



Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School - 3280 Motor Avenue

Tin T. Nguyen <nguyen@llgengineers.com>

Wed, Nov 18, 2015 at 9:34 AM

To: Sophia Fong <sophia.fong@lacity.org>

Cc: Eddie Guerrero <eddie.guerrero@lacity.org>, "David S. Shender" <shender@llgengineers.com>

Good morning Sophia,

When you get a chance, can you let us know if you had any additional questions regarding the revised traffic study? If there are no additional comments, can you then provide some guidance on when an assessment letter would be forthcoming. Thanks again for your assistance through this review process.

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers



20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Tin T. Nguyen

Sent: Monday, November 09, 2015 2:55 PM

To: Sophia Fong

Cc: Eddie Guerrero; David S. Shender

Subject: RE: City Charter School - 3280 Motor Avenue

Sophia,

Hope you had a nice weekend. Thanks again for providing the feedback on the initial responses we had to your comments last week. Attached you will find our full response to all your comments and a revised traffic

study for your review and approval. Please let us know if you have any other questions.

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers



20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: David S. Shender
Sent: Thursday, November 05, 2015 3:03 PM
To: Sophia Fong
Cc: Eddie Guerrero; Tin T. Nguyen
Subject: RE: City Charter School - 3280 Motor Avenue

That's great – thanks very much!

David

From: Sophia Fong [<mailto:sophia.fong@lacity.org>]
Sent: Thursday, November 05, 2015 2:31 PM
To: Tin T. Nguyen
Cc: Eddie Guerrero; David S. Shender
Subject: Re: City Charter School - 3280 Motor Avenue

Hello Tin,

Eddie and I discussed the revised proposed distribution, and we accept the new distribution. Please revised the entire TS and resubmit. Thanks

Sophia

On Fri, Oct 30, 2015 at 12:31 PM, Tin T. Nguyen <nguyen@llgengineers.com> wrote:

Sophia,

Thanks again for providing comments on the traffic study. We wanted to provide some initial responses, as well as receive some feedback prior to completing the revised traffic study for re-submittal.

Lane Configurations, Volumes, Intersection Phasing

The traffic study will be revised to pick-up your corrections to intersection volumes and LOS calculations as needed.

Project trips through residential area west of Overland Avenue

On the mark-up to our Figure 7-1, there was a question regarding differences in project trip assignment percentages at the Overland/Pick and Westwood/National intersections. These differences are attributed to the turning movement restrictions at the project driveways (for example, all vehicles exiting the Motor Avenue driveway will turn right). It is for this reason that not all inbound and outbound traffic movements are “mirrored” at each study intersection. We can discuss this further if needed.

Updated Project Trip Assignment

Based on the lane configuration comments you provided (particular intersections near the finishing Expo line construction), we wanted to get your feedback on a revised trip distribution for the morning peak hour (attached Exhibit A). We believe the updated project trip assignment better reflects the likely travel paths to and from the site.

Missing Count Sheets

The aforementioned traffic count sheets were inadvertently left out and will be included in the revised traffic study.

Thanks for your assistance through this review process. If you have any questions or comments regarding the initial responses, please let us know. Otherwise, we will continue with completing the updated traffic study and plan to resubmit shortly.

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers

20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Sophia Fong [mailto:sophia.fong@lacity.org]

Sent: Friday, October 23, 2015 7:55 AM

To: Tin T. Nguyen

Cc: Eddie Guerrero

Subject: Re: City Charter School - 3280 Motor Avenue

Hello Tin,

Please see attached for the modification needed on the Traffic Study. Please resubmit the revision for review.

Thank you

Sophia

On Wed, Oct 21, 2015 at 1:23 PM, Tin T. Nguyen <nguyen@llgengineers.com> wrote:

Eddie and Sophia,

Hope you two are doing well. Can you provide an update on your review status since you last notified us two weeks ago? Thanks!

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers

20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Eddie Guerrero [mailto:eddie.guerrero@lacity.org]

Sent: Wednesday, October 07, 2015 1:38 PM

To: Tin T. Nguyen

Cc: Sophia Fong; David S. Shender

Subject: Re: City Charter School - 3280 Motor Avenue

Got it, and sorry about that.

Trying to get this processed for you as quickly as possible and didn't see that Clive had already discussed this with you.

Since Clive is out on medical leave I turned the review over to Sophia (Fong), whom I've been copying with this latest comm.

Sophia and I will try to have comments for you by the end of the week.

Regards.

On Wed, Oct 7, 2015 at 1:17 PM, Tin T. Nguyen <nguyen@llgengineers.com> wrote:

Eddie,

Please see the following attachments as requested as documentation for the adult school trip credit.

- Commercial Lease Agreement

- City of Los Angeles Certificate of Occupancy
- A letter from the property management company confirming the prior occupancy of the site by the adult school.
- The email correspondence with Clive Grawe at LADOT approving the prior use trip credit, including the use if the Junior/Community trip rate.

Please let me know if you need anything else or have any other questions/comments through your review process.

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers

20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Eddie Guerrero [mailto:eddie.guerrero@lacity.org]

Sent: Tuesday, October 06, 2015 8:39 AM

To: Tin T. Nguyen

Cc: Sophia Fong

Subject: City Charter School - 3280 Motor Avenue

Tin,

Since the signed MOU does not include trip credit for the adult school, please provide appropriate documentation for our case file that confirms this as a valid credit.

Thanks.

--

Edward Guerrero Jr.
Transportation Engineer - West L.A. / Coastal Development Review
Los Angeles Department of Transportation
Tel.: (213) 485-1062

└──────────┘

──────────┘

----- Forwarded message -----

From: Clive Grawe <clive.grawe@lacity.org>
To: "David S. Shender" <shender@llgengineers.com>
Cc: "Mohammad Blorfroshan (mo.blorfroshan@lacity.org)" <mo.blorfroshan@lacity.org>, Pedro Ayala <pedro.ayala@lacity.org>
Date: Fri, 23 May 2014 16:58:08 -0700
Subject: Re: FW: 3280 Motor Avenue (City Charter)

Hi David,

Sorry, I was away on another job assignment and just got back this week. Your use of the ITE Junior/Community College rate sounds ok, based on your explanation. Sorry again for the delay.

Thanks, Clive

Clive S. Grawe

Transportation Engineering Associate III
LADOT - West LA / Coastal Development Review
Phone: (213) 485-1062
clive.grawe@lacity.org

On Mon, May 12, 2014 at 10:14 AM, David Shender <shender@llgengineers.com> wrote:

Good morning Clive: I'm checking in to see if there was a determination regarding the prior use trip credit for the Barbri School at the 3280 Motor Avenue site. As previously noted, we propose using the ITE Junior/Community College trip rates for the prior use.

Thanks,

David

From: David Shender
Sent: Wednesday, April 09, 2014 3:46 PM
To: 'Clive Grawe'

Cc: Mohammad Blorfroshan; Pedro Ayala
Subject: RE: 3280 Motor Avenue (City Charter)

Hi Clive: I'm getting back to you to provide some more info regarding the prior Barbri School use at the 3280 Motor Avenue site.

- Attached is a Certificate of Occupancy permitting up to 550 people on-site for the prior Barbri School use (460 on the first floor and 90 on the second floor).
- The school had approximately 900 students per day on the site spread over two sessions per day (Monday – Saturday): 8 AM – 1PM and 2 PM – 7PM.
- To accommodate overflow parking, the school leased parking spaces located on land adjacent to the school on property owned by the MTA along the south side if the Santa Monica Freeway.

The school at this site moved to Culver City (in part because the off-site parking on the MTA property was no longer available due to the start of construction of the Expo Phase II light rail line). We understand that since moving, the Barbri School has moved to a reduced schedule of on-site classes, doing more online course work. So taking counts at the new Culver City site would not be representative of the prior school use at the Motor Avenue site.

Overall, we believe the use of the ITE Junior/Community College trip rates to estimate trip generation for the prior use may actually understate the actual trip generation that previously occurred at the property related to the Barbri School as the ITE rates assume only a small fraction of the student population is arriving at the peak hours (10% or less). As previously noted, approximately half of the 900 students arrived/departed during the peak hours.

Please let me know if you have any questions or need more info related to the prior school use.

Thanks, David

From: Clive Grawe [<mailto:clive.grawe@lacity.org>]
Sent: Tuesday, March 04, 2014 6:12 PM
To: David Shender
Cc: Mohammad Blorfroshan; Pedro Ayala; Tin Nguyen
Subject: Re: 3280 Motor Avenue (City Charter)

Sorry, I forgot to add that the existing lease information looks fine to establish that you will have some existing credit. The question we can't answer yet is how much credit to give you.

Clive

Clive S. Grawe
Transportation Engineering Associate III
LADOT - West LA / Coastal Development Review
Phone: (213) 485-1062
clive.grawe@lacity.org

On Tue, Mar 4, 2014 at 6:07 PM, Clive Grawe <clive.grawe@lacity.org> wrote:

Hi David,

I was just reviewing all the information on file and I just need to verify some information to determine your existing trip credit. It would help if we had a detailed existing and proposed site plan which showed all the tenants, driveways, and parking areas. From Google Map it appears that the Barbri School takes up the entire building. Is that correct? If not you could also get existing credit for additional tenants that were using areas where the school is moving into.

In order to figure out what existing credit should be give to the Barbri school we will need the following information (as we do not think the Community College Credit is appropriate as this caters only to Bar Prep classes which are only offered at a few specific times):

1. We need to understand the schedule of classes for this Barbri School at this location (days and times classes were offered), and approximate numbers and times of student arrivals and departures. (Note that there are other locations who probably have similar schedules today. It appears that most have morning classes from 9 AM to 1 PM, and some have classes from 6 PM to 10 PM.)
2. Are all 900 students active and attending classes daily and at the same time, or are the arrivals spread out?
3. What would be optimum is to have some survey data from this site or other sites that actually monitored the arrivals and departures or conducted a parking occupancy study to see when cars arrived and departed.

Note that I will be off tomorrow, but if you could try to gather some more of the information listed above, it would be very helpful. Feel free to ask Mo tomorrow, or me on Thursday if you have any questions.

Thanks, Clive

Clive S. Grawe

Transportation Engineering Associate III
LADOT - West LA / Coastal Development Review
Phone: (213) 485-1062
clive.grawe@lacity.org

On Tue, Mar 4, 2014 at 3:57 PM, Mohammad Blorfroshan <mo.blorfroshan@lacity.org> wrote:

Hi David,

I copied Clive so he can look at the forwarded document to see if we can allow the trip credit for the previous use. We'll let you know.

