

# 1830 Blue Heights Drive Hillside Development Construction Traffic Management Plan

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City of Los Angeles DEPARTMENT OF TRANSPORTATION Metro Development Review	
APPROVED FOR:	
	The Construction Traffic Management Plan as described in this document.
Approved By (Signature)	
	Wes Pringle
DATE:	April 8, 2021
NOTE:	APPROVAL MAY NOT BE VALID IF APPROVED PRIOR TO ACTION DATE OF ANY PUBLIC HEARING INVOLVING THE SUBJECT PROPERTY / PROJECT. ANY PREVIOUSLY APPROVED CONDITIONS OR REQUIREMENTS IMPOSED ON THE PROPERTY / PROJECT CONCERNING THE DEPARTMENT OF TRANSPORTATION SHOULD BE PRESENTED TO THE DEPARTMENT PRIOR TO APPROVAL.

# **1830 Blue Heights Drive Hillside Development Construction Traffic Management Plan**

Per the LADOT Transportation Assessment Guidelines Addendum – Hillside Developments, new land use development projects requiring discretionary entitlements proposed in hillside communities on streets less than 24-feet wide (on any roadway segment used by the project for hauling materials and equipment) should develop a Traffic Management Plan (“Plan”) that identifies measures to offset access, circulation, and parking issues for LADOT review and approval.

This document represents said Plan to be followed by property owner and its successors and assigns (collectively, the “Owner”), the General Contractors, and Subcontractors, in connection with the construction of the single family dwelling at 1830 Blue Heights Drive, Los Angeles, CA 90069.

## **Project Description**

The Owner proposes the construction of a new single- family dwelling with a four car attached garage, and associated grading (herein referred to as the “Project”).

## **Purpose of the Plan**

The purpose of this Plan is to facilitate timely completion of the Project, coordinate schedules and parking with other developers within the affected area and to minimize any potential impacts that may be experienced by the surrounding community in connection with the construction of the Project. The Plan shall apply during all aspects of construction related to the Project and the Owner and his/her/their agents will coordinate with LADOT to ensure the construction of each project should be scheduled so as not to create adverse construction traffic in the area.

## **Construction Activities**

### **Construction Hours**

Construction shall take place in compliance with the provisions of Section 41.40 and 62.61 of the Los Angeles Municipal Code (LAMC). In order to ensure timely completion of the Project while minimizing impacts on the surrounding community, exterior noise- generating construction shall be limited to Monday through Friday from 7:00 AM to 9:00 PM and Saturday from 8:00 AM to 6:00 PM. No construction activities shall occur on Sundays or any national holidays without a separate permit. Management, supervisory, administrative and inspection activities shall take place within the designated construction hours to the extent feasible; however, such activities may take place outside of the designed construction hours if approved by the appropriate agencies.

## **Construction Contact**

The Owner shall appoint a Construction Contact (“CC”) to respond to inquiries or concerns of surrounding residents as well as the general public. The CC may be an employee or representative of either the General Contractor or Owner. A project hotline will be provided for local neighbor complaints or any inquiries and the construction process. A response to comments or inquiries will be provided within 72 hours of receipt. The project hotline number is (xxx) xxx-xxxx and shall be conspicuously posted at each construction site. The CC shall notify the Owner if the CC is notified of any construction activities that potentially violate this Plan or any of the construction-related conditions of approval.

## **Construction Phasing**

It is anticipated that construction of the Project would be continuous and in two phases. Once mobilized, the construction barricades (Fencing) would remain in place for the duration of the construction (or returned once that area is complete).

The on-site construction process will be conducted in two phases to further ensure material staging and employee parking can be accommodated.

**Phase 1** consists of grading the property and foundation work in order to create the pads to build upon the single-family dwelling. Traffic control measures will be implemented during excavations or other work within the existing roadway per the latest standards of *California Manual on Uniform Traffic Control Devices* (California Department of Transportation [Caltrans]) or the latest edition of *Work Area Traffic Control Handbook* (American Public Works Association) WATCH Manual. Blue Heights Drive is a roadway of approximately three single family homes, so traffic impacts are expected to be minimal.

