on Main Street, between Horizon Avenue and Market Street in the Venice neighborhood of the City of Los Angeles. The Project proposes 19 residential units, including four (4) very low-income units, as well as approximately 5,750 square feet (sf) of restaurant uses which will replace a vacant site, and two existing single-family residential units. Pedestrian access to the Project would be provided along Main Street as well as the alley on the eastern side of the Site. Vehicular access to the Project would be provided from the alley. The Project site plan is attached to this memo as **Appendix A**.

LADOT Referral Form Requirements

The LADOT Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment. The Project was evaluated against the nine questions (a through g.iii) on that form to assess if following analyses are required. The screening criteria are summarized below.

VTM Analysis (CEQA Review) Criteria

A VMT analysis is required if a project would generate a net increase of 250 or more daily vehicle trips and result in a net increase in daily VMT; or if the project is replacing an existing number of residential

¹ City of Los Angeles Department of Transportation, *Transportation Study Assessment Referral Form*, October 3, 2024.

² City of Los Angeles Department of Transportation, *Transportation Assessment Guidelines*, August 2022.

units with a smaller number of residential units within one-half mile of a heavy rail, light rail, or bus rapid transit station. For VMT analysis screening, a Project's daily vehicle trips and daily VMT should be estimated using the latest version of the VMT Calculator.

Project Access, Safety, and Circulation Assessment Criteria

A Project Access, Safety, and Circulation Assessment may be required if the project generates a net increase of 500 or more daily vehicle trips. A pedestrian, bicycle, and transit access assessment may be required if the project triggers Site Plan Review (LAMC 16.05³) and the answer is "yes" to any of following questions:

- Would the project generate a net increase of 1,000 or more daily vehicle trips?
- Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan?
- Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan?
- Does the land use project include the construction, or addition of:
 - 50+ dwelling units or;
 - 50,000+ square feet of non-residential space?

Project Transportation Assessment Screening

Daily Vehicle Trips

Fehr & Peers calculated the estimated daily vehicle trips and daily VMT for the Project using the City of Los Angeles' VMT Calculator, Version 1.5. The results are attached to this memo as **Appendix B**. Pursuant to the directions of the LADOT Referral Form, existing use credit was not applied to the calculation. The LADOT TAG (section 2.2.2) notes that "for mixed-use projects, daily trips associated with local serving retail use of the project can be removed in determining if the project's daily vehicle trips are calculated for screening purposes." Thus, the VMT calculator results discussed in this section do not include the 5,750 sf of restaurant uses, as they are presumed to be local-serving in nature. For informational purposes, a version of the LADOT VMT Calculator results that includes the local-serving retail component of the Project is attached to the memo as **Appendix C**.

The Project (excluding local-serving retail) would generate an estimated 86 daily vehicle trips and 605 daily VMT. As the number of daily trips would be below the 250-trip threshold described above, the Project would not be required to conduct a VMT analysis or a Project Access, Safety, and Circulation Assessment.

³ Los Angeles Municipal Code, Section. 16.05, Site Plan Review.

Street Frontage

The Project is located on Main Street, which is designated as an Avenue II⁴. The Project Site frontage does not span 250 linear feet, nor does it encompass an entire block and thus would not trigger these criteria of the Project Access, Safety, and Circulation Assessment.

Project Size

The Project proposes 19 dwelling units and 5,750 sf of restaurant space, which are below the 50 dwelling units and 50,000 sf respective thresholds to trigger a Project Access, Safety, and Circulation Assessment.

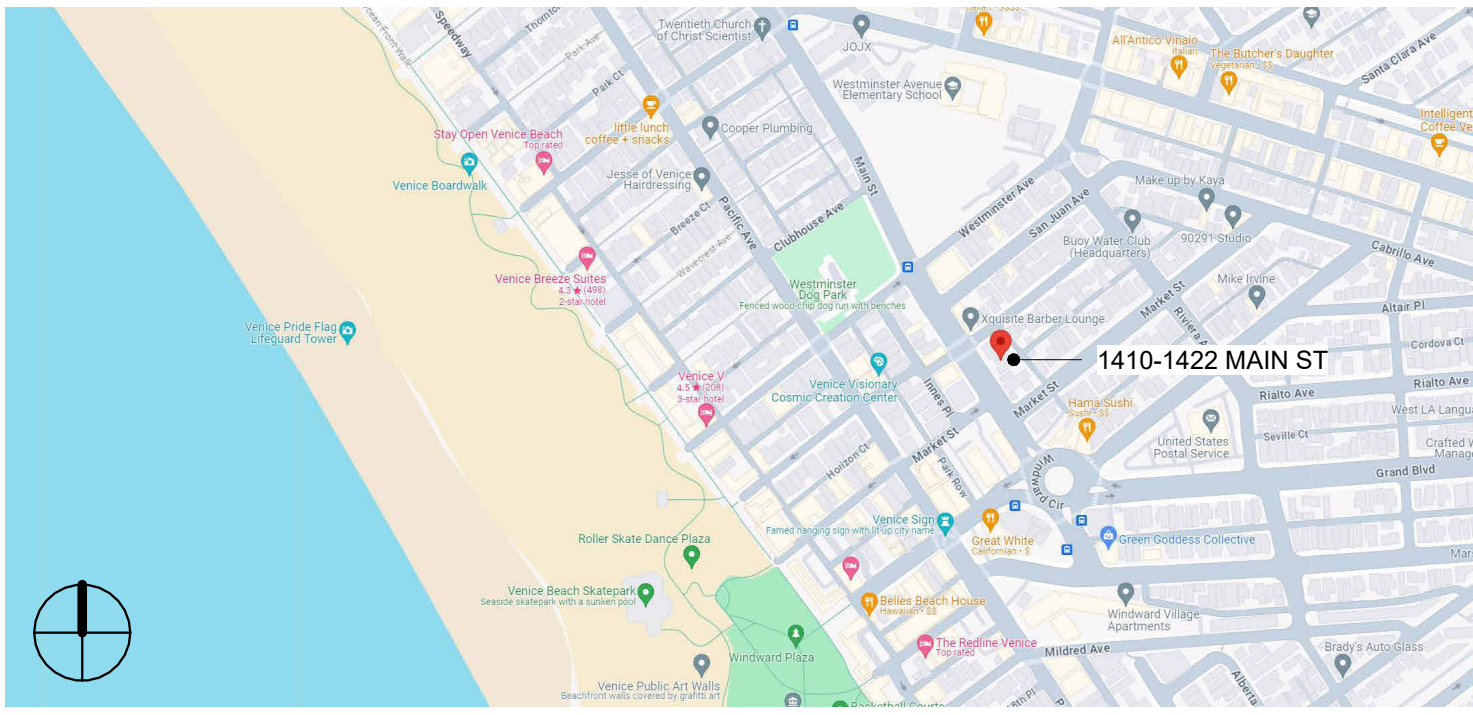
Conclusion

Based on review of the LADOT Referral Form and the Project's information, neither a VMT analysis nor a Project Access, Safety, and Circulation Assessment would be required. Per the TAG and the Project's estimated trip generation and VMT, a transportation assessment would not be required, and the Project would be presumed to have less-than-significant CEQA transportation impacts.