Mo

On Tue, Mar 4, 2014 at 3:08 PM, David Shender <shender@llgengineers.com> wrote:

Hi Mo:

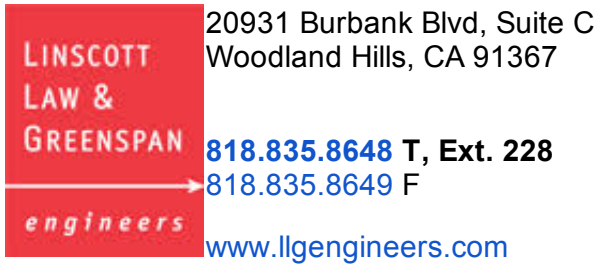
I have a question regarding a potential trip credit for the City Charter school project at 3280 Motor Avenue. The space that the school proposes to occupy was previously occupied (from 1984 to July 2013) by Barbri, a school that helps students prepare for the Bar exam. Attached is a letter from the building's management company confirming occupancy. Also attached is a 5-year lease for the building that ended in July 2013. I have copies of the 10-year lease (1998 – 2008) that was in place prior to this last one. Is this sufficient info to apply for a trip credit?

If we are able to use the prior Barbri school for trip credit purposes, we were thinking of applying the trip rates from ITE for a Junior/Community College (Land Use Code 540) to the 900-student enrollment number. If you concur, we can update the traffic study MOU and resubmit for your review.

Let me know of any questions or concerns. Thanks!

David S. Shender, P.E.
Principal
shender@llgengineers.com

Linscott, Law & Greenspan, Engineers



Traffic isn't pretty, but for more than 45 years, we've made it work better.

This e-mail and any files transmitted with it are confidential and are intended solely for use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering this e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender at [\(818\) 835-8648](tel:8188358648).

--

Mohammad H. Blorfroshan, P.E.
Transportation Engineer
West Los Angeles, Coastal & San Pedro Development Review
Los Angeles Department of Transportation
7166 W. Manchester Avenue, Los Angeles, CA 90045
Tel: [\(213\) 485-1062](tel:2134851062)
Fax: [\(213\) 485-1285](tel:2134851285)

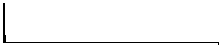
--

Edward Guerrero Jr.
Transportation Engineer - West L.A. / Coastal Development Review
Los Angeles Department of Transportation
Tel.: [\(213\) 485-1062](tel:2134851062)



--

Sophia Fong
Transportation Engineering Associate II
West LA / Coastal Development Review
Tel.: [\(213\) 485-1062](tel:2134851062)



--



Sophia Fong
Transportation Engineering Associate II
West LA / Coastal Development Review
Tel.: (213) 485-1062



Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School - 3280 Motor Avenue

Tin T. Nguyen <nguyen@llgengineers.com>

Mon, Nov 9, 2015 at 2:54 PM

To: Sophia Fong <sophia.fong@lacity.org>

Cc: Eddie Guerrero <eddie.guerrero@lacity.org>, "David S. Shender" <shender@llgengineers.com>

Sophia,

Hope you had a nice weekend. Thanks again for providing the feedback on the initial responses we had to your comments last week. Attached you will find our full response to all your comments and a revised traffic study for your review and approval. Please let us know if you have any other questions.

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers



20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: David S. Shender

Sent: Thursday, November 05, 2015 3:03 PM

To: Sophia Fong

Cc: Eddie Guerrero; Tin T. Nguyen

Subject: RE: City Charter School - 3280 Motor Avenue

That's great – thanks very much!

David

From: Sophia Fong [<mailto:sophia.fong@lacity.org>]
Sent: Thursday, November 05, 2015 2:31 PM
To: Tin T. Nguyen
Cc: Eddie Guerrero; David S. Shender
Subject: Re: City Charter School - 3280 Motor Avenue

Hello Tin,

Eddie and I discussed the revised proposed distribution, and we accept the new distribution. Please revised the entire TS and resubmit. Thanks

Sophia

On Fri, Oct 30, 2015 at 12:31 PM, Tin T. Nguyen <nguyen@llgengineers.com> wrote:

Sophia,

Thanks again for providing comments on the traffic study. We wanted to provide some initial responses, as well as receive some feedback prior to completing the revised traffic study for re-submittal.

Lane Configurations, Volumes, Intersection Phasing

The traffic study will be revised to pick-up your corrections to intersection volumes and LOS calculations as needed.

Project trips through residential area west of Overland Avenue

On the mark-up to our Figure 7-1, there was a question regarding differences in project trip assignment percentages at the Overland/Pick and Westwood/National intersections. These differences are attributed to the turning movement restrictions at the project driveways (for example, all vehicles exiting the Motor Avenue driveway will turn right). It is for this reason that not all inbound and outbound traffic movements are “mirrored” at each study intersection. We can discuss this further if needed.

Updated Project Trip Assignment

Based on the lane configuration comments you provided (particular intersections near the finishing Expo line construction), we wanted to get your feedback on a revised trip distribution for the morning peak hour (attached Exhibit A). We believe the updated project trip assignment better reflects the likely travel paths to and from the site.

Missing Count Sheets

The aforementioned traffic count sheets were inadvertently left out and will be included in the revised traffic study.

Thanks for your assistance through this review process. If you have any questions or comments regarding the initial responses, please let us know. Otherwise, we will continue with completing the updated traffic study and plan to resubmit shortly.

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers

20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Sophia Fong [mailto:sophia.fong@lacity.org]

Sent: Friday, October 23, 2015 7:55 AM

To: Tin T. Nguyen

Cc: Eddie Guerrero

Subject: Re: City Charter School - 3280 Motor Avenue

Hello Tin,

Please see attached for the modification needed on the Traffic Study. Please resubmit the revision for review.

Thank you

Sophia

On Wed, Oct 21, 2015 at 1:23 PM, Tin T. Nguyen <nguyen@llgengineers.com> wrote:

Eddie and Sophia,

Hope you two are doing well. Can you provide an update on your review status since you last notified us two weeks ago? Thanks!

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers

20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Eddie Guerrero [mailto:eddie.guerrero@lacity.org]

Sent: Wednesday, October 07, 2015 1:38 PM

To: Tin T. Nguyen

Cc: Sophia Fong; David S. Shender

Subject: Re: City Charter School - 3280 Motor Avenue

Got it, and sorry about that.

Trying to get this processed for you as quickly as possible and didn't see that Clive had already discussed this with you.

Since Clive is out on medical leave I turned the review over to Sophia (Fong), whom I've been copying with this latest comm.

Sophia and I will try to have comments for you by the end of the week.

Regards.

On Wed, Oct 7, 2015 at 1:17 PM, Tin T. Nguyen <nguyen@llgengineers.com> wrote:

Eddie,

Please see the following attachments as requested as documentation for the adult school trip credit.

- Commercial Lease Agreement
- City of Los Angeles Certificate of Occupancy
- A letter from the property management company confirming the prior occupancy of the site by the adult school.
- The email correspondence with Clive Grawe at LADOT approving the prior use trip credit, including the use if the Junior/Community trip rate.

Please let me know if you need anything else or have any other questions/comments through your review process.

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers

20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Eddie Guerrero [mailto:eddie.guerrero@lacity.org]

Sent: Tuesday, October 06, 2015 8:39 AM

To: Tin T. Nguyen
Cc: Sophia Fong
Subject: City Charter School - 3280 Motor Avenue

Tin,

Since the signed MOU does not include trip credit for the adult school, please provide appropriate documentation for our case file that confirms this as a valid credit.

Thanks.

--

|
| Edward Guerrero Jr.
| Transportation Engineer - West L.A. / Coastal Development Review
| Los Angeles Department of Transportation
| Tel.: (213) 485-1062

|
|

|
|

----- Forwarded message -----

From: Clive Grawe <clive.grawe@lacity.org>
To: "David S. Shender" <shender@llgengineers.com>
Cc: "Mohammad Blorfroshan (mo.blorfroshan@lacity.org)" <mo.blorfroshan@lacity.org>, Pedro Ayala <pedro.ayala@lacity.org>
Date: Fri, 23 May 2014 16:58:08 -0700
Subject: Re: FW: 3280 Motor Avenue (City Charter)

Hi David,

Sorry, I was away on another job assignment and just got back this week. Your use of the ITE Junior/Community College rate sounds ok, based on your explanation. Sorry again for the delay.

Thanks, Clive

Clive S. Grawe

Transportation Engineering Associate III
LADOT - West LA / Coastal Development Review
Phone: (213) 485-1062
clive.grawe@lacity.org

On Mon, May 12, 2014 at 10:14 AM, David Shender <shender@lengineers.com> wrote:

Good morning Clive: I'm checking in to see if there was a determination regarding the prior use trip credit for the Barbri School at the 3280 Motor Avenue site. As previously noted, we propose using the ITE Junior/Community College trip rates for the prior use.

Thanks,

David

From: David Shender
Sent: Wednesday, April 09, 2014 3:46 PM
To: 'Clive Grawe'

Cc: Mohammad Blorfroshan; Pedro Ayala
Subject: RE: 3280 Motor Avenue (City Charter)

Hi Clive: I'm getting back to you to provide some more info regarding the prior Barbri School use at the 3280 Motor Avenue site.

- Attached is a Certificate of Occupancy permitting up to 550 people on-site for the prior Barbri School use (460 on the first floor and 90 on the second floor).
- The school had approximately 900 students per day on the site spread over two sessions per day (Monday – Saturday): 8 AM – 1PM and 2 PM – 7PM.
- To accommodate overflow parking, the school leased parking spaces located on land adjacent to the school on property owned by the MTA along the south side of the Santa Monica Freeway.

The school at this site moved to Culver City (in part because the off-site parking on the MTA property was no longer available due to the start of construction of the Expo Phase II light rail line). We

understand that since moving, the Barbri School has moved to a reduced schedule of on-site classes, doing more online course work. So taking counts at the new Culver City site would not be representative of the prior school use at the Motor Avenue site.

Overall, we believe the use of the ITE Junior/Community College trip rates to estimate trip generation for the prior use may actually understate the actual trip generation that previously occurred at the property related to the Barbri School as the ITE rates assume only a small fraction of the student population is arriving at the peak hours (10% or less). As previously noted, approximately half of the 900 students arrived/departed during the peak hours.

Please let me know if you have any questions or need more info related to the prior school use.

Thanks, David

From: Clive Grawe [<mailto:clive.grawe@lacity.org>]
Sent: Tuesday, March 04, 2014 6:12 PM
To: David Shender
Cc: Mohammad Blorfroshan; Pedro Ayala; Tin Nguyen
Subject: Re: 3280 Motor Avenue (City Charter)

Sorry, I forgot to add that the existing lease information looks fine to establish that you will have some existing credit. The question we can't answer yet is how much credit to give you.

Clive

Clive S. Grawe
Transportation Engineering Associate III
LADOT - West LA / Coastal Development Review
Phone: (213) 485-1062
clive.grawe@lacity.org

On Tue, Mar 4, 2014 at 6:07 PM, Clive Grawe <clive.grawe@lacity.org> wrote:

Hi David,

I was just reviewing all the information on file and I just need to verify some information to determine your existing trip credit. It would help if we had a detailed existing and proposed site plan which showed all the tenants, driveways, and parking areas. From Google Map it appears that the Barbri School takes up the entire

building. Is that correct? If not you could also get existing credit for additional tenants that were using areas where the school is moving into.