**Phase 2** is the construction of the main house, basement and the garage.

## **Barricades**

All construction barriers will be maintained in accordance with City regulations and their appearance will be maintained in a visually attractive manner throughout the construction period.

Signs will be posted along the fencing stating that no unauthorized materials are permitted to be posted. The General Contractor will ensure with daily morning walks by designated personnel that no unauthorized materials are posted on any temporary barricades or any temporary fencing. Graffiti on barricades will be removed or covered at the earliest possible time after the General Contractor is aware of its existence.

## **Construction Site Security**

The Owner will utilize all appropriate security measures, including but not limited to security guards, lighting, fencing and locks at all entrances as appropriate to maintain safety in and around the

construction site.

### **Emergency Access**

Emergency access to the projects and adjacent areas shall be kept clear and unobstructed during all phases of construction.

The nearest hospital is Cedars-Sinai, located at 299 George Burns Road #101, Los Angeles, CA 90048 and the nearest fire station is Fire Station 41, located at 1439 Gardner Street, Los Angeles, CA 90046.

### **Very High Fire Severity Zone**

In accordance with Section 57.322.1.1, the project shall adhere to LAFD brush clearance regulations to ensure that certain vegetation does not provide a ready fuel supply to augment the spread or intensity of a fire.

Additionally, grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department. The Owner and General Contractor will cooperate with Fire Station 41 to ensure that the Project ensures fire safety and minimizes fire hazards during construction.

## **Construction Circulation**

### **Traffic Control Plans**

The Owner will generate all worksite traffic control plans (“TCP”) and obtain prior Los Angeles Department of Transportation (LADOT) approval for any lane closures, detours, on-street staging areas and/or temporary changes in street traffic control that may be required during construction. Temporary traffic control procedures will be employed as appropriate to address circulation requirements. These procedures could include, but are not limited to; traffic cones, temporary signs, changeable message signs, and flagmen.

All traffic control procedures shall be undertaken in accordance with the standards in the latest edition of *California Manual on Uniform Traffic Control Devices* (California Department of Transportation [Caltrans]) or the latest edition of *Work Area Traffic Control Handbook* (American Public Works Association). The General Contractors will be responsible for replacing any signs missing or damaged due to construction activities according to LADOT specifications. In addition, the General Contractor will be responsible for striping (proposed and existing) to be in good condition and visible. Any faded existing striping would be repainted as directed by LADOT.

Per LAMC Section 62.61, construction activities that are within or obstruct the public right of way on Blue Heights Drive are restricted during peak traffic hours, defined as the hours of 6:00 AM - 9:00 AM and

3:30 PM – 7:00 PM, unless an exemption is approved by the Department of Public Works. Construction activities that are within or obstruct the private road portions of Blue Heights Drive will follow the same guidelines listed herein.

### **Truck Access**

All vehicle access to the Project site is via Blue Heights Drive. Ingress and Egress to the Project would occur along Blue Heights Drive entering from Lookout Mountain Avenue and Laurel Canyon Boulevard to the east. The following are the anticipated truck routes for hauling and other large construction vehicles.

Inbound trucks, southbound Hollywood Freeway (101):

Exit 9C Highland Avenue  
Keep Right onto Highland Avenue  
Right onto Hollywood Boulevard  
Right onto Laurel Canyon Boulevard  
Left onto Lookout Mountain Avenue  
Left onto Lookout Mountain Avenue at Wonderland Avenue  
Right onto Appian Way  
Left onto Sunset Plaza Drive  
Left onto Blue Heights Drive  
continue to Project site

Inbound trucks, Northbound Hollywood Freeway (101):

