



AGENDA REPORT

Meeting Date: August 5, 2014
Item Number: F-1
To: Honorable Mayor & City Council
From: Mark Cuneo, City Engineer MPC
Subject: PERMIT APPLICATION FOR THE RELOCATION OF UNDERGROUND UTILITIES ASSOCIATED WITH THE WESTSIDE SUBWAY EXTENSION

Attachments:

1. Work Location
2. Option A & B – Work Hours and Lane Closures
3. Restaurant and Theatre Circulation Plan
4. Correspondence from the Community

RECOMMENDATION

Policy direction from the City Council is requested regarding two options for construction work hours for utility relocation work associated with the Westside Subway Extension. Staff recommends that the City Council consider authorizing one of two options, either primarily nighttime or primarily daytime work hours for the relocation of underground utilities on and adjacent to Wilshire Boulevard from La Cienega Boulevard to San Vicente Boulevard. Depending on this decision, staff will develop and incorporate permit conditions into the Memorandum of Agreement (MOA) and return to City Council on August 19th for consideration of approval of the MOA and authorization to issue permits for utility relocation.

INTRODUCTION

Metro has submitted a permit application to relocate existing underground utilities that interfere with the location of the future La Cienega Station excavation. The scope of work includes the use of the public right-of-way for temporary traffic control; trenching/excavation; installation of water, sewer and storm drain pipes and appurtenances, electrical conduit, vaults and cable; backfill and pavement restoration. The work will require temporary closures of travel lanes on Wilshire Boulevard between Le Doux Road and San Vicente Boulevard. Options for accomplishing the work primarily during daytime hours or primarily during nighttime hours have been evaluated for

potential impacts to the community. Mitigation measures for both options have been developed. The duration of work associated with this permit is anticipated to be approximately thirty months.

Staff seeks direction regarding the allowable work hours for construction activities associated with utility relocation. A draft Memorandum of Agreement between the City and Metro intended to govern the work of the utility relocation phase of the project has been prepared and was provided to City Council on July 29th. The draft Memorandum of Agreement includes specific conditions and mitigation measures intended to minimize the impact of construction on the community. That agreement contemplates that the City will issue permits for the construction work. Staff will return to City Council for authorization to issue permits for this work in conjunction with the approval of the Memorandum of Agreement.

DISCUSSION

Water, sewer and storm drain facilities owned by the City and electrical power facilities owned by Southern California Edison currently exist in Wilshire Boulevard. Metro has evaluated the location of the existing utilities and determined that they must be relocated and rearranged in order to maintain utility services during the future excavation for the La Cienega Subway Station. Therefore, approximately two-thousand, eight-hundred (2,800) linear feet of waterlines, two-thousand, six-hundred (2,600) linear feet of sewer lines, one-thousand, three-hundred (1,300) linear feet of storm drain pipe and three-thousand (3,000) linear feet of electrical conduit must be relocated in advance of the station construction. Metro and their consultants have prepared plans to relocate the underground utilities and have requested that the City issue a permit for the installation of new pipes, conduit and associated infrastructure. The Metro permit application requested primarily nighttime construction hours Sunday through Thursday, 8 p.m. to 6 a.m. and weekends 8 a.m. to 6 p.m. Metro has received bids for this work and anticipates awarding a construction contract for approximately \$21 million dollars in August 2014. Work is currently scheduled to begin in late August or early September pending issuance of permits by the City.

Utility relocation requires trenching in both the eastbound and westbound travel lanes and sidewalk areas of Wilshire Boulevard. Limited trenching is also required in northbound and southbound lanes of La Cienega Boulevard, Hamilton Drive, Gale Drive, Tower Drive and San Vicente Boulevard. The location of the relocated utilities is shown on Attachment 1. Traffic control plans have been developed to maintain two lanes in each direction on Wilshire Boulevard for sixty-nine (69) of the seventy-four (74) proposed stages of work. Three stages maintain only one lane on eastbound Wilshire Boulevard and two or more lanes westbound to allow for the left turn movements at La Cienega Boulevard. Two stages require closure and detour of traffic on Wilshire in one direction while maintaining traffic in the other direction to install large electrical vaults.

Two alternatives for the implementation of the utility relocation work required under this permit have been developed for City Council's consideration:

Option A is primarily night work with recommended working hours from 10 p.m. to 8 a.m.; however, noisy operations such as sawcutting and jackhammering would occur during daytime hours on weekdays from 10 a.m. to 3 p.m. and weekends from 8 a.m. to 6 p.m. Additionally, coordination with businesses such as existing restaurants and the Saban Theatre will require some flexibility in start and end times and adjustment to work

schedules to accommodate operational needs of the businesses such as start of work near the Saban later than 10 p.m. when there is a performance.