In order to figure out what existing credit should be give to the Barbri school we will need the following information (as we do not think the Community College Credit is appropriate as this caters only to Bar Prep classes which are only offered at a few specific times):

1. We need to understand the schedule of classes for this Barbri School at this location (days and times classes were offered), and approximate numbers and times of student arrivals and departures. (Note that there are other locations who probably have similar schedules today. It appears that most have morning classes from 9 AM to 1 PM, and some have classes from 6 PM to 10 PM.)
2. Are all 900 students active and attending classes daily and at the same time, or are the arrivals spread out?
3. What would be optimum is to have some survey data from this site or other sites that actually monitored the arrivals and departures or conducted a parking occupancy study to see when cars arrived and departed.

Note that I will be off tomorrow, but if you could try to gather some more of the information listed above, it would be very helpful. Feel free to ask Mo tomorrow, or me on Thursday if you have any questions.

Thanks, Clive

Clive S. Grawe

Transportation Engineering Associate III
LADOT - West LA / Coastal Development Review
Phone: (213) 485-1062
clive.grawe@lacity.org

On Tue, Mar 4, 2014 at 3:57 PM, Mohammad Blorfroshan <mo.blorfroshan@lacity.org> wrote:

Hi David,

I copied Clive so he can look at the forwarded document to see if we can allow the trip credit for the previous use. We'll let you know.

Mo

On Tue, Mar 4, 2014 at 3:08 PM, David Shender <shender@llgengineers.com> wrote:

Hi Mo:

I have a question regarding a potential trip credit for the City Charter school project at 3280 Motor Avenue. The space that the school proposes to occupy was previously occupied (from 1984 to July 2013) by Barbri, a school

that helps students prepare for the Bar exam. Attached is a letter from the building's management company confirming occupancy. Also attached is a 5-year lease for the building that ended in July 2013. I have copies of the 10-year lease (1998 – 2008) that was in place prior to this last one. Is this sufficient info to apply for a trip credit?

If we are able to use the prior Barbri school for trip credit purposes, we were thinking of applying the trip rates from ITE for a Junior/Community College (Land Use Code 540) to the 900-student enrollment number. If you concur, we can update the traffic study MOU and resubmit for your review.

Let me know of any questions or concerns. Thanks!

David S. Shender, P.E.

Principal

shender@llgengineers.com



Linscott, Law & Greenspan, Engineers
20931 Burbank Blvd, Suite C
Woodland Hills, CA 91367
818.835.8648 T, Ext. 228
818.835.8649 F
www.llgengineers.com

Traffic isn't pretty, but for more than 45 years, we've made it work better.

This e-mail and any files transmitted with it are confidential and are intended solely for use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering this e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender at [\(818\) 835-8648](tel:8188358648).

—

Mohammad H. Blorfroshan, P.E.
Transportation Engineer
West Los Angeles, Coastal & San Pedro Development Review
Los Angeles Department of Transportation
7166 W. Manchester Avenue, Los Angeles, CA 90045
Tel: [\(213\) 485-1062](tel:2134851062)
Fax: [\(213\) 485-1285](tel:2134851285)

-

| Edward Guerrero Jr.
| Transportation Engineer - West L.A. / Coastal Development Review
| Los Angeles Department of Transportation
| Tel.: [\(213\) 485-1062](tel:2134851062)

| _____

_____ |

-

| Sophia Fong
| Transportation Engineering Associate II
| West LA / Coastal Development Review
| Tel.: [\(213\) 485-1062](tel:2134851062)

| _____

_____ |



Sophia Fong
Transportation Engineering Associate II
West LA / Coastal Development Review
Tel.: (213) 485-1062

2 attachments



City Charter School Project TIS Report & Appendices (2015-11-09).pdf
5745K



0097-Response to Comments (2015-11-09).pdf
116K



Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School - 3280 Motor Avenue

David S. Shender <shender@llgengineers.com>

Thu, Nov 5, 2015 at 3:03 PM

To: Sophia Fong <sophia.fong@lacity.org>

Cc: Eddie Guerrero <eddie.guerrero@lacity.org>, "Tin T. Nguyen" <nguyen@llgengineers.com>

That's great – thanks very much!

David

From: Sophia Fong [mailto:sophia.fong@lacity.org]
Sent: Thursday, November 05, 2015 2:31 PM
To: Tin T. Nguyen
Cc: Eddie Guerrero; David S. Shender
Subject: Re: City Charter School - 3280 Motor Avenue

Hello Tin,

Eddie and I discussed the revised proposed distribution, and we accept the new distribution. Please revised the entire TS and resubmit. Thanks

Sophia

On Fri, Oct 30, 2015 at 12:31 PM, Tin T. Nguyen <nguyen@llgengineers.com> wrote:

Sophia,

Thanks again for providing comments on the traffic study. We wanted to provide some initial responses, as well as receive some feedback prior to completing the revised traffic study for re-submittal.

[Lane Configurations, Volumes, Intersection Phasing](#)

The traffic study will be revised to pick-up your corrections to intersection volumes and LOS calculations as needed.

Project trips through residential area west of Overland Avenue

On the mark-up to our Figure 7-1, there was a question regarding differences in project trip assignment percentages at the Overland/Pick and Westwood/National intersections. These differences are attributed to the turning movement restrictions at the project driveways (for example, all vehicles exiting the Motor Avenue driveway will turn right). It is for this reason that not all inbound and outbound traffic movements are “mirrored” at each study intersection. We can discuss this further if needed.

Updated Project Trip Assignment

Based on the lane configuration comments you provided (particular intersections near the finishing Expo line construction), we wanted to get your feedback on a revised trip distribution for the morning peak hour (attached Exhibit A). We believe the updated project trip assignment better reflects the likely travel paths to and from the site.

Missing Count Sheets

The aforementioned traffic count sheets were inadvertently left out and will be included in the revised traffic study.

Thanks for your assistance through this review process. If you have any questions or comments regarding the initial responses, please let us know. Otherwise, we will continue with completing the updated traffic study and plan to resubmit shortly.

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers

20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Sophia Fong [mailto:sophia.fong@lacity.org]
Sent: Friday, October 23, 2015 7:55 AM
To: Tin T. Nguyen
Cc: Eddie Guerrero

Subject: Re: City Charter School - 3280 Motor Avenue

Hello Tin,

Please see attached for the modification needed on the Traffic Study. Please resubmit the revision for review.

Thank you

Sophia

On Wed, Oct 21, 2015 at 1:23 PM, Tin T. Nguyen <nguyen@llgengineers.com> wrote:

Eddie and Sophia,

Hope you two are doing well. Can you provide an update on your review status since you last notified us two weeks ago? Thanks!

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Linscott, Law & Greenspan, Engineers

[Quoted text hidden]

11/25/2015

City of Los Angeles Mail - City Charter School - 3280 Motor Avenue

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]



Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School - 3280 Motor Avenue

Sophia Fong <sophia.fong@lacity.org>

Thu, Nov 5, 2015 at 2:30 PM

To: "Tin T. Nguyen" <nguyen@llgengineers.com>

Cc: Eddie Guerrero <eddie.guerrero@lacity.org>, "David S. Shender" <shender@llgengineers.com>

Hello Tin,

Eddie and I discussed the revised proposed distribution, and we accept the new distribution. Please revised the entire TS and resubmit. Thanks

Sophia

[Quoted text hidden]

—



Sophia Fong

Transportation Engineering Associate II

West LA / Coastal Development Review

Tel.: [\(213\) 485-1062](tel:(213)485-1062)





Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School - 3280 Motor Avenue

Tin T. Nguyen <nguyen@llgengineers.com>

Fri, Oct 30, 2015 at 12:31 PM

To: Sophia Fong <sophia.fong@lacity.org>

Cc: Eddie Guerrero <eddie.guerrero@lacity.org>, "David S. Shender" <shender@llgengineers.com>

Sophia,

Thanks again for providing comments on the traffic study. We wanted to provide some initial responses, as well as receive some feedback prior to completing the revised traffic study for re-submittal.

Lane Configurations, Volumes, Intersection Phasing

The traffic study will be revised to pick-up your corrections to intersection volumes and LOS calculations as needed.

Project trips through residential area west of Overland Avenue

On the mark-up to our Figure 7-1, there was a question regarding differences in project trip assignment percentages at the Overland/Pick and Westwood/National intersections. These differences are attributed to the turning movement restrictions at the project driveways (for example, all vehicles exiting the Motor Avenue driveway will turn right). It is for this reason that not all inbound and outbound traffic movements are "mirrored" at each study intersection. We can discuss this further if needed.

Updated Project Trip Assignment

Based on the lane configuration comments you provided (particular intersections near the finishing Expo line construction), we wanted to get your feedback on a revised trip distribution for the morning peak hour (attached Exhibit A). We believe the updated project trip assignment better reflects the likely travel paths to and from the site.

Missing Count Sheets

The aforementioned traffic count sheets were inadvertently left out and will be included in the revised traffic study.

Thanks for your assistance through this review process. If you have any questions or comments regarding the initial responses, please let us know. Otherwise, we will continue with completing the updated traffic study and plan to resubmit shortly.

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers

Logo

20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Sophia Fong [mailto:sophia.fong@lacity.org]

Sent: Friday, October 23, 2015 7:55 AM

To: Tin T. Nguyen

Cc: Eddie Guerrero

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Thanks.

—

| Edward Guerrero Jr.
Transportation Engineer - West L.A. / Coastal Development Review
Los Angeles Department of Transportation
Tel.: [\(213\) 485-1062](tel:2134851062)

|

|

[Quoted text hidden]

-

| Edward Guerrero Jr.
Transportation Engineer - West L.A. / Coastal Development Review
Los Angeles Department of Transportation
Tel.: [\(213\) 485-1062](tel:2134851062)

|

|

-


| Sophia Fong
Transportation Engineering Associate II
West LA / Coastal Development Review
Tel.: [\(213\) 485-1062](tel:2134851062)

|



2 attachments

image002.jpg
1K

 **Exhibit A.pdf**
219K



Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School - 3280 Motor Avenue

Sophia Fong <sophia.fong@lacity.org>
To: "Tin T. Nguyen" <nguyen@llgengineers.com>
Cc: Eddie Guerrero <eddie.guerrero@lacity.org>

Fri, Oct 23, 2015 at 7:54 AM

Hello Tin,

Please see attached for the modification needed on the Traffic Study. Please resubmit the revision for review.

Thank you
Sophia

[Quoted text hidden]

—



Sophia Fong
Transportation Engineering Associate II
West LA / Coastal Development Review
Tel.: (213) 485-1062



2 attachments



motor 3280_WLA14-101798_charter school_TS_comment_102215.pdf
109K



WLA14-101798_Motor 3280_City Charter School Project_TS (2015-08-27)_corrections.pdf
559K



Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School - 3280 Motor Avenue

Eddie Guerrero <eddie.guerrero@lacity.org>
To: Sophia Fong <sophia.fong@lacity.org>

Thu, Oct 22, 2015 at 9:23 AM

Are we ready to deliver final comments?

[Quoted text hidden]



Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School - 3280 Motor Avenue

Tin T. Nguyen <nguyen@llgengineers.com>

Wed, Oct 21, 2015 at 1:23 PM

To: Eddie Guerrero <eddie.guerrero@lacity.org>, Sophia Fong <sophia.fong@lacity.org>

Eddie and Sophia,

Hope you two are doing well. Can you provide an update on your review status since you last notified us two weeks ago? Thanks!