Exit 9B Highland Avenue  
Keep Right turn right onto Odin Street  
Left onto Highland Avenue  
Right onto Hollywood Boulevard  
Right onto Laurel Canyon Boulevard  
Left onto Lookout Mountain Avenue  
Left onto Lookout Mountain Avenue at Wonderland Avenue  
Right onto Appian Way  
Left onto Sunset Plaza Drive  
Left onto Blue Heights Drive  
continue to Project site

Outbound trucks:

Exit Project site turn left and head northbound  
Right onto Sunset Plaza Drive  
Right onto Appian Way  
Left onto Lookout Mountain Avenue  
Right onto Lookout Mountain Avenue at Wonderland Avenue  
Right onto Laurel Canyon Boulevard  
Left onto Hollywood Boulevard  
Left onto Highland Avenue  
Head north to Hollywood Freeway (101)  
(northbound) or (southbound) on-ramps

Where necessary, flagmen with communication devices shall be used to coordinate hauling activities. The Owner and General Contractor will be responsible to submit the necessary documents to the Board of Building & Safety in order to get an approved haul route to be used during construction.

Permits for oversized or overweight loads, if needed, will be obtained from the Los Angeles Department of Public Works Bureau of Street Services (and Caltrans, if the oversized or overweight load will be traveling on a state highway). Such permit loads will be subject to the conditions of the permit and the time of issuance.

### **Construction Truck Hours**

To the extent feasible, the arrival and departure of construction trucks shall occur outside of afternoon peak commute hours and shall be minimized when not feasible. On weekdays, haul truck trips shall be scheduled between the hours of (9:00 AM to 3:00 PM) of the permitted construction work period to avoid generating trips during the weekday peak periods. Hauling is prohibited on weekends and federal holidays.

Equipment and material deliveries and pick-ups shall be coordinated to reduce the potential for trucks to wait to load or unload on public or private streets for protracted periods for time to ensure that trucks are not impeding traffic flow on the surrounding streets while waiting to enter the Project site.

### **Construction Employee Parking and Material Staging**

It shall be the responsibility of the General Contractor to minimize on-street employee parking during the construction periods. However there does not seem to be any viable off-street parking areas that can be used. Therefore it is anticipated that 2 to 3 vehicles will be parked on-street during the grading and foundation work phase of construction. During the building construction phase, some parking can be on-site and employees will be encouraged to carpool to minimize on-street parking. All material staging will take place on site. If required, the General Contractor can provide the desired parking and staging information to the satisfaction of The City prior to the issuance of any permits.

The on-site construction process will be conducted in 2 phases to further ensure material staging can be accommodated on-site.

The General Contractor shall provide all construction contractors with written information on where their workers and subcontractors are permitted to park, including identification of clear consequences to violators for failure to following these regulations.

The General Contractor shall be responsible for informing subcontractors and construction workers of these requirements and will monitor the compliance of the subcontractors.

## **Traffic Related Environmental Controls**

### **Vehicle Air Quality Measures**

Loads shall be secured by trimming or watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114(e)(4).

Trucks and loads are to be watered at the Project site to prevent blowing dirt and are to be cleaned of loose earth at the Project site to prevent spilling.

Adjacent streets will be swept as needed to remove dirt dropped by the construction vehicles or mud that would otherwise be carried off by trucks departing the site.

### **Vehicle Water Quality Measure**

Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the racking of sediment into streets.