⁴ City of Los Angeles, *Mobility Plan 2035*

Appendix A – Project Site Plan (Pages 1 & 2)

VICINITY MAP




ARCHITECTURAL SYMBOLS LEGEND


(E)


Existing


TYP


Typical

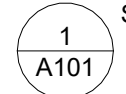
Center Line

Tempered

Align


Door Mark

Window Mark

Detail Callout


VIF


Verify In Field


North Arrow


Room name

101

Level Head

Smoke/Carbon Monoxide Detector

Exhaust Fan, TYP.

Section/Elevation Head

BUILDING CODE INFORMATION

OCCUPANCY GROUP:

MULTI FAMILY R-4
COMMERCIAL RESTAURANT A-2
PARKING GARAGE UNDERGROUND S-2

BUILDING TYPE:

TYPE V-B FULLY SPRINKLERED,
NFPA 13 R SPRINKLER (SPRINKLER SHALL BE
APPROVED BY PLUMBING DIV. PRIOR TO
INSTALLATION.) 2021 LABC SEC. 903.3.1.2

ALLOWABLE STORIES:

4 STORIES PER 2021 IBC TABLE 504.4

ALLOWABLE HEIGHT:

60'-0" HEIGHT PER 2021 IBC TABLE 504.3

ALLOWABLE FLOOR AREA
RESIDENTIAL:

7,000 SF PER STORY PER TABLE 506.2 IBC

ALLOWABLE FLOOR AREA
COMMERCIAL RESTAURANT
(A-2, I-B):

UNLIMITED PER STORY PER TABLE 506.2 IBC

ALLOWABLE FLOOR AREA
PARKING GARAGE (S-2, I-B):

237,000 SF PER STORY PER TABLE 506.2 IBC

FLOOD MANAGEMENT

The project is located within Flood Zone AE and has to comply with the Flood Hazard Management Plan.

The plan requires that new structures in the AE zone be elevated 1 foot above the Base Flood Elevation.

A flood zone clearance will be required for this project.

FEMA allows mixed-use buildings to have subterranean parking that needs to be dry floodproofed along with any part of the building that are below the BFE (base flood elevation) plus 1'. The entrances to the subterranean parking or loading dock that are below BFE plus 1' need to have flood barriers. The residential use area must be above BFE plus 1'. All electrical and mechanical needs to be dry floodproofed also or elevated above the BFE plus 1'.(per FEMA bulletin P-936)

SPRINKLER NOTE

Note: The building shall be equipped with an automatic residential fire sprinkler system in accordance with Section R313.3 or NFPA13R. (2017 LABC).

The Sprinkler System shall be approved by Plumbing Div. prior to installation.

LADOT NOTES

LADBS INFORMATION BULLETIN P/ZC 2002-001
I. G. DRIVEWAY WIDTHS AND LOCATIONS:
4. 19 ft. minimum when serving more than 25 cars or, in lieu thereof, there shall be two 10 ft. minimum wide driveways.

GRADING

GRADING CUT AMOUNT:
GRADING FILL AMOUNT:

9,850 CUBIC YARD
0 CUBIC YARD

ZONING CODE INFORMATION

ADDRESS:
ZONING:
APN #:
LEGAL DESCRIPTION:
MAP REFERENCE:
LOT AREA:
EXISTING BUILDINGS AND USE:
BUILDING SETBACKS:
ALLOWABLE BUILDING HEIGHT:
PROPOSED BUILDING HEIGHT:
NUMBER OF STORIES:
ALLOWABLE DENSITY:
PROPOSED FLOOR AREA:
ALLOWABLE F.A.R.:
PROPOSED F.A.R.:
HILLSIDE:
HIGH FIRE HAZARD:
METHANE HAZARD SITE:
SPECIAL GRADING AREA:
SPECIFIC PLAN AREA:
SUBAREA:

1410-1422 S MAIN ST, VENICE CA 90291
C2-1-O
1410 MAIN: 4238012003
1414 MAIN: 4238012004
1422 MAIN: 4238012005
LOTS 3-5, BLOCK 7, VENICE OF AMERICA TRACT
M B 6-126/127
1410 MAIN = 2,954.6 SF
1414 MAIN = 3,029.9 SF
1422 MAIN = 3,105.2 SF
1410-1422 MAIN = 9,089.7 SF
LOT 3 - 1410 MAIN: VACANT LAND
LOT 4 - 1414 MAIN: 921 SF, SFD
LOT 5 - 1422 MAIN: 814 SF, SFD
SETBACKS (VENICE SPECIFIC PLAN 10.F.4 AND LAMC):
F.Y. COMMERCIAL C2 = 0'
F.Y. RESIDENTIAL = MIN 5' VENICE SPECIFIC PLAN (10.F.4)
S.Y. COMMERCIAL C2 = 0'
S.Y. RESIDENTIAL = 5' +2 ADDT. FT. FROM 3&4 STORY = 7' TOTAL (R4)
R.Y. COMMERCIAL C2 = 0'
R.Y. RESIDENTIAL = 15' (R4)
EXCEPTION LAMC 12.22.A.18(C)3:
NO YARD REQUIREMENTS SHALL APPLY TO THE RESIDENTIAL PORTIONS OF BUILDINGS LOCATED ON LOTS IN THE CR, C1, C1.5, C2, C4, AND C5 ZONES USED FOR COMBINED COMMERCIAL AND RESIDENTIAL USES, IF SUCH PORTIONS ARE USED EXCLUSIVELY FOR RESIDENTIAL USES, ABUT A STREET, PRIVATE STREET OR ALLEY, AND THE FIRST FLOOR OF SUCH BUILDINGS AT GROUND LEVEL IS USED FOR COMMERCIAL USES OR FOR ACCESS TO THE RESIDENTIAL PORTIONS OF SUCH BUILDINGS.
(VENICE SPECIFIC PLAN 10.F.3): 30' FLAT ROOF, 35' VARIED ROOF
45'- 4" (MAXIMUM HEIGHT OF 56'-10" WITH 11'-6" ELEVATOR OVERRUN AND SOLAR TRELLIS)
4 STORIES
VENICE SPECIFIC PLAN: F.2.B. COMMERCIAL ZONES, NO RESIDENTIAL VENICE COASTAL DEVELOPMENT PROJECT ON A COMMERCIALY-ZONED LOT SHALL EXCEED THE DENSITY PERMITTED IN THE R3 ZONE.
PROJECT IS UTILIZING AB 2334 AND UNDERLYING GENERAL PLAN LAND USE DESIGNATION OF 'NEIGHBORHOOD OFFICE COMMERCIAL' ALLOWS R4 DENSITY
R4 = 400 SF / DWELLING UNIT
9,089.7 / 400 = 22 UNITS
19 UNITS (INCLUDING 4 VERY LOW INCOME UNITS PER LAMC : 12.22 A-25, ALLOWABLE DENSITY BONUS IS 50%)
FLOOR AREA (ZONING CODE) = **22,727 SF** (SEE AREA CALCULATIONS FOR AREA BREAKDOWN, SHEET T101)
1.5:1 F.A.R. (VENICE SPECIFIC PLAN 11.B.3) = 13,635 SF
ZONING AREA / LOT AREA = 22,727 SF / 9,089.7 SF = 2.51
NO
NO
METHANE ZONE
NO
VENICE COASTAL ZONE
NORTH VENICE