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers



20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Eddie Guerrero [mailto:eddie.guerrero@lacity.org]

Sent: Wednesday, October 07, 2015 1:38 PM

To: Tin T. Nguyen

Cc: Sophia Fong; David S. Shender

Subject: Re: City Charter School - 3280 Motor Avenue

[Quoted text hidden]



Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School - 3280 Motor Avenue

Tin T. Nguyen <nguyen@llgengineers.com>

Wed, Oct 7, 2015 at 1:40 PM

To: Eddie Guerrero <eddie.guerrero@lacity.org>

Cc: Sophia Fong <sophia.fong@lacity.org>, "David S. Shender" <shender@llgengineers.com>

No problem Eddie. Thanks for the update on the status of the review!

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers



20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Eddie Guerrero [mailto:eddie.guerrero@lacity.org]

Sent: Wednesday, October 07, 2015 1:38 PM

To: Tin T. Nguyen

Cc: Sophia Fong; David S. Shender

Subject: Re: City Charter School - 3280 Motor Avenue

[Quoted text hidden]



Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School - 3280 Motor Avenue

Eddie Guerrero <eddie.guerrero@lacity.org>

Wed, Oct 7, 2015 at 1:37 PM

To: "Tin T. Nguyen" <nguyen@llgengineers.com>

Cc: Sophia Fong <sophia.fong@lacity.org>, "David S. Shender" <shender@llgengineers.com>

Got it, and sorry about that.

Trying to get this processed for you as quickly as possible and didn't see that Clive had already discussed this with you.

Since Clive is out on medical leave I turned the review over to Sophia (Fong), whom I've been copying with this latest comm.

Sophia and I will try to have comments for you by the end of the week.

Regards.

[Quoted text hidden]

[Quoted text hidden]

----- Forwarded message -----

From: Clive Grawe <clive.grawe@lacity.org>

To: "David S. Shender" <shender@llgengineers.com>

Cc: "Mohammad Blorfroshan (mo.blorfroshan@lacity.org)" <mo.blorfroshan@lacity.org>, Pedro Ayala <pedro.ayala@lacity.org>

Date: Fri, 23 May 2014 16:58:08 -0700

Subject: Re: FW: 3280 Motor Avenue (City Charter)

Hi David,

Sorry, I was away on another job assignment and just got back this week. Your use of the ITE Junior/Community College rate sounds ok, based on your explanation. Sorry again for the delay.

Thanks, Clive

Clive S. Grawe

Transportation Engineering Associate III

LADOT - West LA / Coastal Development Review

Phone: (213) 485-1062

clive.grawe@lacity.org

On Mon, May 12, 2014 at 10:14 AM, David Shender <shender@llgengineers.com> wrote:

Good morning Clive: I'm checking in to see if there was a determination regarding the prior use trip credit for the Barbri School at the 3280 Motor Avenue site. As previously noted, we propose using the ITE Junior/Community College trip rates for the prior use.

Thanks,

David

From: David Shender
Sent: Wednesday, April 09, 2014 3:46 PM
To: 'Clive Grawe'

Cc: Mohammad Blorfroshan; Pedro Ayala
Subject: RE: 3280 Motor Avenue (City Charter)

Hi Clive: I'm getting back to you to provide some more info regarding the prior Barbri School use at the 3280 Motor Avenue site.

- Attached is a Certificate of Occupancy permitting up to 550 people on-site for the prior Barbri School use (460 on the first floor and 90 on the second floor).
- The school had approximately 900 students per day on the site spread over two sessions per day (Monday – Saturday): 8 AM – 1PM and 2 PM – 7PM.
- To accommodate overflow parking, the school leased parking spaces located on land adjacent to the school on property owned by the MTA along the south side if the Santa Monica Freeway.

The school at this site moved to Culver City (in part because the off-site parking on the MTA property was no longer available due to the start of construction of the Expo Phase II light rail line). We understand that since moving, the Barbri School has moved to a reduced schedule of on-site classes, doing more online course work. So taking counts at the new Culver City site would not be representative of the prior school use at the Motor Avenue site.

Overall, we believe the use of the ITE Junior/Community College trip rates to estimate trip generation for the prior use may actually understate the actual trip generation that previously occurred at the property related to the Barbri School as the ITE rates assume only a small fraction of the student population is arriving at the peak hours (10% or less). As previously noted, approximately half of the 900 students arrived/departed during the peak hours.

Please let me know if you have any questions or need more info related to the prior school use.

Thanks, David

From: Clive Grawe [<mailto:clive.grawe@lacity.org>]
Sent: Tuesday, March 04, 2014 6:12 PM
To: David Shender
Cc: Mohammad Blorfroshan; Pedro Ayala; Tin Nguyen
Subject: Re: 3280 Motor Avenue (City Charter)

Sorry, I forgot to add that the existing lease information looks fine to establish that you will have some existing credit. The question we can't answer yet is how much credit to give you.

Clive

Clive S. Grawe
Transportation Engineering Associate III
LADOT - West LA / Coastal Development Review
Phone: (213) 485-1062
clive.grawe@lacity.org

On Tue, Mar 4, 2014 at 6:07 PM, Clive Grawe <clive.grawe@lacity.org> wrote:

Hi David,

I was just reviewing all the information on file and I just need to verify some information to determine your existing trip credit. It would help if we had a detailed existing and proposed site plan which showed all the tenants, driveways, and parking areas. From Google Map it appears that the Barbri School takes up the entire building. Is that correct? If not you could also get existing credit for additional tenants that were using areas where the school is moving into.

In order to figure out what existing credit should be give to the Barbri school we will need the following information (as we do not think the Community College Credit is appropriate as this caters only to Bar Prep classes which are only offered at a few specific times):

1. We need to understand the schedule of classes for this Barbri School at this location (days and times classes were offered), and approximate numbers and times of student arrivals and departures. (Note that there are other locations who probably have similar schedules today. It appears that most have morning classes from 9 AM to 1 PM, and some have classes from 6 PM to 10 PM.)
2. Are all 900 students active and attending classes daily and at the same time, or are the arrivals spread out?
3. What would be optimum is to have some survey data from this site or other sites that actually monitored the arrivals and departures or conducted a parking occupancy study to see when cars arrived and departed.

Note that I will be off tomorrow, but if you could try to gather some more of the information listed above, it would be very helpful. Feel free to ask Mo tomorrow, or me on Thursday if you have any questions.

Thanks, Clive

Clive S. Grawe

Transportation Engineering Associate III
LADOT - West LA / Coastal Development Review
Phone: (213) 485-1062
clive.grawe@lacity.org

On Tue, Mar 4, 2014 at 3:57 PM, Mohammad Blorfroshan <mo.blorfroshan@lacity.org> wrote:

Hi David,

I copied Clive so he can look at the forwarded document to see if we can allow the trip credit for the previous use. We'll let you know.

Mo

On Tue, Mar 4, 2014 at 3:08 PM, David Shender <shender@llgengineers.com> wrote:

Hi Mo:

I have a question regarding a potential trip credit for the City Charter school project at 3280 Motor Avenue. The space that the school proposes to occupy was previously occupied (from 1984 to July 2013) by Barbri, a school that helps students prepare for the Bar exam. Attached is a letter from the building's management company confirming occupancy. Also attached is a 5-year lease for the building that ended in July 2013. I have copies of the 10-year lease (1998 – 2008) that was in place prior to this last one. Is this sufficient info to apply for a trip credit?

If we are able to use the prior Barbri school for trip credit purposes, we were thinking of applying the trip rates from ITE for a Junior/Community College (Land Use Code 540) to the 900-student enrollment number. If you concur, we can update the traffic study MOU and resubmit for your review.

Let me know of any questions or concerns. Thanks!

David S. Shender, P.E.
Principal
shender@llgengineers.com

Linscott, Law & Greenspan, Engineers



20931 Burbank Blvd, Suite C
Woodland Hills, CA 91367

818.835.8648 T, Ext. 228

818.835.8649 F

www.llgengineers.com

Traffic isn't pretty, but for more than 45 years, we've made it work better.

This e-mail and any files transmitted with it are confidential and are intended solely for use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering this e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender at [\(818\) 835-8648](tel:8188358648).

--

Mohammad H. Blorfroshan, P.E.
Transportation Engineer
West Los Angeles, Coastal & San Pedro Development Review
Los Angeles Department of Transportation
7166 W. Manchester Avenue, Los Angeles, CA 90045
Tel: [\(213\) 485-1062](tel:2134851062)
Fax: [\(213\) 485-1285](tel:2134851285)

--



Edward Guerrero Jr.
Transportation Engineer - West L.A. / Coastal Development Review
Los Angeles Department of Transportation
Tel.: [\(213\) 485-1062](tel:2134851062)





Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School - 3280 Motor Avenue

Tin T. Nguyen <nguyen@llgengineers.com>

Wed, Oct 7, 2015 at 1:17 PM

To: Eddie Guerrero <eddie.guerrero@lacity.org>

Cc: Sophia Fong <sophia.fong@lacity.org>, "David S. Shender" <shender@llgengineers.com>

Eddie,

Please see the following attachments as requested as documentation for the adult school trip credit.

- Commercial Lease Agreement
- City of Los Angeles Certificate of Occupancy
- A letter from the property management company confirming the prior occupancy of the site by the adult school.
- The email correspondence with Clive Grawe at LADOT approving the prior use trip credit, including the use if the Junior/Community trip rate.

Please let me know if you need anything else or have any other questions/comments through your review process.

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers



20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Eddie Guerrero [mailto:eddie.guerrero@lacity.org]

Sent: Tuesday, October 06, 2015 8:39 AM

To: Tin T. Nguyen
Cc: Sophia Fong
Subject: City Charter School - 3280 Motor Avenue

[Quoted text hidden]

----- Forwarded message -----

From: Clive Grawe <clive.grawe@lacity.org>
To: "David S. Shender" <shender@llgengineers.com>
Cc: "Mohammad Blorfroshan (mo.blorfroshan@lacity.org)" <mo.blorfroshan@lacity.org>, Pedro Ayala <pedro.ayala@lacity.org>
Date: Fri, 23 May 2014 16:58:08 -0700
Subject: Re: FW: 3280 Motor Avenue (City Charter)
Hi David,

Sorry, I was away on another job assignment and just got back this week. Your use of the ITE Junior/Community College rate sounds ok, based on your explanation. Sorry again for the delay.

Thanks, Clive

Clive S. Grawe

Transportation Engineering Associate III
LADOT - West LA / Coastal Development Review
Phone: (213) 485-1062
clive.grawe@lacity.org

On Mon, May 12, 2014 at 10:14 AM, David Shender <shender@llgengineers.com> wrote:

Good morning Clive: I'm checking in to see if there was a determination regarding the prior use trip credit for the Barbri School at the 3280 Motor Avenue site. As previously noted, we propose using the ITE Junior/Community College trip rates for the prior use.