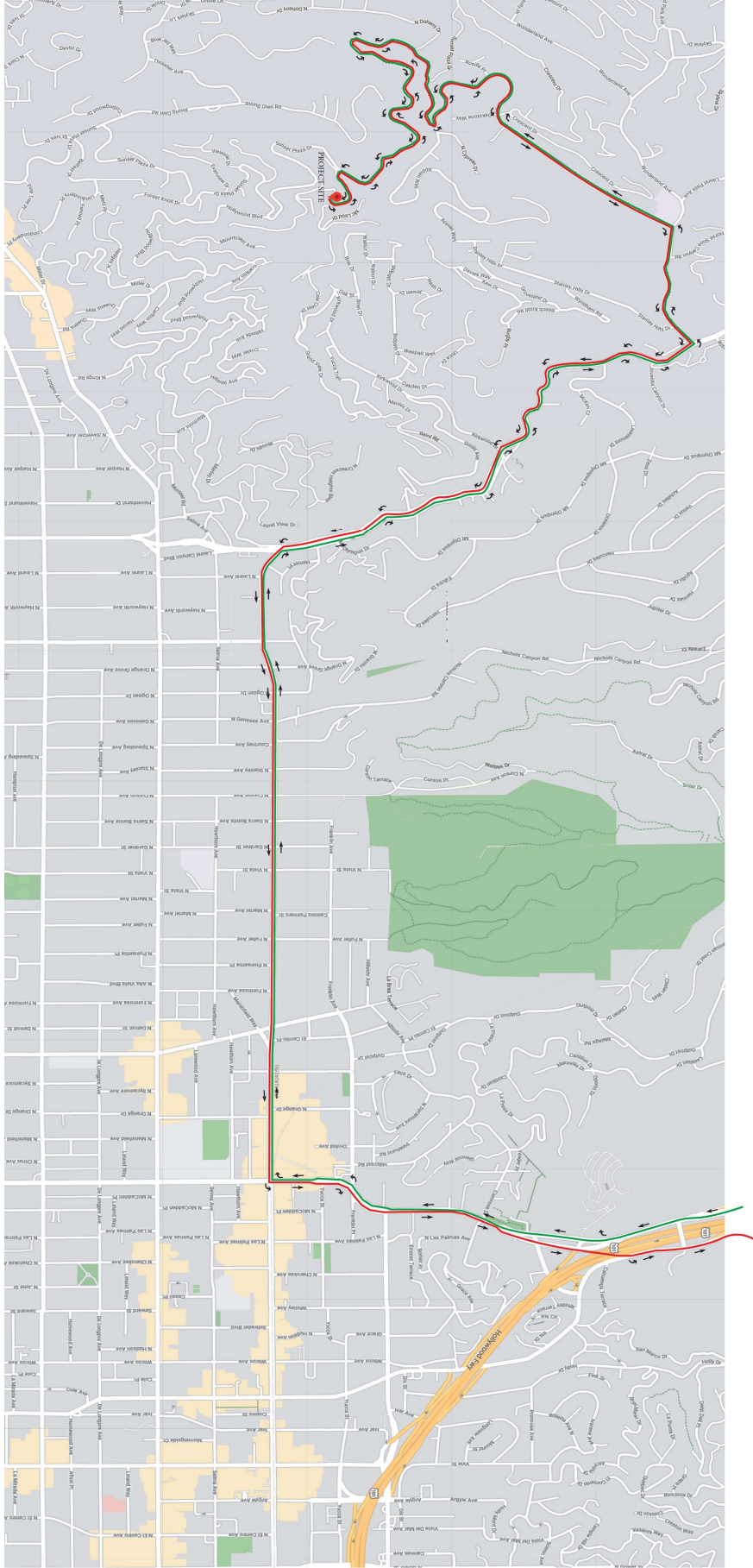
All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm remains. All major repairs shall be conducted off-site. Drip Pans or drop cloths shall be used to catch drips and spills.

### **Idling**

All construction vehicles shall be prohibited from idling in excess of five minutes, both on-site and off-site.

## **Nearby Construction/Permit Activity**

This area is mainly built out with single family dwellings, however there are three vacant parcels on this segment of Blue Heights Drive, including the subject project. It does not seem that any parcel has submitted any requests to the City to be developed at this time. The City of Los Angeles Planning Department has been contacted and to date, a list of potential related construction project have not be identified. If any such project do appear during the construction of 1830 Blue Heights Drive, The Owner and General Contractor will attempt to work with the other projects in good faith to coordinate activity as best as feasibly possible.



**HAUL ROUTE MAP**