


MEMORANDUM



PASADENA
DEPARTMENT OF TRANSPORTATION

DATE: December 10, 2019

TO: Talyn Mirzakhanian, Zoning Administrator
Planning and Development Department

FROM: Conrad Viana, P.E., Engineer 
Complete Streets Division

RE: Transportation Impact Analysis – Acceptance Letter (Outside CEQA)

CASE: 231 North Hill Avenue / 226 North Holliston Avenue

The City of Pasadena Department of Transportation conducted a transportation analysis to review potential transportation impacts related to the construction of a 58-unit housing project at 231 North Hill Avenue and 226 North Holliston Avenue.

DEPARTMENT OF TRANSPORTATION PROJECT APPROVAL CONDITIONS

Pursuant to the City's Transportation Impact Analysis Guidelines, DOT recommends the following project approval conditions:

1. In accordance with City Ordinance No. 7076, the project shall pay the Traffic Reduction and Transportation Improvement Fee (TR-TIF) for the project at the time of building permit issuance. The TR-TIF is subject to change based on the current General Fee Schedule. Total payment would be based on the final scope at the time of project approval. The payment shall be made at Window #8 in the Permit Center located at 175 N Garfield Ave, Pasadena CA 91109. Affordable housing units may receive fee credits.
2. The entrance driveway to the residential parking area as shown on the plans is adjacent to the driveway north of the North Holliston Avenue parcel. There should be a minimum 5' separation between the driveways to discourage encroachment of project traffic into the property north of the development. No parking will be permitted between the two driveways.
3. Due to the existing traffic volumes along Hill Avenue, the Hill Avenue driveway shall limit vehicular traffic to right-turn only out of the property. Appropriate signage and striping shall be installed on private property, and shall be included in the design plans prior to issuance of the building permit.
4. If a gate will be placed at the parking entrance, the gate shall be installed at least 20' back from the property line.

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5. To improve the quality and safety of bicycling around the project, the developer shall pay for the purchase and installation of bicycle racks in the vicinity of the project at the time of building permit issuance:

Initial Deposit: \$1,000*

*The estimated cost is subject to partial refund or additional billing.

6. No permanent, on-street, overnight parking permits will be issued to future residents of this project. Future tenants shall be advised by the property management regarding the unavailability of permanent, on-street, overnight parking permits.
7. Pursuant to the adopted Street Design Guide, the applicant shall comply with the following:
 - a. The existing sidewalk on Hill Avenue is 10'. The project shall include an additional 2' sidewalk easement along the project's Hill Avenue frontage to widen the sidewalk to 12'.
 - b. The existing sidewalk on Holliston Avenue is 14'. The existing sidewalk width shall be maintained.

This analysis and conditions have been prepared based on the project scope provided to DOT. An update of the traffic analysis and its findings might be required if a significant change is made to the project scope, or if additional analysis is requested by the decision makers.

If you have any questions, please feel free to contact me at extension 7424.

CC: Laura Cornejo, Director of Transportation
Mike Bagheri, Principal Engineer, DOT
Joaquin Siques, Principal Engineer, DOT
Richard Dilluvio, Senior Planner, DOT
Jon Hamblen, Parking Manager, DOT
Yannie Wu, Principal Engineer, Public Works
Bob Sulistio, Associate Engineer, Public Works
Leon White, Principal Planner, Planning Department
Rodrigo Pelayo, Associate Planner, Planning Department

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Complete Streets Division

RE: Transportation Impact Analysis – Acceptance Letter (CEQA)

CASE: 231 North Hill Avenue / 226 North Holliston Avenue

The City of Pasadena Department of Transportation conducted a transportation analysis to review potential transportation impacts related to the construction of a 58-unit housing project at 231 North Hill Avenue and 226 North Holliston Avenue.

This report analyzed the impact the development will have on the City transportation system using the City's calibrated travel demand forecasting model (TDF) by estimating incremental changes in vehicle miles traveled (VMT) per capita, vehicle trips per capita (VT), along with the project's impact on service population proximity access to transit and bike facilities, and walk accessibility score.

The project does not exceed any thresholds outlined in DOT's current Transportation Impact Analysis Guidelines.

If you have any questions, please feel free to contact me at extension 7424.

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