Thanks,

David

From: David Shender
Sent: Wednesday, April 09, 2014 3:46 PM
To: 'Clive Grawe'

Cc: Mohammad Blorfroshan; Pedro Ayala
Subject: RE: 3280 Motor Avenue (City Charter)

Hi Clive: I'm getting back to you to provide some more info regarding the prior Barbri School use at the 3280 Motor Avenue site.

- Attached is a Certificate of Occupancy permitting up to 550 people on-site for the prior Barbri School

use (460 on the first floor and 90 on the second floor).

- The school had approximately 900 students per day on the site spread over two sessions per day (Monday – Saturday): 8 AM – 1PM and 2 PM – 7PM.
- To accommodate overflow parking, the school leased parking spaces located on land adjacent to the school on property owned by the MTA along the south side of the Santa Monica Freeway.

The school at this site moved to Culver City (in part because the off-site parking on the MTA property was no longer available due to the start of construction of the Expo Phase II light rail line). We understand that since moving, the Barbri School has moved to a reduced schedule of on-site classes, doing more online course work. So taking counts at the new Culver City site would not be representative of the prior school use at the Motor Avenue site.

Overall, we believe the use of the ITE Junior/Community College trip rates to estimate trip generation for the prior use may actually understate the actual trip generation that previously occurred at the property related to the Barbri School as the ITE rates assume only a small fraction of the student population is arriving at the peak hours (10% or less). As previously noted, approximately half of the 900 students arrived/departed during the peak hours.

Please let me know if you have any questions or need more info related to the prior school use.

Thanks, David

From: Clive Grawe [<mailto:clive.grawe@lacity.org>]
Sent: Tuesday, March 04, 2014 6:12 PM
To: David Shender
Cc: Mohammad Blorfroshan; Pedro Ayala; Tin Nguyen
Subject: Re: 3280 Motor Avenue (City Charter)

Sorry, I forgot to add that the existing lease information looks fine to establish that you will have some existing credit. The question we can't answer yet is how much credit to give you.

Clive

Clive S. Grawe

Transportation Engineering Associate III
LADOT - West LA / Coastal Development Review
Phone: (213) 485-1062
clive.grawe@lacity.org

On Tue, Mar 4, 2014 at 6:07 PM, Clive Grawe <clive.grawe@lacity.org> wrote:

Hi David,

I was just reviewing all the information on file and I just need to verify some information to determine your existing trip credit. It would help if we had a detailed existing and proposed site plan which showed all the tenants, driveways, and parking areas. From Google Map it appears that the Barbri School takes up the entire building. Is that correct? If not you could also get existing credit for additional tenants that were using areas where the school is moving into.

In order to figure out what existing credit should be give to the Barbri school we will need the following information (as we do not think the Community College Credit is appropriate as this caters only to Bar Prep classes which are only offered at a few specific times):

1. We need to understand the schedule of classes for this Barbri School at this location (days and times classes were offered), and approximate numbers and times of student arrivals and departures. (Note that there are other locations who probably have similar schedules today. It appears that most have morning classes from 9 AM to 1 PM, and some have classes from 6 PM to 10 PM.)
2. Are all 900 students active and attending classes daily and at the same time, or are the arrivals spread out?
3. What would be optimum is to have some survey data from this site or other sites that actually monitored the arrivals and departures or conducted a parking occupancy study to see when cars arrived and departed.

Note that I will be off tomorrow, but if you could try to gather some more of the information listed above, it would be very helpful. Feel free to ask Mo tomorrow, or me on Thursday if you have any questions.

Thanks, Clive

Clive S. Grawe

Transportation Engineering Associate III
LADOT - West LA / Coastal Development Review
Phone: (213) 485-1062
clive.grawe@lacity.org

On Tue, Mar 4, 2014 at 3:57 PM, Mohammad Blorfroshan <mo.blorfroshan@lacity.org> wrote:

Hi David,

I copied Clive so he can look at the forwarded document to see if we can allow the trip credit for the previous use. We'll let you know.

Mo

On Tue, Mar 4, 2014 at 3:08 PM, David Shender <shender@llgengineers.com> wrote:

Hi Mo:

I have a question regarding a potential trip credit for the City Charter school project at 3280 Motor Avenue. The space that the school proposes to occupy was previously occupied (from 1984 to July 2013) by Barbri, a school that helps students prepare for the Bar exam. Attached is a letter from the building's management company confirming occupancy. Also attached is a 5-year lease for the building that ended in July 2013. I have copies of the 10-year lease (1998 – 2008) that was in place prior to this last one. Is this sufficient info to apply for a trip credit?


If we are able to use the prior Barbri school for trip credit purposes, we were thinking of applying the trip rates from ITE for a Junior/Community College (Land Use Code 540) to the 900-student enrollment number. If you concur, we can update the traffic study MOU and resubmit for your review.

Let me know of any questions or concerns. Thanks!

David S. Shender, P.E.

Principal

shender@llgengineers.com



Linscott, Law & Greenspan, Engineers
20931 Burbank Blvd, Suite C
Woodland Hills, CA 91367
818.835.8648 T, Ext. 228
818.835.8649 F
www.llgengineers.com

Traffic isn't pretty, but for more than 45 years, we've made it work better.

This e-mail and any files transmitted with it are confidential and are intended solely for use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering this e-mail to the intended recipient, be advised

that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender at [\(818\) 835-8648](tel:8188358648).

--

Mohammad H. Blorfroshan, P.E.
Transportation Engineer
West Los Angeles, Coastal & San Pedro Development Review
Los Angeles Department of Transportation
7166 W. Manchester Avenue, Los Angeles, CA 90045
Tel: [\(213\) 485-1062](tel:2134851062)
Fax: [\(213\) 485-1285](tel:2134851285)

3 attachments



Commercial Lease.pdf

160K



Cheviot_Cert_of_Occupancy_1.pdf

84K



Babri_Bar_review_School.pdf

139K



Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School - 3280 Motor Avenue

Eddie Guerrero <eddie.guerrero@lacity.org>
To: "Tin T. Nguyen" <nguyen@llgengineers.com>
Cc: Sophia Fong <sophia.fong@lacity.org>

Tue, Oct 6, 2015 at 8:39 AM

Tin,

Since the signed MOU does not include trip credit for the adult school, please provide appropriate documentation for our case file that confirms this as a valid credit.

Thanks.

--



Edward Guerrero Jr.
Transportation Engineer - West L.A. / Coastal Development Review
Los Angeles Department of Transportation
Tel.: (213) 485-1062





Eddie Guerrero <eddie.guerrero@lacity.org>

Motor

2 messages

Sophia Fong <sophia.fong@lacity.org>
To: Eddie Guerrero <eddie.guerrero@lacity.org>

Thu, Oct 22, 2015 at 11:02 AM

Please revise the following

1. Page 11: Westood BI & National BI: the northbound configuration is LT:1, TH: 1, RT: 1
2. Page 11: Overland Ave & Fwy 10 on-ramp: the northbound configuration is TH: 3, TH/RT: 1
3. Page 11: Exposition BI & National BI & Palms BI:
northbound configuration is LT:1, TH: 1, TH/RT: 1
southbound configuration is LT:1, TH:1, TH/RT: 1
eastbound configuration is LT:1, TH/RT: 1
westbound configuration is LT:1, TH:1, RT: 1
4. Page 11: Overland Ave & Pico BI: add note that due to Pico BI parking restriction of TANS 4 PM to 7 PM, AM has 1 less TH lane than PM
5. Page 11: National BI & Overland Ave: change note from [A] to [B], No RT on red is more restrictive than overlap
6. Page 11: Rose Ave & National BI: remove both [B] for NB & EB. The restriction only applies to Sunday farmer's market hours
7. Page 11: Manning Ave & Palms BI: remove [C] from EB RT. There is a stop sign, therefore, not considered a free flow move
8. Page 19: Manning Ave & Palms Ave: NB LT: 399, NB TH: 1196, SB RT 360, SB TH: 626, EB RT: 49, WB LT: 151, WB TH: 164, WB RT: 25
9. Page 19: Castle Heights & Palms Ave: NB LT: 48, NB TH: 205, SB LT: 170, SB TH: 63, SB RT: 227, EB LT: 290, EB TH: 964, EB RT: 24, WB LT: 18, WB TH: 648, WB RT: 85
10. Page 20: Washington BI & Motor: WB TH: 827, WB RT: 128
11. Page 35: Palms & Motor: WB LT: 44
12. Page 35: Venice BI & Motor Ave: NB TH: 12
13. Page 36: Rose & Motor: NB TH: 22
14. Page 36: Palms & Motor: WB LT: 36 (not RT)
15. Page 26: Venice & Motor: NB TH: 4

Please revise all the CMA sheets accordingly to reflect the changes stated 1 to 15. In addition to the the above mention modification on the CMA, also change the following

16. CMA 21: National & FWY 10 off ramp: # phase: 4, EB: 0 instead of 1
17. CMA 12: Motor & Pico: # phase: 4
18. CMA 11: National, Mentone, Rose: EB & NB: 0 instead of 2



Sophia Fong
Transportation Engineering Associate II
West LA / Coastal Development Review
Tel.: (213) 485-1062



Eddie Guerrero <eddie.guerrero@lacity.org>

Thu, Oct 22, 2015 at 5:43 PM

To: Sophia Fong <sophia.fong@lacity.org>

~ see attached

if everything looks correct then go ahead and send over to Tin along with the "corrections" pdf

thanks

[Quoted text hidden]

--



Edward Guerrero Jr.

Transportation Engineer - West L.A. / Coastal Development Review

Los Angeles Department of Transportation

Tel.: [\(213\) 485-1062](tel:(213)485-1062)



motor 3280_WLA14-101798_charter school_TS_comment_102215.pdf

109K



Eddie Guerrero <eddie.guerrero@lacity.org>

Re: 3280 Motor Avenue (City Charter School)

18 messages

Clive Grawe <clive.grawe@lacity.org>

Wed, Jun 24, 2015 at 7:08 PM

To: "David S. Shender" <shender@llgengineers.com>

Cc: Mohammad Blorfroshan <mo.blorfroshan@lacity.org>, Pedro Ayala <pedro.ayala@lacity.org>, "Tin T. Nguyen" <nguyen@llgengineers.com>, Eddie Guerrero <eddie.guerrero@lacity.org>, Sophia Fong <sophia.fong@lacity.org>

Hi David,

Since your last submittal, the staff assignments have changed (despite this we will work together on this) . Mo has been promoted to the WLA District Office, Eddie (cc'd) has taken over as my supervisor, and I have changed assignments from WLA to Coastal Specific Plan Review. Currently we have a backlog of projects we are reviewing, but I will try to sit down with Eddie sometime next week and review this project with him.

The answer to both your questions is Yes. We should review this new driveway location (you may need to superimpose the driveway onto a striping plan and/or provide an exact dimension from the intersection centerline/curb extension). Assuming we approve the new driveway location, you will need to submit a revised MOU (since the trip assignments have changed since the Signed MOU). Due to the right turn restriction you refer to, there will be some queueing of the traffic here, so we will need to consult with our WLA District office as well. These are my initial comments, but I should have more info for you next week, as well as any comments Eddie has on your proposal.