PROJECT DESCRIPTION

1410-1422 MAIN ST
DESCRIPTION: NEW CONSTRUCTION OF A 4 STORY MIXED-USE BUILDING (COMMERCIAL + 19 UNITS) AND A BASEMENT PARKING GARAGE)
EXISTING BUILDING HEIGHT 1414 MAIN ST
EXISTING STRUCTURE TO BE DEMOLISHED = 1 STORY
EXISTING BUILDING HEIGHT 1422 MAIN ST
EXISTING STRUCTURE TO BE DEMOLISHED = 1 STORY
PROPOSED BUILDING HEIGHT = 4 STORY
TYPE OF CONSTRUCTION (RESIDENTIAL LEVEL 2-3) = V-B
TYPE OF CONSTRUCTION (COMMERCIAL AND PARKING GARAGE) = I-B

DENSITY BONUS CALCULATION AND ENTITLEMENTS REQUEST

Pursuant to LAMC Section 12.22 A-25 (c)
Density Bonus. Notwithstanding any provision of this Code to the contrary, the following provisions shall apply to the grant of a Density Bonus for a Housing Development Project:
(1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units. A Housing Development Project that includes 10% of the total units of the project for Low Income households or 5% of the total units of the project for Very Low Income households, either in rental units or for sale units, shall be granted a minimum Density Bonus of 20%, which may be applied to any part of the Housing Development Project. The bonus may be increased according to the percentage of affordable housing units provided, as follows, but shall not exceed 35%:
15% Very Low Income Units: 50% Density Bonus
NUMBER OF ALLOWABLE UNITS PER DENSITY LAW = ALLOWABLE DENSITY X 150%
= 22 X 150/100
= 33
= **33 RESIDENTIAL UNITS**
NUMBER OF VERY LOW INCOME RESIDENTIAL UNITS = ALLOWABLE DENSITY X 15%
= 22 X 15/100
= 3.3
= **4 VERY LOW INCOME RESIDENTIAL UNITS**
Per LAMC Section 12.22 A-25 (e), In addition to the Density Bonus and parking options identified in Paragraphs (c) and (d), a Housing Development Project that qualifies for a Density Bonus shall be granted the number of Incentives set forth below:
Three Incentives : 15% Very Low Income Households
Following are the Off Menu Incentives and Waivers of Development Standards requested:
OFF MENU DENSITY BONUS INCENTIVES
- 67.3% increase in the allowable FAR from 1.5 to 2.51 FAR (Total allowable SF = 22,727 SF)
- 28.6% decrease in north-westerly side yard to allow 5 feet in lieu of 7 feet required by the Venice Specific Plan 10.F.4
- 28.6% decrease in south-easterly side yard to allow 5 feet in lieu of 7 feet required by the Venice Specific Plan 10.F.4
WAIVER OF DEVELOPMENT STANDARDS
- 51.1% increase in height (15'- 4") for a total building height of 45'- 4" (maximum height of 56'-10" including elevator overrun and solar trellis) in lieu of 30 feet maximum permissible height per the Venice Specific Plan
- To allow a Solar Trellis structure at 15' from the roof surface within the maximum height of 56'-10" in lieu of 30 feet maximum permissible height per the Venice Specific Plan
- To deviate from the stepback provisions in Venice Specific Plan F.3.A "Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 30 feet; or 35 feet for Venice Coastal Development Projects with Varied Rooflines, provided that any portion of the roof that exceeds 30 feet is set back from the required front yard at least one foot in depth for every foot in height above 30 feet."
- To allow a Roof Access Structure of size 152 SF
- To allow Elevator Overrun at height 15'-0" from the roof deck
- To waive street dedication requirement of 2.5' along the property street frontage to complete the 10' half Alley right-of-way
(Note: AB 3177 (Wendy Carrillo) prohibits a local agency from imposing a land dedication requirement on a housing development for the purpose of mitigating vehicular traffic impacts or achieving an adopted traffic level of service related to vehicular traffic)