Option B is primarily day work with recommended working hours from 7 a.m. to 4 p.m.; however, the following activities would be performed at night or on weekends if determined to be in the best interest of the public and approved by staff:

- Work activities associated with planned service interruptions for water, electrical power and sewer lateral replacement
- All construction activities when the work zone is in the intersection of Wilshire & La Cienega.
- All construction activities for three (3) of the seventy-four (74) stages of construction requiring the reduction of available traffic lanes on Wilshire to one in the eastbound direction.
- All construction activities when the work zone is in the sidewalk and building entrances or adequate pedestrian access cannot be provided.
- All construction activities when the work zone requires the complete closure of driveways.

For either option, construction work would not occur outside the approved working hours or working hours allowed by the Municipal Code. Weekend work is considered after hours work per the Municipal Code. Requests for after hours work would require review and approval by staff and would be granted only for construction activities outlined above and when determined to be in the best interest of the public. A summary of proposed work hours and lane closures for both alternatives is included as Attachment 2.

Both alternatives were analyzed for potential impacts to traffic, parking, access, noise and service interruptions. In general, the impacts associated with primarily nighttime work (Option A) are noise and periodic loss of residential nighttime permit parking. Due to the light volume of traffic during nighttime hours, this option provides opportunities to expand the work area without causing traffic to divert off of Wilshire. Also, this option has minimum disruption to traffic circulation and access to the businesses and residents. The impacts of daytime work (Option B) are traffic delays, difficult access to businesses and loss of parking and loading zones on Wilshire Boulevard. This option will minimize but not eliminate the requirement for nighttime work. Mitigation measures for both alternatives have been developed to reduce the impact of the work on the community.

Night Work (Option A) – Potential Impacts and Mitigation Measures

Noise – To minimize construction noise at night, Metro's contractors shall implement a noise control plan. Although this option includes mostly night work, one of the requirements of the noise control plan is to perform noisy activities, such as sawcutting and jackhammering, during the day. Therefore, this option includes some daytime work to accommodate noisier activities. The noise control plan will be included in the Memorandum of Agreement. When work is performed at night, staff recommends using a measurable noise standard to monitor compliance during the work. The recommended noise standard is "measured nighttime construction noise levels averaged over a fifteen minute period shall not exceed five (5) decibels over ambient sound levels". Noise shall be monitored at specific locations adjacent to the nearest residential properties. Ambient noise levels have been previously established by Metro; however, prior to the beginning of work, Metro and the City shall jointly monitor the ambient night

time noise levels at each monitoring location to verify the level previously established, or if necessary, to establish an agreed upon ambient noise level. During progress of the work, if noise monitoring indicates the fifteen minute average noise exceeds the limit, the work generating the noise shall cease until corrective action is taken. Compliance monitoring and enforcement of the all permit conditions and mitigation measures will be conducted by an independent compliance monitor.

Business Operations – Night work beginning at 10 p.m. would have some impact on the operations of the restaurants and events at the Saban Theatre. To reduce the impact of construction on businesses that operate during the night, regular coordination with the businesses will be necessary. When coordination efforts reveal conflicts between construction activities and business operations, staff recommends using flexible work hours as shown in Attachment 2. The objective is to start construction work after events have ended and allow construction work to extend later in the morning as long as traffic and access are not impacted. A Restaurant and Theatre Circulation Plan (Attachment 3) has been developed to identify current operational hours and both vehicle and pedestrian circulation for the businesses that operate during the night.

Parking – Currently, no overnight parking on Wilshire Boulevard is allowed. Parking on Hamilton, Gale and Tower both north and south of Wilshire Boulevard is heavily utilized during evening and overnight hours. Night work would require periodic restrictions to parking on portions of these streets adjacent to Wilshire Boulevard. Anytime residential permit parking spaces are restricted, Metro will be required to provide an equivalent number of parking spaces at an alternate location. Metro has contracted with the private underground garage at 8383 Wilshire Boulevard to provide an equivalent number of overnight residential parking spaces when residential permit parking spaces are restricted due to construction activities. Metro will be required to post signs at parking spaces a minimum of 72 hours prior to any parking restriction. Metro will also be required to notify the residents and place temporary signs in the neighborhood to inform residential parking permit holders of the alternative parking location.

Day Work (Option B) – Potential Impacts and Mitigation Measures

Traffic and Access - Daytime work may cause traffic delays on Wilshire Boulevard and make access to businesses and the adjacent residential neighborhood more difficult. Daytime traffic volumes in both directions on Wilshire Boulevard are significant. The intersection of Wilshire and La Cienega is the third busiest intersection in the City. The morning peak hour traffic occurs between 8:15 and 9:15 a.m. The westbound morning peak traffic volume is significantly higher with a peak hour total of 1,650 vehicles per hour compared to the eastbound morning peak hour total of 1,000 vehicles per hour. Afternoon peak hour traffic occurs between 5:15 and 6:15 p.m. The westbound and eastbound afternoon traffic volumes are similar with afternoon peak hour totals of 1,330 and 1,270 vehicles per hour, respectively. Currently, parking on Wilshire is restricted in order to provide three lanes in each direction during peak hours from 7 a.m. – 10 a.m. and 3 p.m. – 7 p.m. Allowing work during daytime hours would reduce the capacity of the street to carry traffic during the morning peak since only two lanes in each direction would be available. For this scenario, westbound traffic congestion would likely occur east of San Vicente Boulevard in the City of Los Angeles. Some westbound traffic would likely divert to the adjacent arterial streets including Olympic Boulevard, Pico Boulevard and Burton Way to avoid delays. Coordination with the City of Los Angeles Department of Transportation to review potential traffic impacts and develop mitigation strategies is on-going. Eastbound traffic congestion in Beverly Hills during the morning peak hours is