Thanks, Clive



Clive Grawe

Transportation Eng. Associate III - WLA/Coastal Development Review

Los Angeles Department of Transportation

Tel.: (213) 485-1062



On Wed, Jun 24, 2015 at 5:41 PM, David S. Shender <shender@llgengineers.com> wrote:

Good afternoon Clive:

You may recall this site (northeast corner of Motor Avenue and National Avenue) which currently has one driveway on Motor Avenue. In working on this project, it became clear to the applicant and LLG that an additional driveway was needed (inbound only from National Boulevard) to aid in dispersing traffic, and in consideration of the existing turning movement restrictions at the Motor/National intersection during the weekday AM peak period. Accordingly, we have prepared updated project trip assignments based on the second site driveway. I don't know if we should get DOT feedback at this time regarding the second driveway and/or if we need to submit a revised MOU. Also, attached is the updated trip generation table with the trip credit for the prior adult school as previously discussed.

Please let me know of any questions or direction.

Thanks,

David

David S. Shender, P.E.

Principal

shender@llgengineers.com

Linscott, Law & Greenspan, Engineers



20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x228

www.llgengineers.com

From: Clive Grawe [mailto:clive.grawe@lacity.org]

Sent: Tuesday, February 11, 2014 5:02 PM

To: Tin Nguyen

Cc: David Shender; Mohammad Blorfroshan; Pedro Ayala

Subject: Re: City Charter School Project: MOU and Related Projects List

Attached is the signed MOU.

Clive S. Grawe

Transportation Engineering Associate III

LADOT - West LA / Coastal Development Review

Phone: (213) 485-1062

clive.grawe@lacity.org

On Tue, Feb 11, 2014 at 2:53 PM, Tin Nguyen <nguyen@llgengineers.com> wrote:

Clive,

Hope you are doing well. Can you provide us with a signed copy of the City Charter School Project MOU for our records and a list of related projects within a 2-mile radius of the project site address: 3280 Motor Avenue? Thanks for your assistance with this project.

Tin Nguyen
Transportation Engineer I
nguyen@llgengineers.com



Linscott, Law & Greenspan, Engineers

20931 Burbank Blvd., Suite C
Woodland Hills, CA 91367

818.835.8648 T, Ext. 225
818.835.8649 F

www.llgengineers.com

Traffic isn't pretty, but for more than 45 years, we've made it work better.

This e-mail and any files transmitted with it are confidential and are intended solely for use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering this e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender at [\(818\) 835-8648](tel:818-835-8648).

David S. Shender <shender@llgengineers.com>

Thu, Jun 25, 2015 at 7:30 AM

To: Clive Grawe <clive.grawe@lacity.org>

Cc: Mohammad Blorfroshan <mo.blorfroshan@lacity.org>, Pedro Ayala <pedro.ayala@lacity.org>, "Tin T. Nguyen" <nguyen@llgengineers.com>, Eddie Guerrero <eddie.guerrero@lacity.org>, Sophia Fong <sophia.fong@lacity.org>

Thanks very much Clive for the info and feedback. We will send over the plan you requested showing the site and proposed driveway in relation to the adjacent streets.

David

From: Clive Grawe [<mailto:clive.grawe@lacity.org>]

Sent: Wednesday, June 24, 2015 7:09 PM

To: David S. Shender

Cc: Mohammad Blorfroshan; Pedro Ayala; Tin T. Nguyen; Eddie Guerrero; Sophia Fong

Subject: Re: 3280 Motor Avenue (City Charter School)

[Quoted text hidden]

David S. Shender <shender@llgengineers.com>

Thu, Jun 25, 2015 at 2:14 PM

To: Clive Grawe <clive.grawe@lacity.org>

Cc: Mohammad Blorfroshan <mo.blorfroshan@lacity.org>, Pedro Ayala <pedro.ayala@lacity.org>, "Tin T. Nguyen" <nguyen@llgengineers.com>, Eddie Guerrero <eddie.guerrero@lacity.org>, Sophia Fong <sophia.fong@lacity.org>

Hi Clive: Thanks again for your feedback. Here is the concept plan as requested. The proposed driveway on National would be for inbound traffic only, and right-turn ingress only. Please let us know of any questions/comments.

David

From: Clive Grawe [mailto:clive.grawe@lacity.org]

Sent: Wednesday, June 24, 2015 7:09 PM

To: David S. Shender

Cc: Mohammad Blorfroshan; Pedro Ayala; Tin T. Nguyen; Eddie Guerrero; Sophia Fong

Subject: Re: 3280 Motor Avenue (City Charter School)

Hi David,

[Quoted text hidden]



P0097G1 (2015-06-25).pdf

645K

Eddie Guerrero <eddie.guerrero@lacity.org>

Fri, Jun 26, 2015 at 4:02 PM

To: Mohammad Blorfroshan <mo.blorfroshan@lacity.org>

Cc: Clive Grawe <clive.grawe@lacity.org>

What do you think of this idea?

[Quoted text hidden]

--



Edward Guerrero Jr.

Transportation Engineer - West L.A. / Coastal Development Review



Los Angeles Department of Transportation

Tel.: (213) 485-1062



P0097G1 (2015-06-25).pdf

633K

Mohammad Blorfroshan <mo.blorfroshan@lacity.org>

Mon, Jun 29, 2015 at 8:46 AM

To: Eddie Guerrero <eddie.guerrero@lacity.org>

Cc: Clive Grawe <clive.grawe@lacity.org>

Hi Eddie,

Are they proposing an entrance from National Bl and exit onto Motor Av? I cannot tell clearly from their concept drawing.



Mohammad H. Blorfroshan
Senior Transportation Engineer
Western District Office
Los Angeles Department of Transportation
Tel.: (310) 575-8138

[Quoted text hidden]

Eddie Guerrero <eddie.guerrero@lacity.org>
To: Mohammad Blorfroshan <mo.blorfroshan@lacity.org>
Cc: Clive Grawe <clive.grawe@lacity.org>

Mon, Jun 29, 2015 at 9:16 AM

Yes, the driveway on National would be ingress only.

[Quoted text hidden]

David S. Shender <shender@llgengineers.com>
To: Mohammad Blorfroshan <mo.blorfroshan@lacity.org>, Eddie Guerrero <eddie.guerrero@lacity.org>
Cc: Pedro Ayala <pedro.ayala@lacity.org>, "Tin T. Nguyen" <nguyen@llgengineers.com>, Sophia Fong <sophia.fong@lacity.org>, Clive Grawe <clive.grawe@lacity.org>

Mon, Jul 6, 2015 at 10:12 AM

Good morning Mo and Eddie:

Let me know if your team has had a chance to review the concept site plan for the charter school, including the proposed inbound driveway from National Boulevard east of Motor. Assuming the driveway is acceptable, we would like to get the traffic study submitted to begin the review process. Please let me know of any questions or concerns.


Thanks,

David

From: Clive Grawe [mailto:clive.grawe@lacity.org]
Sent: Wednesday, June 24, 2015 7:09 PM
To: David S. Shender
Cc: Mohammad Blorfroshan; Pedro Ayala; Tin T. Nguyen; Eddie Guerrero; Sophia Fong
Subject: Re: 3280 Motor Avenue (City Charter School)

Hi David,

[Quoted text hidden]

 **P0097G1 (2015-06-25).pdf**
645K

Mohammad Blorfroshan <mo.blorfroshan@lacity.org>
To: Eddie Guerrero <eddie.guerrero@lacity.org>
Cc: Clive Grawe <clive.grawe@lacity.org>

Tue, Jul 7, 2015 at 11:26 AM

Hi Eddie,

Lets discuss when you have a chance.



Mohammad H. Blorfroshan
Senior Transportation Engineer
Western District Office
Los Angeles Department of Transportation
Tel.: (310) 575-8138

[Quoted text hidden]

Eddie Guerrero <eddie.guerrero@lacity.org>
To: "David S. Shender" <shender@llgengineers.com>
Cc: Mohammad Blorfroshan <mo.blorfroshan@lacity.org>, "Tin T. Nguyen" <nguyen@llgengineers.com>, Sophia Fong <sophia.fong@lacity.org>, Clive Grawe <clive.grawe@lacity.org>

Tue, Jul 7, 2015 at 4:13 PM

David,

We are not in favor of this proposal because eastbound vehicles attempting to turn left into this driveway would create a problem and we also don't want to encourage circular traffic through Woodbine and Vinton to access this new driveway.

If additional egress would be helpful then this would be a plausible consideration.

And, just as a point of clarification since I am new to this project, please clarify how the parking spaces that the plan shows the queuing lane running through, will be available for project use.

I'm actually on my way out for today but if further discussion is needed, I will be in the office tomorrow.

Regards.

[Quoted text hidden]

--



Edward Guerrero Jr.
Transportation Engineer - West L.A. / Coastal Development Review
Los Angeles Department of Transportation
Tel.: (213) 485-1062

David S. Shender <shender@llgengineers.com>
To: Eddie Guerrero <eddie.guerrero@lacity.org>
Cc: Mohammad Blorfroshan <mo.blorfroshan@lacity.org>, "Tin T. Nguyen" <nguyen@llgengineers.com>, Sophia Fong <sophia.fong@lacity.org>, Clive Grawe <clive.grawe@lacity.org>

Tue, Jul 7, 2015 at 4:46 PM

Thanks Eddie for the comments/feedback.

The proposal is the driveway on National Boulevard would be right-turns in only from westbound National Boulevard. No access from eastbound National would be permitted (enforced through signage and/or raised median).

I hope you can reconsider the driveway proposal. The existing 7-10 AM turn restrictions on National Boulevard at the Motor Avenue intersection, in conjunction with the timing of the traffic signal at the intersection that artificially limits northbound traffic flow on Motor Avenue, makes it highly difficult to get to the project site's existing driveway. The proposed National Boulevard driveway provides an ingress alternative for the site that does not rely on Motor Avenue.

In regards to the on-site parking spaces, it is likely that most of the spaces that are shown on the plan to be used for vehicle circulation will be removed.

I'll check in with you tomorrow to discuss further.

Thanks,
David

From: Eddie Guerrero [mailto:eddie.guerrero@lacity.org]
Sent: Tuesday, July 07, 2015 4:13 PM
To: David S. Shender
Cc: Mohammad Blorfroshan; Tin T. Nguyen; Sophia Fong; Clive Grawe

[Quoted text hidden]

[Quoted text hidden]

Eddie Guerrero <eddie.guerrero@lacity.org>
To: Mohammad Blorfroshan <mo.blorfroshan@lacity.org>
Cc: Sophia Fong <sophia.fong@lacity.org>

Wed, Jul 8, 2015 at 3:59 PM

Mo,

Looks like Mr. Shender has thrown the ball back in our court.

Let me know when you have time discuss. Tomorrow I'll be at Westchester in the morning and Caltrans in the afternoon.

[Quoted text hidden]

David S. Shender <shender@llgengineers.com>
To: Eddie Guerrero <eddie.guerrero@lacity.org>

Tue, Jul 14, 2015 at 2:53 PM

Hi Eddie: I understand you are Downtown today. I'll give you a call tomorrow to discuss the proposed driveway on National.