SHEET LIST

Sheet Number

Sheet Name

TITLE

T100

T101

T109

TITLE

TITLE - AREAS

TITLE - AB 2097 ELIGIBILITY

ARCHITECTURE

A100

A101

A102

A103

A104

A105

A106

A200

A201

SITE PLAN

BUILDING PLANS L01

BUILDING PLANS L02

BUILDING PLANS L03

BUILDING PLANS L04

ROOF PLAN

BASEMENT PLAN B1

ELEVATIONS

ELEVATIONS

LOT COVERAGE

TOTAL LOT AREA

9,089.7 SF

9,089.7 SF

BUILDING FOOTPRINT

7,900 SF

86.9 % LOT COVERAGE

PAVING / HARDSCAPE

1,187 SF

13.1 %

LANDSCAPE

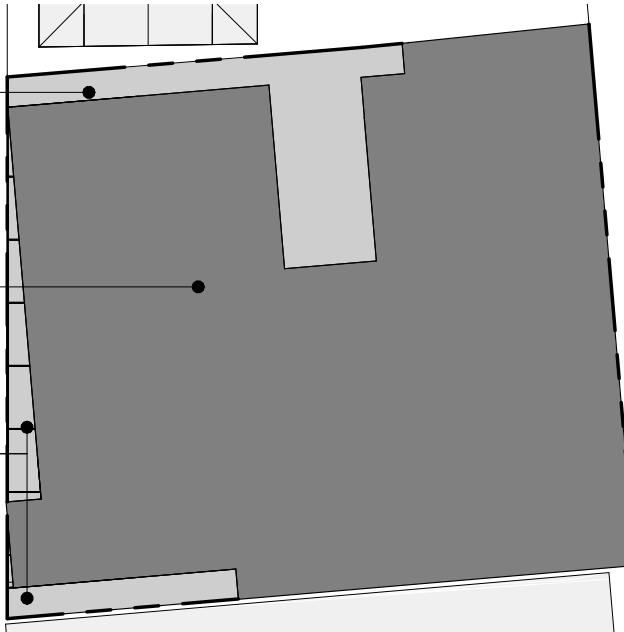
0 SF

0 %

PAVING/ HARDSCAPING
800 SF

BUILDING FOOTPRINT
7,900 SF

PAVING/ HARDSCAPING
387 SF



BLANK SPACE

OPEN SPACE NOTE AND CALCULATION

REQUIRED OPEN SPACE:
5XSTUDIO = 1 HABIT. ROOM = 5X100 = 500 SF
6X1 BR = 2 HABIT. ROOMS = 6X100 = 600 SF
8X2 BR = 3 HABIT. ROOMS = 8X125 SF = 1,000 SF
TOTAL REQUIRED OPEN SPACE = **2,100 SF**
PROVIDED OPEN SPACE:
4,600 SF COMMON OPEN SPACE ON ROOF DECK (1,920 SF LANDSCAPED)
812 SF COMMON OPEN SPACE ON LEVEL 1
TOTAL PROVIDED OPEN SPACE =
4,600 + 812 SF = **5,412 SF**
% LANDSCAPED OPEN SPACE =
1,920 / 5,863 = **32.7%**
PROPOSED TREES:
1 STREET TREE + 4 24-INCH BOX TREES ON SITE = 5 TREES PROPOSED (REQUIRED = 5)

Mixed-Use New Construction

1410-1422 Main St
Venice CA 90291

OWNER

THREE ON THE TREE LLC
23823 MALIBU RD,
STE 50-341
MALIBU, CA 90265

m_RA

m_Royce Architecture
625 Oxford Ave, Venice, CA
90291
+1.323.230.0001
mroycearchitecture.com

LICENSED ARCHITECT

C31918
Ren. 08-31-2025
STATE OF CALIFORNIA

ISSUE DATE

JAN 2, 2025

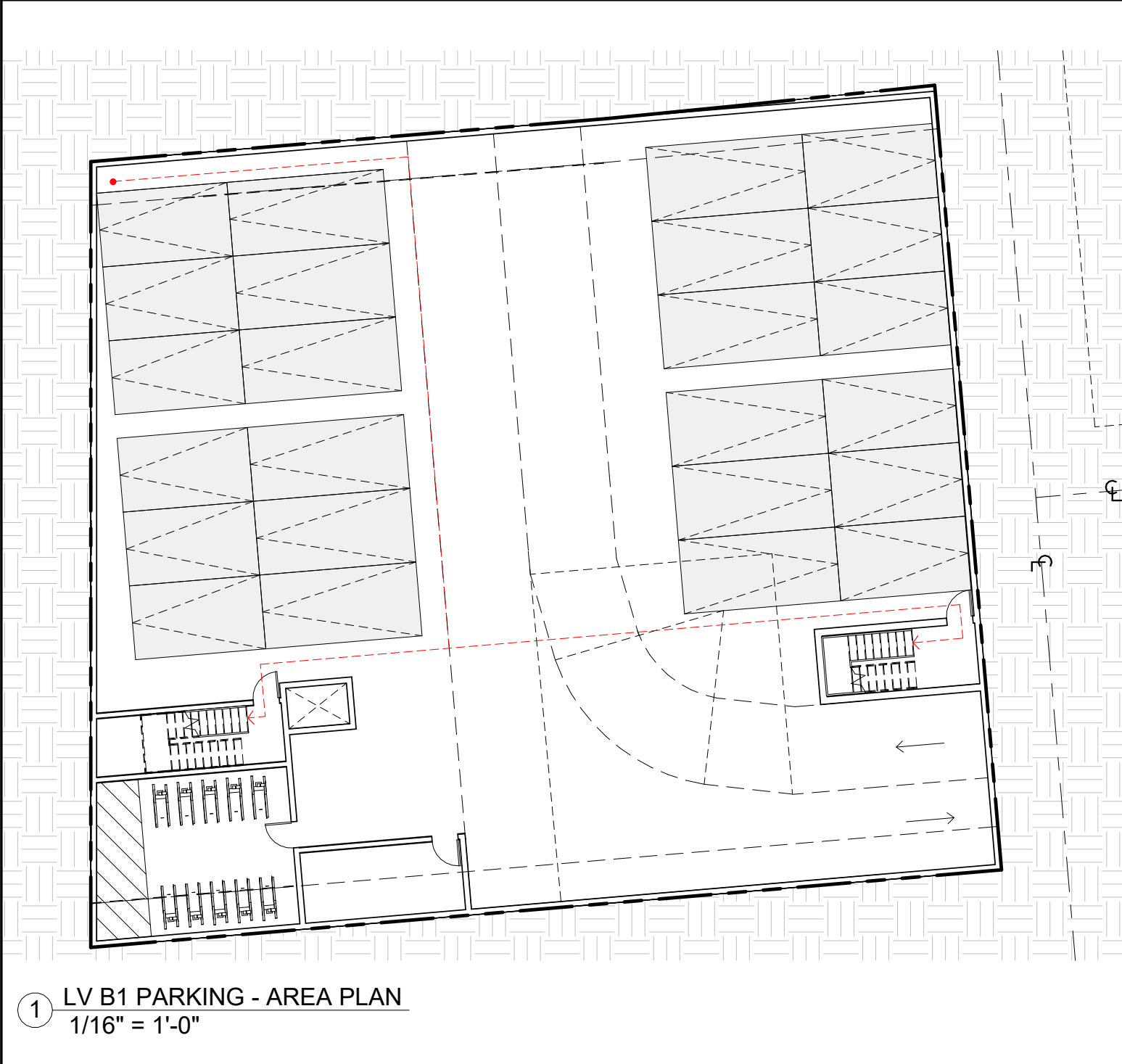
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Date