David

From: David S. Shender
Sent: Tuesday, July 07, 2015 4:47 PM
To: 'Eddie Guerrero'
Cc: Mohammad Blorfroshan; Tin T. Nguyen; Sophia Fong; Clive Grawe
Subject: RE: 3280 Motor Avenue (City Charter School)

Thanks Eddie for the comments/feedback.

The proposal is the driveway on National Boulevard would be right-turns in only from westbound National Boulevard. No access from eastbound National would be permitted (enforced through signage and/or raised median).

I hope you can reconsider the driveway proposal. The existing 7-10 AM turn restrictions on National Boulevard at the Motor Avenue intersection, in conjunction with the timing of the traffic signal at the intersection that artificially limits northbound traffic flow on Motor Avenue, makes it highly difficult to get to the project site's existing driveway. The proposed National Boulevard driveway provides an ingress alternative for the site that does not rely on Motor Avenue.

In regards to the on-site parking spaces, it is likely that most of the spaces that are shown on the plan to be used for vehicle circulation will be removed.

I'll check in with you tomorrow to discuss further.

Thanks,
David

From: Eddie Guerrero [<mailto:eddie.guerrero@lacity.org>]
Sent: Tuesday, July 07, 2015 4:13 PM
To: David S. Shender
Cc: Mohammad Blorfroshan; Tin T. Nguyen; Sophia Fong; Clive Grawe

[Quoted text hidden]

[Quoted text hidden]

Eddie Guerrero <eddie.guerrero@lacity.org>
To: "David S. Shender" <shender@llgengineers.com>

Mon, Jul 20, 2015 at 7:01 AM

Cc: Mohammad Blorfroshan <mo.blorfroshan@lacity.org>

David,

The part two of our concern with this proposal is the potential interference with through traffic. If there is a way to avoid this condition then we could look further into making it work but from what I understand the easier fix for this issue may be simply to remove the existing turn restrictions at the intersection.

I have been told that these particular controls went in as part of the Fox Studios project but that since then, there has been some question about their application and thus there may be a possibility to have them removed. If so, this would certainly be an easier remedy to this issue.

At any rate, as it stands right now, we still have a physical condition that we are not in favor of but again, if you think there is away around this issue then we are certainly willing to consider it.

Thank you for your patience during this review.

[Quoted text hidden]

Mohammad Blorfroshan <mo.blorfroshan@lacity.org>

Mon, Jul 20, 2015 at 1:51 PM

To: Eddie Guerrero <eddie.guerrero@lacity.org>, David Shender <shender@llgengineers.com>

Hi,

DOT is in the process of preparing a report to remove the "No Right Turn (AM peak)" restriction for westbound National Blvd at Motor Av. Brian Gallagher is working on that report and CD 5 is supporting that. I will be back to work tomorrow but have to attend a deposition so I could be gone most of the day. If there needs to be further discussion, I will be at work the rest of this week.



Mohammad H. Blorfroshan

Senior Transportation Engineer

Western District Office

Los Angeles Department of Transportation

Tel.: (310) 575-8138



[Quoted text hidden]

Eddie Guerrero <eddie.guerrero@lacity.org>

Tue, Sep 15, 2015 at 4:44 PM

To: Mohammad Blorfroshan <mo.blorfroshan@lacity.org>

Cc: David Shender <shender@llgengineers.com>, Clive Grawe <clive.grawe@lacity.org>

Mo,

The applicant has submitted the traffic study to us for this project and it is reflecting the use of the new proposed driveway on National.

Is this something that we will be able to approve?


They will need to revise the study accordingly if not.

Let me know.

Conceptual drawing of proposed new driveway re-attached for reference.

Thanks.

[Quoted text hidden]

 **P0097G1 (2015-06-25).pdf**
633K

Mohammad Blorfroshan <mo.blorfroshan@lacity.org>

Wed, Sep 16, 2015 at 6:36 AM

To: Eddie Guerrero <eddie.guerrero@lacity.org>

Cc: David Shender <shender@llgengineers.com>, Clive Grawe <clive.grawe@lacity.org>

Hi Eddie,

Is this a two-way driveway? If so, it needs to be right-in/right-out.



Mohammad H. Blorfroshan

Senior Transportation Engineer

Western District Office

Los Angeles Department of Transportation

Tel.: (310) 575-8138



[Quoted text hidden]

David S. Shender <shender@llgengineers.com>

Wed, Sep 16, 2015 at 7:45 AM

To: Mohammad Blorfroshan <mo.blorfroshan@lacity.org>

Cc: Eddie Guerrero <eddie.guerrero@lacity.org>, Clive Grawe <clive.grawe@lacity.org>

Good morning Mo: As of now, the driveway is proposed as right-turn inbound only.

Thanks,
David

David S. Shender, P.E.

Principal

Linscott, Law & Greenspan, Engineers

(818) 835-8648, ext. 228

shender@llgengineers.com<mailto:shender@llgengineers.com>

On Sep 16, 2015, at 9:37 AM, Mohammad Blorfroshan <mo.blorfroshan@lacity.org>
mailto:mo.blorfroshan@lacity.org>> wrote:

Hi Eddie,

Is this a two-way driveway? If so, it needs to be right-in/right-out.

[http://www.ladottransit.com/img/logo_ladot_sm.png]<<http://www.ladot.lacity.org/>>
[http://www.ladot.lacity.org/stellent/groups/departments/@ladot_contributor/documents/contributor_web_content/lacityp_024508.jpg]<<https://twitter.com/LADOTofficial>>[https://cdn1.iconfinder.com/data/icons/Momentum_MatteEntireSet/32/youtube.png]<<http://www.youtube.com/user/LADOT2012>>

Mohammad H. Blorfroshan

Senior Transportation Engineer

Western District Office

Los Angeles Department of Transportation

Tel.: (310) 575-8138

On Tue, Sep 15, 2015 at 4:44 PM, Eddie Guerrero <eddie.guerrero@lacity.org<mailto:eddie.guerrero@lacity.org>> wrote:
Mo,

The applicant has submitted the traffic study to us for this project and it is reflecting the use of the new proposed driveway on National.

Is this something that we will be able to approve?

They will need to revise the study accordingly if not.

Let me know.

Conceptual drawing of proposed new driveway re-attached for reference.

Thanks.

On Mon, Jul 20, 2015 at 1:51 PM, Mohammad Blorfroshan <mo.blorfroshan@lacity.org<mailto:mo.blorfroshan@lacity.org>> wrote:
Hi,

DOT is in the process of preparing a report to remove the "No Right Turn (AM peak)" restriction for westbound National Blvd at Motor Av. Brian Gallagher is working on that report and CD 5 is supporting that. I will be back to work tomorrow but have to attend a deposition so I could be gone most of the day. If there needs to be further discussion, I will be at work the rest of this week.

[http://www.ladottransit.com/img/logo_ladot_sm.png]<<http://www.ladot.lacity.org/>>
[http://www.ladot.lacity.org/stellent/groups/departments/@ladot_contributor/documents/contributor_web_content/lacityp_024508.jpg]<<https://twitter.com/LADOTofficial>>[https://cdn1.iconfinder.com/data/icons/Momentum_MatteEntireSet/32/youtube.png]<<http://www.youtube.com/user/LADOT2012>>

Mohammad H. Blorfroshan
Senior Transportation Engineer
Western District Office
Los Angeles Department of Transportation
Tel.: (310) 575-8138

On Mon, Jul 20, 2015 at 7:01 AM, Eddie Guerrero <eddie.guerrero@lacity.org<mailto:eddie.guerrero@lacity.org>> wrote:
David,

The part two of our concern with this proposal is the potential interference with through traffic. If there is a way to avoid this condition then we could look further into making it work but from what I understand the easier fix for this issue may be simply to remove the existing turn restrictions at the intersection.

I have been told that these particular controls went in as part of the Fox Studios project but that since then, there has been some question about their application and thus there may be a possibility to have them removed. If so, this would certainly be an easier remedy to this issue.

At any rate, as it stands right now, we still have a physical condition that we are not in favor of but again, if you think there is away around this issue then we are certainly willing to consider it.

Thank you for your patience during this review.

[Quoted text hidden]

On Mon, Jul 6, 2015 at 10:12 AM, David S. Shender <shender@llgengineers.com<mailto:shender@llgengineers.com>> wrote:

Good morning Mo and Eddie:

Let me know if your team has had a chance to review the concept site plan for the charter school, including the proposed inbound driveway from National Boulevard east of Motor. Assuming the driveway is acceptable, we would like to get the traffic study submitted to begin the review process. Please let me know of any questions or concerns.

Thanks,
David

From: Clive Grawe [<mailto:clive.grawe@lacity.org><mailto:clive.grawe@lacity.org>]
Sent: Wednesday, June 24, 2015 7:09 PM
To: David S. Shender
Cc: Mohammad Blorfroshan; Pedro Ayala; Tin T. Nguyen; Eddie Guerrero; Sophia Fong
Subject: Re: 3280 Motor Avenue (City Charter School)

Hi David,

Since your last submittal, the staff assignments have changed (despite this we will work together on this) . Mo has been promoted to the WLA District Office, Eddie (cc'd) has taken over as my supervisor, and I have changed assignments from WLA to Coastal Specific Plan Review. Currently we have a backlog of projects we are reviewing, but I will try to sit down with Eddie sometime next week and review this project with him.

The answer to both your questions is Yes. We should review this new driveway location (you may need to superimpose the driveway onto a striping plan and/or provide an exact dimension from the intersection centerline/curb extension). Assuming we approve the new driveway location, you will need to submit a revised MOU (since the trip assignments have changed since the Signed MOU). Due to the right turn restriction you refer to, there will be some queueing of the traffic here, so we will need to consult with our WLA District office as well. These are my initial comments, but I should have more info for you next week, as well as any comments Eddie has on your proposal.

Thanks, Clive

[\[http://www.ladottransit.com/img/logo_ladot_sm.png\]](http://www.ladottransit.com/img/logo_ladot_sm.png)<<http://www.ladot.lacity.org/>>
[\[http://www.ladot.lacity.org/stellent/groups/departments/@ladot_contributor/documents/contributor_web_content/lacityp_024508.jpg\]](http://www.ladot.lacity.org/stellent/groups/departments/@ladot_contributor/documents/contributor_web_content/lacityp_024508.jpg)<<https://twitter.com/LADOTofficial>>[\[https://cdn1.iconfinder.com/data/icons/Momentum_MatteEntireSet/32/youtube.png\]](https://cdn1.iconfinder.com/data/icons/Momentum_MatteEntireSet/32/youtube.png)<<http://www.youtube.com/user/LADOT2012>>

CliveGrawe
Transportation Eng. Associate III - WLA/Coastal Development Review
Los Angeles Department of Transportation
Tel.: (213) 485-1062<tel:%28213%29%20485-1062>

On Wed, Jun 24, 2015 at 5:41 PM, David S. Shender <shender@llgengineers.com<mailto:shender@llgengineers.com>> wrote:
Good afternoon Clive:

You may recall this site (northeast corner of Motor Avenue and National Avenue) which currently has one driveway on Motor Avenue. In working on this project, it became clear to the applicant and LLG that an additional driveway was needed (inbound only from National Boulevard) to aid in dispersing traffic, and in consideration of the existing turning movement restrictions at the Motor/National intersection during the weekday AM peak period. Accordingly, we have prepared updated project trip assignments based on the second site driveway. I don't know if we should get DOT feedback at this time regarding the second driveway and/or if we

need to submit a revised MOU. Also, attached is the updated trip generation table with the trip credit for the prior adult school as previously discussed.

Please let me know of any questions or direction.

Thanks,
David

David S. Shender, P.E.
Principal
shender@llgengineers.com<<mailto:shender@llgengineers.com>>

[cid:image001.jpg@01D0BE44.DE90CEB0]<<http://www.llgengineers.com>>

Linscott, Law & Greenspan, Engineers
20931 Burbank Blvd, Suite C
Woodland Hills, CA 91367
[818.835.8648](tel:818.835.8648) x228<<tel:818.835.8648>%20x228>
www.llgengineers.com<<http://www.llgengineers.com>>

From: Clive Grawe [<mailto:clive.grawe@lacity.org><<mailto:clive.grawe@lacity.org>>]
Sent: Tuesday, February 11, 2014 5:02 PM
To: Tin Nguyen
Cc: David Shender; Mohammad Blorfroshan; Pedro Ayala
Subject: Re: City Charter School Project: MOU and Related Projects List

Attached is the signed MOU.

Clive S. Grawe
Transportation Engineering Associate III
LADOT - West LA / Coastal Development Review
Phone: (213) 485-1062<<tel:%28213%29%20485-1062>>
clive.grawe@lacity.org<<mailto:clive.grawe@lacity.org>>

On Tue, Feb 11, 2014 at 2:53 PM, Tin Nguyen <nguyen@llgengineers.com<<mailto:nguyen@llgengineers.com>>> wrote:
Clive,

Hope you are doing well. Can you provide us with a signed copy of the City Charter School Project MOU for our records and a list of related projects within a 2-mile radius of the project site address: 3280 Motor Avenue? Thanks for your assistance with this project.

Tin Nguyen
Transportation Engineer I
nguyen@llgengineers.com<<mailto:nguyen@llgengineers.com>>
[cid:image002.jpg@01D0BE44.DE90CEB0]

Linscott, Law & Greenspan, Engineers
20931 Burbank Blvd., Suite C
Woodland Hills, CA 91367

[818.835.8648](tel:818.835.8648)<<tel:818.835.8648>> T, Ext. 225
[818.835.8649](tel:818.835.8649)<<tel:818.835.8649>> F
www.llgengineers.com<<http://www.llgengineers.com>>

Traffic isn't pretty, but for more than 45 years, we've made it work better.

This e-mail and any files transmitted with it are confidential and are intended solely for use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering this e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender at (818) 835-8648<tel:%28818%29%20835-8648>.

--
[\[http://www.ladottransit.com/img/logo_ladot_sm.png\]](http://www.ladottransit.com/img/logo_ladot_sm.png)<<http://www.ladot.lacity.org/>>
[\[http://www.ladot.lacity.org/stellent/groups/departments/@ladot_contributor/documents/contributor_web_content/lacityp_024508.jpg\]](http://www.ladot.lacity.org/stellent/groups/departments/@ladot_contributor/documents/contributor_web_content/lacityp_024508.jpg)<<https://twitter.com/LADOTofficial>>[\[https://cdn1.iconfinder.com/data/icons/Momentum_MatteEntireSet/32/youtube.png\]](https://cdn1.iconfinder.com/data/icons/Momentum_MatteEntireSet/32/youtube.png)<<http://www.youtube.com/user/LADOT2012>>

Edward Guerrero Jr.
Transportation Engineer - West L.A. / Coastal Development Review
Los Angeles Department of Transportation
Tel.: (213) 485-1062<tel:%28213%29%20485-1062>

--
[\[http://www.ladottransit.com/img/logo_ladot_sm.png\]](http://www.ladottransit.com/img/logo_ladot_sm.png)<<http://www.ladot.lacity.org/>>
[\[http://www.ladot.lacity.org/stellent/groups/departments/@ladot_contributor/documents/contributor_web_content/lacityp_024508.jpg\]](http://www.ladot.lacity.org/stellent/groups/departments/@ladot_contributor/documents/contributor_web_content/lacityp_024508.jpg)<<https://twitter.com/LADOTofficial>>[\[https://cdn1.iconfinder.com/data/icons/Momentum_MatteEntireSet/32/youtube.png\]](https://cdn1.iconfinder.com/data/icons/Momentum_MatteEntireSet/32/youtube.png)<<http://www.youtube.com/user/LADOT2012>>

Edward Guerrero Jr.
Transportation Engineer - West L.A. / Coastal Development Review
Los Angeles Department of Transportation
Tel.: (213) 485-1062<tel:%28213%29%20485-1062>

--
[\[http://www.ladottransit.com/img/logo_ladot_sm.png\]](http://www.ladottransit.com/img/logo_ladot_sm.png)<<http://www.ladot.lacity.org/>>
[\[http://www.ladot.lacity.org/stellent/groups/departments/@ladot_contributor/documents/contributor_web_content/lacityp_024508.jpg\]](http://www.ladot.lacity.org/stellent/groups/departments/@ladot_contributor/documents/contributor_web_content/lacityp_024508.jpg)<<https://twitter.com/LADOTofficial>>[\[https://cdn1.iconfinder.com/data/icons/Momentum_MatteEntireSet/32/youtube.png\]](https://cdn1.iconfinder.com/data/icons/Momentum_MatteEntireSet/32/youtube.png)<<http://www.youtube.com/user/LADOT2012>>

Edward Guerrero Jr.
Transportation Engineer - West L.A. / Coastal Development Review

Los Angeles Department of Transportation
Tel.: (213) 485-1062<tel:%28213%29%20485-1062>

2 attachments



image001.jpg
4K



image002.jpg
31K

Mohammad Blorfroshan <mo.blorfroshan@lacity.org>
To: "David S. Shender" <shender@llgengineers.com>
Cc: Eddie Guerrero <eddie.guerrero@lacity.org>, Clive Grawe <clive.grawe@lacity.org>

Wed, Sep 16, 2015 at 7:59 AM

Hi David,

That is even better! Thank you for clarifying that.



Mohammad H. Blorfroshan
Senior Transportation Engineer
Western District Office
Los Angeles Department of Transportation
Tel.: (310) 575-8138



[Quoted text hidden]



Eddie Guerrero <eddie.guerrero@lacity.org>

City Charter School (3280 Motor Avenue)

9 messages

Tin T. Nguyen <nguyen@llgengineers.com>

Mon, Aug 31, 2015 at 3:23 PM

To: "Eddie Guerrero (eddie.guerrero@lacity.org)" <eddie.guerrero@lacity.org>

Cc: "David S. Shender" <shender@llgengineers.com>

Good Afternoon Eddie,

Hope you had a great weekend. Attached for review is the City Charter School Project Traffic Impact Study Report & Appendices. For your convenience, we have overnighted you a hard copy of the traffic study as well as the review fee check of \$12,280.00. Thanks in advance for your assistance and we look forward to working with you.

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers



20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com



City Charter School Project TIS Report & Appendices (2015-08-27).pdf

5516K

Eddie Guerrero <eddie.guerrero@lacity.org>

Mon, Aug 31, 2015 at 3:44 PM

To: "Tin T. Nguyen" <nguyen@llgengineers.com>

FYI: Due to our current backlog, it will be approximately 3 weeks before we can begin the review of this study.

Thank you for your patience and understanding.

Regards.

[Quoted text hidden]

--



Edward Guerrero Jr.
Transportation Engineer - West L.A. / Coastal Development Review
Los Angeles Department of Transportation
Tel.: (213) 485-1062

Tin T. Nguyen <nguyen@llgengineers.com>
To: Eddie Guerrero <eddie.guerrero@lacity.org>

Tue, Sep 1, 2015 at 3:39 PM

Thanks for the notice Eddie.

Tin T. Nguyen

Transportation Engineer II
nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers



20931 Burbank Blvd, Suite C
Woodland Hills, CA 91367
818.835.8648 x225

www.llgengineers.com

From: Eddie Guerrero [mailto:eddie.guerrero@lacity.org]
Sent: Monday, August 31, 2015 3:44 PM
To: Tin T. Nguyen
Subject: Re: City Charter School (3280 Motor Avenue)

[Quoted text hidden]

Eddie Guerrero <eddie.guerrero@lacity.org>
To: "Tin T. Nguyen" <nguyen@llgengineers.com>

Thu, Sep 3, 2015 at 11:26 AM

Tin,

Is the address on the front of the report the place where City Charter School has their main offices or this address an accidental carry-over from a different project?

[Quoted text hidden]

Tin T. Nguyen <nguyen@llgengineers.com>
To: Eddie Guerrero <eddie.guerrero@lacity.org>

Thu, Sep 3, 2015 at 11:34 AM

Eddie,

The address (as seen below) is what they gave us. Is there some kind of discrepancy?

11625 West Pico Boulevard

Los Angeles, CA 90064

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers



20931 Burbank Blvd, Suite C

Woodland Hills, CA 91367

818.835.8648 x225

www.llgengineers.com

From: Eddie Guerrero [mailto:eddie.guerrero@lacity.org]

Sent: Thursday, September 03, 2015 11:26 AM

[Quoted text hidden]

[Quoted text hidden]

Eddie Guerrero <eddie.guerrero@lacity.org>
To: "Tin T. Nguyen" <nguyen@llgengineers.com>

Thu, Sep 3, 2015 at 11:42 AM

Just referring to the difference between the Pico address and Motor (Project) address.

[Quoted text hidden]

Tin T. Nguyen <nguyen@llgengineers.com>
To: Eddie Guerrero <eddie.guerrero@lacity.org>

Thu, Sep 3, 2015 at 11:52 AM

The Pico address is where the current school is operating and where they are relocating from.

Tin T. Nguyen

Transportation Engineer II

nguyen@llgengineers.com

Linscott, Law & Greenspan, Engineers



20931 Burbank Blvd, Suite C
Woodland Hills, CA 91367
818.835.8648 x225

www.llgengineers.com

From: Eddie Guerrero [mailto:eddie.guerrero@lacity.org]
Sent: Thursday, September 03, 2015 11:43 AM

[Quoted text hidden]

[Quoted text hidden]

Eddie Guerrero <eddie.guerrero@lacity.org>
To: Sophia Fong <sophia.fong@lacity.org>

Thu, Sep 3, 2015 at 11:55 AM

fyi
[Quoted text hidden]

Sophia Fong <sophia.fong@lacity.org>
To: Eddie Guerrero <eddie.guerrero@lacity.org>, nguyen@llgengineers.com


Thu, Sep 3, 2015 at 2:42 PM

Please see attached for the receipt of your payment. Thank you
[Quoted text hidden]



Sophia Fong
Transportation Engineering Associate II
West LA / Coastal Development Review
Tel.: (213) 485-1062



 **SKM_C284e_W15090314410.pdf**
625K