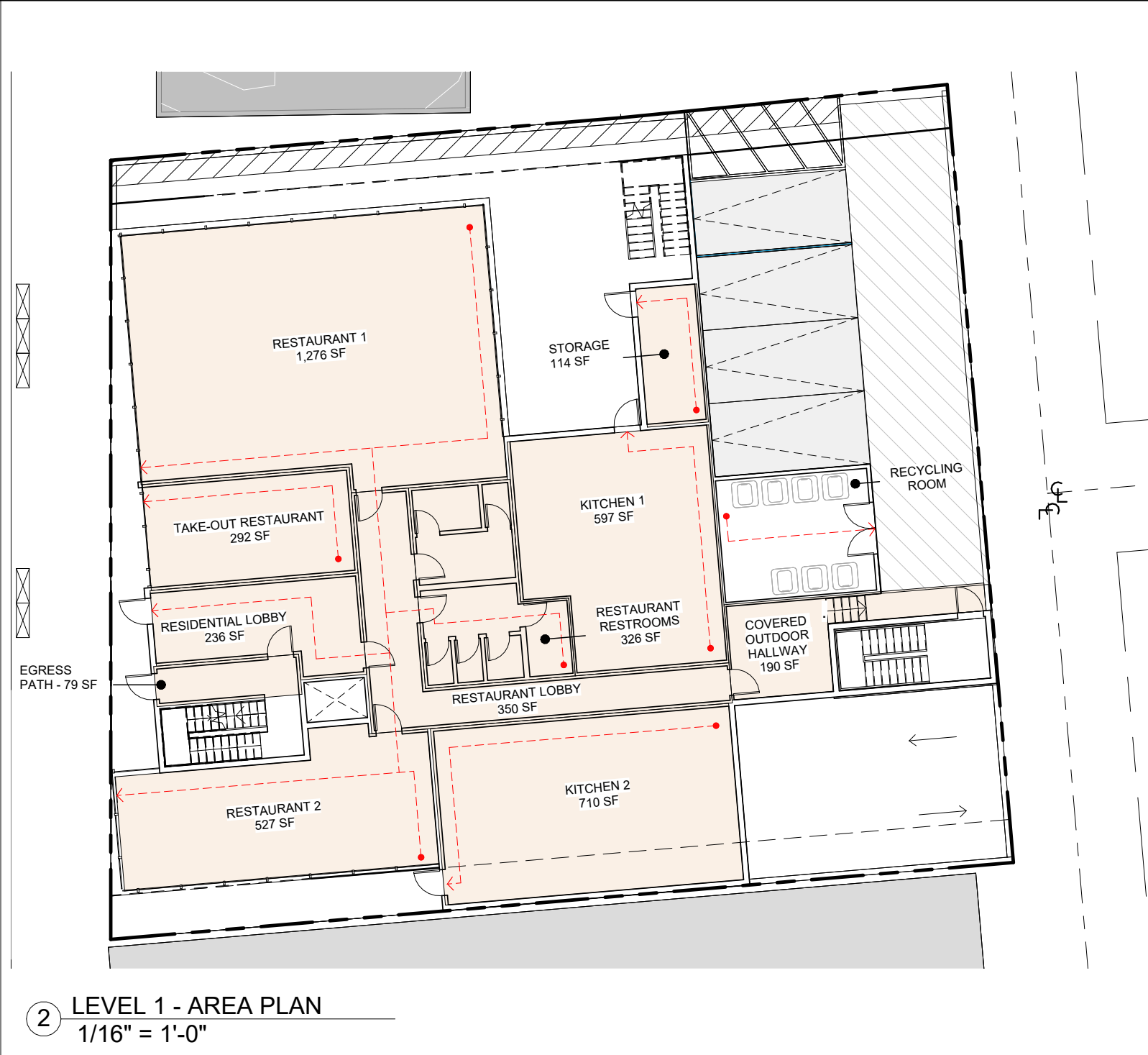
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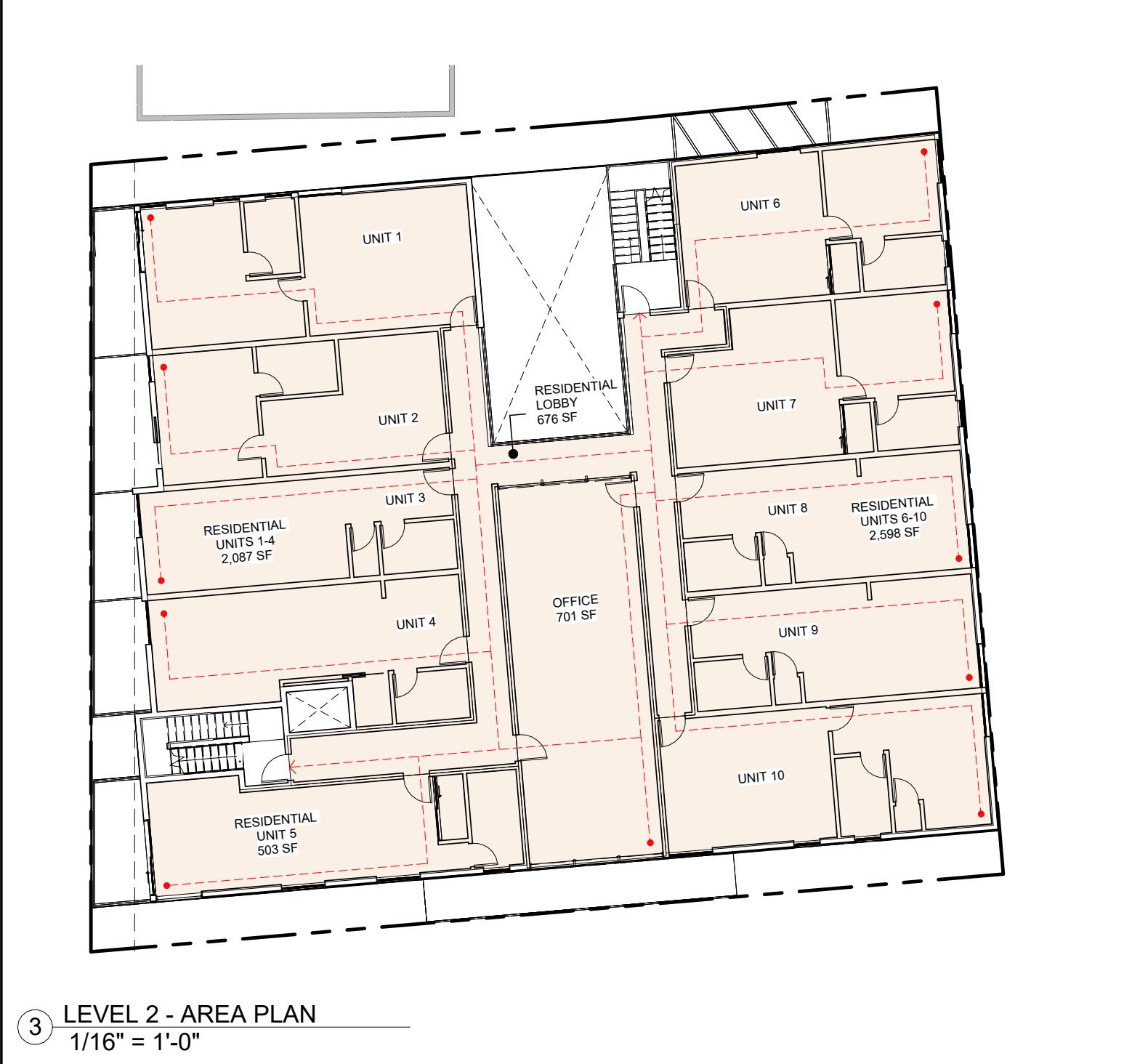
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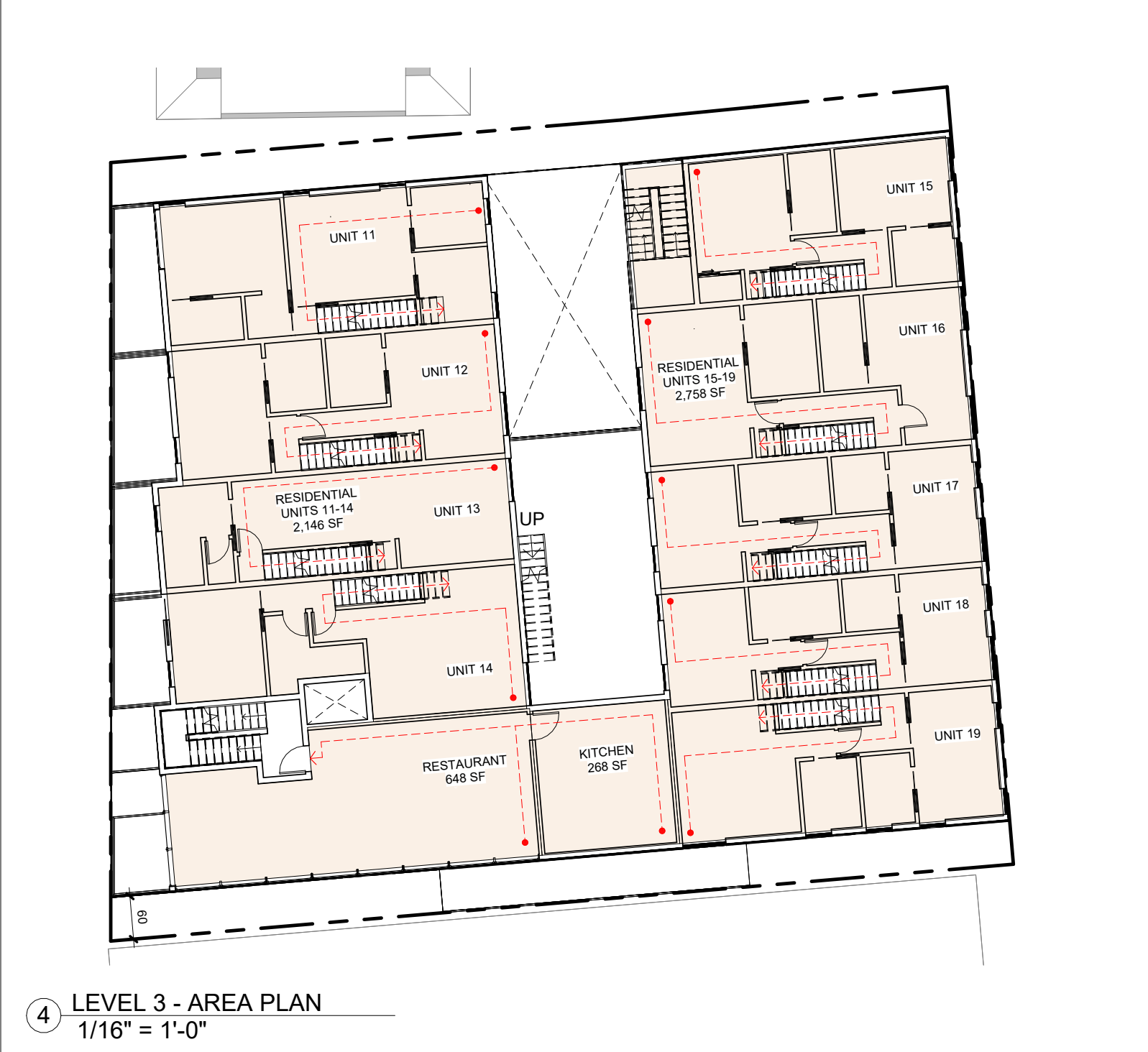
1 LV B1 PARKING - AREA PLAN
1/16" = 1'-0"



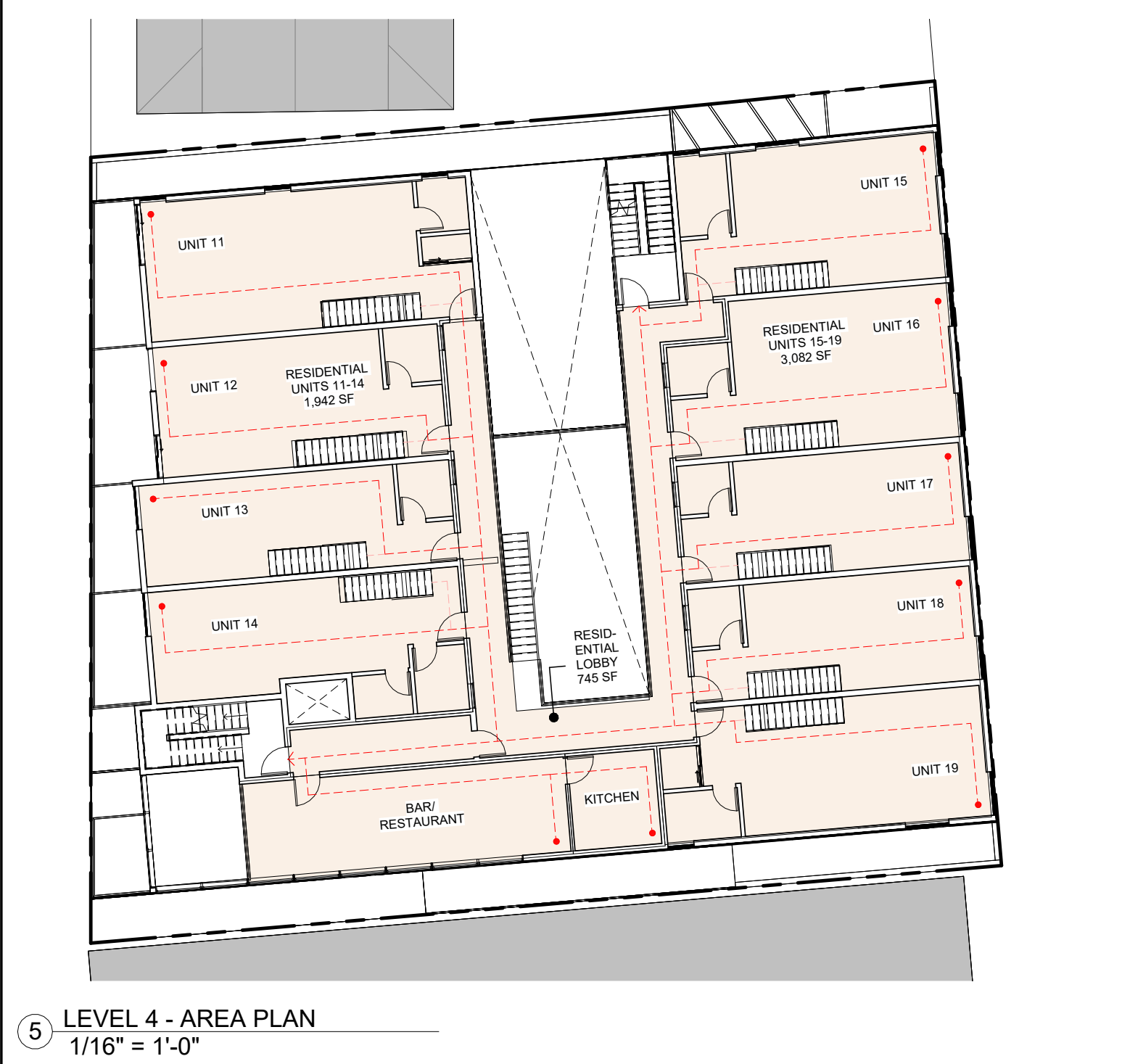
2 LEVEL 1 - AREA PLAN
1/16" = 1'-0"



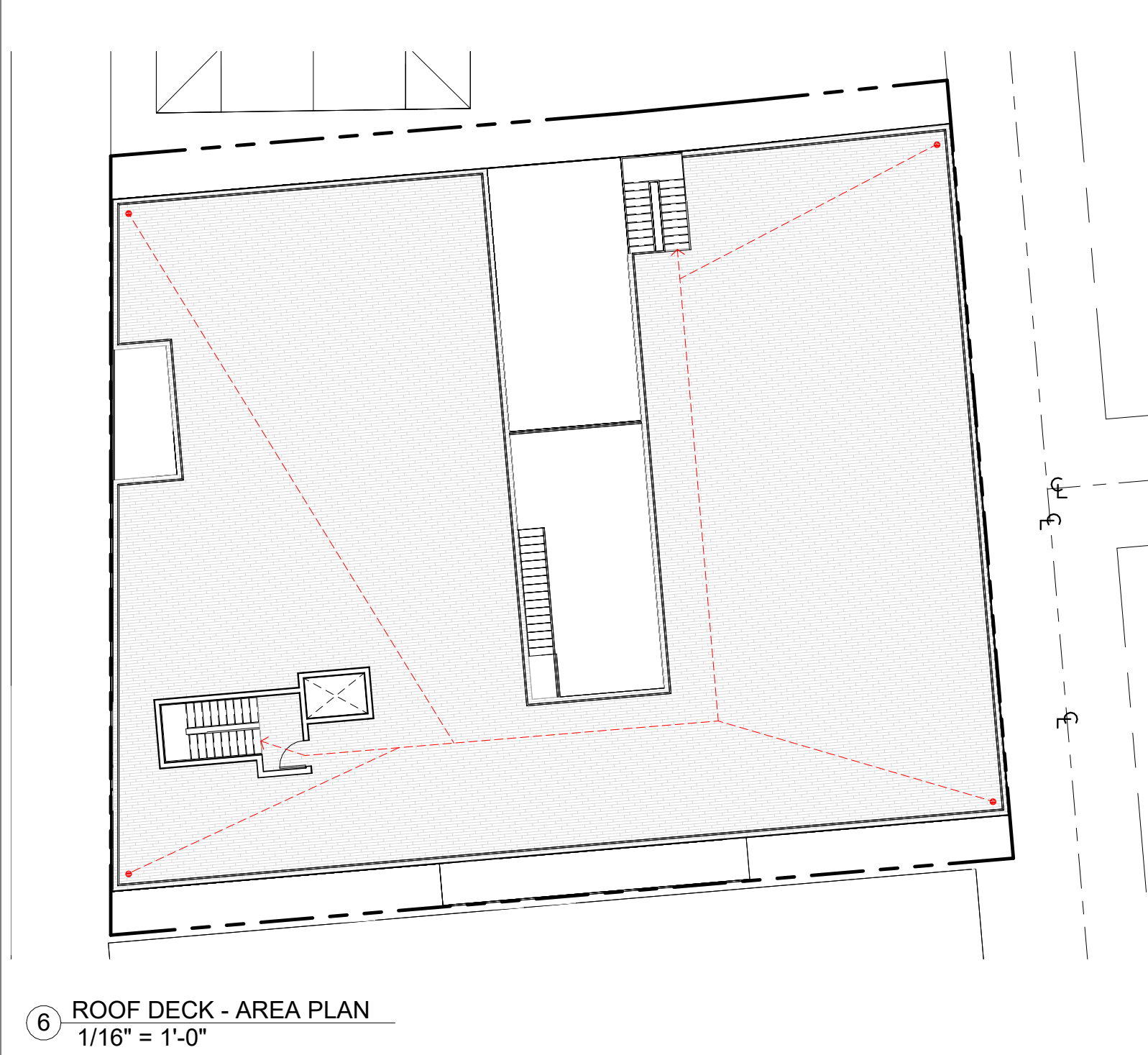
3 LEVEL 2 - AREA PLAN
1/16" = 1'-0"



4 LEVEL 3 - AREA PLAN
1/16" = 1'-0"



5 LEVEL 4 - AREA PLAN
1/16" = 1'-0"



6 ROOF DECK - AREA PLAN
1/16" = 1'-0"

AREA CALCULATION	
LEVEL B1 PARKING	
ROOM NAME	ZONING AREA
RESIDENTIAL PARKING GARAGE	0 SF
BIKE PARKING SPACE	0 SF
PARKING GARAGE DRIVEWAY	0 SF
	0 SF

LEVEL 1	
ROOM NAME	ZONING AREA
RESTAURANT 1	1,276 SF
TAKE-OUT RESTAURANT	292 SF
RESIDENTIAL LOBBY	236 SF
RESTAURANT 2	527 SF
KITCHEN 1	597 SF
KITCHEN 2	710 SF
RESTAURANT LOBBY	350 SF
RESTAURANT RESTROOMS	326 SF
EGRESS PATH 1	79 SF
STORAGE	114 SF
COVERED OUTDOOR HALLWAY	190 SF
	4,701 SF

LEVEL 2	
ROOM NAME	ZONING AREA
RESIDENTIAL UNITS 1-4	2,087 SF
RESIDENTIAL UNIT 5	503 SF
RESIDENTIAL UNITS 6-10	2,598 SF
OFFICE	701 SF
RESIDENTIAL LOBBY	676 SF
	6,565 SF

LEVEL 3	
ROOM NAME	ZONING AREA
RESIDENTIAL UNITS 11-14	2,146 SF
RESIDENTIAL UNITS 15-19	2,758 SF
RESTAURANT	648 SF
KITCHEN	268 SF
	5,820 SF

LEVEL 4	
ROOM NAME	ZONING AREA
RESIDENTIAL UNITS 11-14	1,942 SF
RESIDENTIAL UNITS 15-19	2,398 SF
RESIDENTIAL LOBBY	745 SF
BAR/ RESTAURANT	434 SF
KITCHEN/ FREEZER	122 SF
	5,641 SF

TOTAL ZONING AREA:	22,727 SF
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ALLOWABLE FLOOR AREA
WITH 1.5 : 1 FAR : 13,635 SF

ALLOWABLE FLOOR AREA
WITH 2.51 : 1 FAR : 22,727 SF

EGRESS CALCULATION		
USE	EXITS	COMMON PATH OF EGRESS TRAVEL DISTANCE (FT.)
LEVEL B1		
PARKING GARAGE	2	90
LEVEL 1		
RESTAURANT 1	1	65
TAKE-OUT RESTAURANT	1	30
RESTAURANT 2	1	45
KITCHEN 1	1	33
KITCHEN 2	1	49
RESTROOMS	1	67
STORAGE	1	19
LEVEL 2		
OFFICE SPACE	2	52
UNIT 1	2	66
UNIT 2	2	49
UNIT 3	2	47
UNIT 4	2	44
UNIT 5	2	42
UNIT 6	2	65
UNIT 7	2	55
UNIT 8	2	50
UNIT 9	2	63
UNIT 10	2	79
LEVEL 3		
RESTAURANT	1	26
KITCHEN	1	55
LEVEL 4		
UNIT 11	2	103
UNIT 12	2	95
UNIT 13	2	90
UNIT 14	2	74
UNIT 15	2	64
UNIT 16	2	68
UNIT 17	2	61
UNIT 18	2	59
UNIT 19	2	62
BAR/ RESTAURANT	2	40
KITCHEN/ FREEZER	2	51
LEVEL ROOF DECK		
ROOF DECK	2	72

UNIT AREAS OVERVIEW		
UNIT	UNIT AREA	UNIT TYPE
UNIT 1	600 SF	1-BEDROOM
UNIT 2	492 SF	1-BEDROOM
UNIT 3	412 SF	STUDIO
UNIT 4	490 SF	STUDIO
UNIT 5	490 SF	STUDIO
UNIT 6	498 SF	1-BEDROOM
UNIT 7	542 SF	1-BEDROOM
UNIT 8	440 SF	STUDIO
UNIT 9	427 SF	STUDIO
UNIT 10	566 SF	1-BEDROOM
UNIT 11	1,169 SF	2-BEDROOM
UNIT 12	1,012 SF	2-BEDROOM
UNIT 13	853 SF	1-BEDROOM
UNIT 14	1,028 SF	2-BEDROOM
UNIT 15	964 SF	2-BEDROOM
UNIT 16	1,170 SF	2-BEDROOM
UNIT 17	916 SF	2-BEDROOM
UNIT 18	881 SF	2-BEDROOM
UNIT 19	1,254 SF	2-BEDROOM

Mixed-Use New Construction

1410-1422 Main St
Venice CA 90291

OWNER
THREE ON THE TREE LLC
23623 MALIBU RD.
STE 50-341
MALIBU, CA 90265

m_RA
m_Royce Architecture
625 Oxford Ave. Venice, CA 90291
+1.323.230.0001
mroycearchitecture.com



ISSUE DATE
JAN 2, 2025

Number Date Description

TITLE - AREAS

T101

Appendix B – Project LADOT VMT Calculator Results

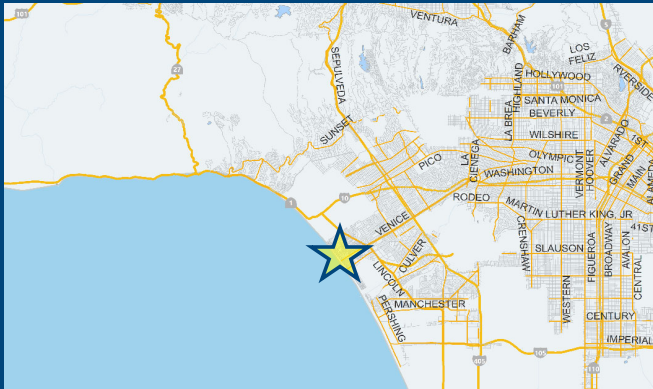
CITY OF LOS ANGELES VMT CALCULATOR Version 1.5



Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: 1410-1422 Main Street
 Scenario: Residential (Local Retail Excluded) [WWW](#)
 Address: 1414 S MAIN ST, 90291 [Q](#)



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

☒ Yes ☐ No

Existing Land Use

Land Use Type: Housing | Multi-Family Value: 0 Unit: DU [+](#)

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Proposed Project Land Use

Land Use Type: Housing | Multi-Family Value: 15 Unit: DU [+](#)
 Housing | Affordable Housing - Family 4 DU
 Housing | Multi-Family 15 DU

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Project Screening Summary

Existing Land Use	Proposed Project
0 Daily Vehicle Trips	86 Daily Vehicle Trips
0 Daily VMT	605 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips 86
Net Daily Trips

The net increase in daily VMT ≤ 0 605
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. 0.000
ksf

The proposed project is not required to perform VMT analysis.

Appendix C – Project LADOT VMT Calculator Results (with Local Serving Retail, Informational Only)

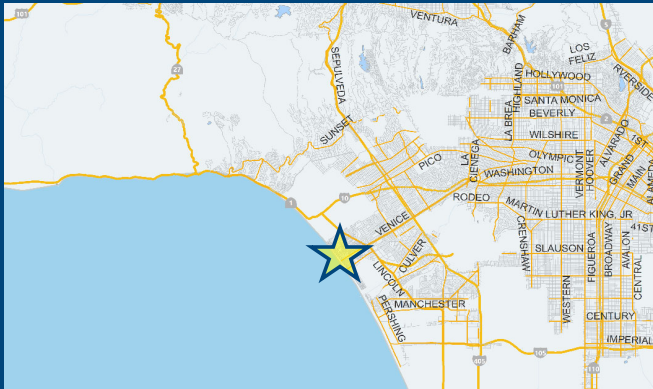
CITY OF LOS ANGELES VMT CALCULATOR Version 1.5



Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: 1410-1422 Main Street
 Scenario: Res + Comm (Reference Only) [WWW](#)
 Address: 1414 S MAIN ST, 90291 [Q](#)



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

☒ Yes ☐ No

Existing Land Use

Land Use Type	Value	Unit
Housing Multi-Family	0	DU

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Proposed Project Land Use

Land Use Type	Value	Unit
Housing Multi-Family	15	DU
Retail High-Turnover Sit-Down Restaurant	5.75	ksf
Housing Affordable Housing - Family	4	DU
Housing Multi-Family	15	DU

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Project Screening Summary

Existing Land Use	Proposed Project
0 Daily Vehicle Trips	470 Daily Vehicle Trips
0 Daily VMT	3,776 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips 470
Net Daily Trips

The net increase in daily VMT ≤ 0 3,776
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. 5.750
ksf

The proposed project is required to perform VMT analysis.