not anticipated to be significant since two lanes have the capacity to handle typical peak volumes. Therefore, staff recommends daytime work hours from 7 a.m. to 4 p.m. with a minimum of two lanes opened in each direction. The use of Traffic Control Officers at intersections in the work area may be required to manage traffic flow. Metro would be required to pay for this service. After 4 p.m., three lanes in each direction will be available in order to avoid traffic impacts during the afternoon peak hours and the potential of cut through traffic using adjacent residential streets. Access to driveways and side streets will be required to be maintained and any necessary driveway closure would be coordinated and scheduled with the affected property. To maintain access to businesses during daytime hours, some of the planned utility work in the sidewalk area may occur during nighttime hours or on weekends. In addition, service interruptions for water, electrical and sewer service connections must be coordinated and scheduled. It is anticipated that some construction work at night and on weekends will be necessary.

Parking - Utility relocation work will restrict the availability of metered parking on Wilshire Boulevard between Stanley Drive and San Vicente Boulevard depending on the stage of work. Parking on Wilshire is allowed between 10 a.m. and 3 p.m. and limited to one-hour. Currently, nine (9) metered parking spaces exist on the south side (eastbound) and sixteen (16) metered parking spaces exist on the north side (westbound) of Wilshire Boulevard. In addition, there is a loading zone and five (5) unmetered parking spaces in the work area. A large portion of the parking spaces on Wilshire would be restricted during the day to accommodate a work area and two lanes of traffic in each direction. There are an additional twenty-seven (27) metered parking spaces on the side streets adjacent to Wilshire Boulevard in this area that will be available and not restricted by the work. Staff conducted a parking survey at 11 a.m. and 2 p.m. on Thursday, July 17, to evaluate the availability of metered parking in this area on a typical weekday. At 11 a.m., three (3) of the nine (9) spaces on the south side and thirteen (13) of the sixteen (16) on the north side of Wilshire were occupied. At 2 p.m., seven (7) of the nine (9) spaces on the south side and thirteen (13) of the sixteen (16) on the north side of Wilshire were occupied. Metered parking on the side streets was well utilized at both times; however, twelve spaces on Hamilton were posted for no parking due to an event. Restricting parking on Wilshire for utility relocation work will cause inconvenience to short term visitors of the adjacent businesses by restricting a large portion of the twenty-five (25) one-hour metered parking spaces, unmetered parking spaces and loading zone. Metro will be required to pay the City for use of the meters when metered parking is restricted. No alternative to provide short term, one-hour parking in the area has been identified. Daytime work causes impacts to loading zones that support businesses on Wilshire Boulevard. To minimize these impacts, staff will work with the businesses and Metro to identify alternative loading zones on side streets.

Metro has indicated that permits will be requested in the near future for the relocation of other utilities including gas, communication facilities, and the City's fiber infrastructure.

Primarily Night Work / Day Work Summary

The following summary lists the main issues under consideration in selecting primarily night work or primarily day work for this phase of construction. The summary includes a "+" or "-" indicating whether night work or day work is likely to be positive or negative for each issue. This is definitely a simplification of what is in reality a very complex issue. However, it may be helpful to the City Council in considering the pros and cons of the work schedule options and in making the policy determination of how much relative importance to assign to each issue.

Issue	Work Schedule	
	Night	Day
Potential Wilshire Traffic Impacts	+	-
Overnight Noise Impacts	-	+
Overnight Permit Parking Impacts	-	+
Night Business Access & Parking	-	+
Day Business Access, Parking & Loading	+	-
Potential to Expedite with Larger Work Area	+	-

Community Outreach

A community meeting was held on the evening of June 18, 2014, at La Cienega Park Community Center to discuss the utility relocation work and receive input on conditions to be included in the Memorandum of Agreement and associated permits. Notices of the meeting were mailed to properties along Wilshire Boulevard between La Cienega and San Vicente and to the entire block north and south of Wilshire on the adjacent streets of Hamilton, Gale and Tower. Twenty-three members of the community, including businesses and residents, attended the meeting. City staff presented information about the scope of utility relocation work, potential construction impacts and mitigation measures. Community members were concerned with traffic, access impacts, potential loss of residential parking, and noise impacts associated with night-time construction.

Additionally, email correspondence from members of the community addressing work hours for utility relocation were received and are included as Attachment 4.

FISCAL IMPACT

Costs associated with reviewing and processing this permit application are anticipated to be reimbursed by Metro.

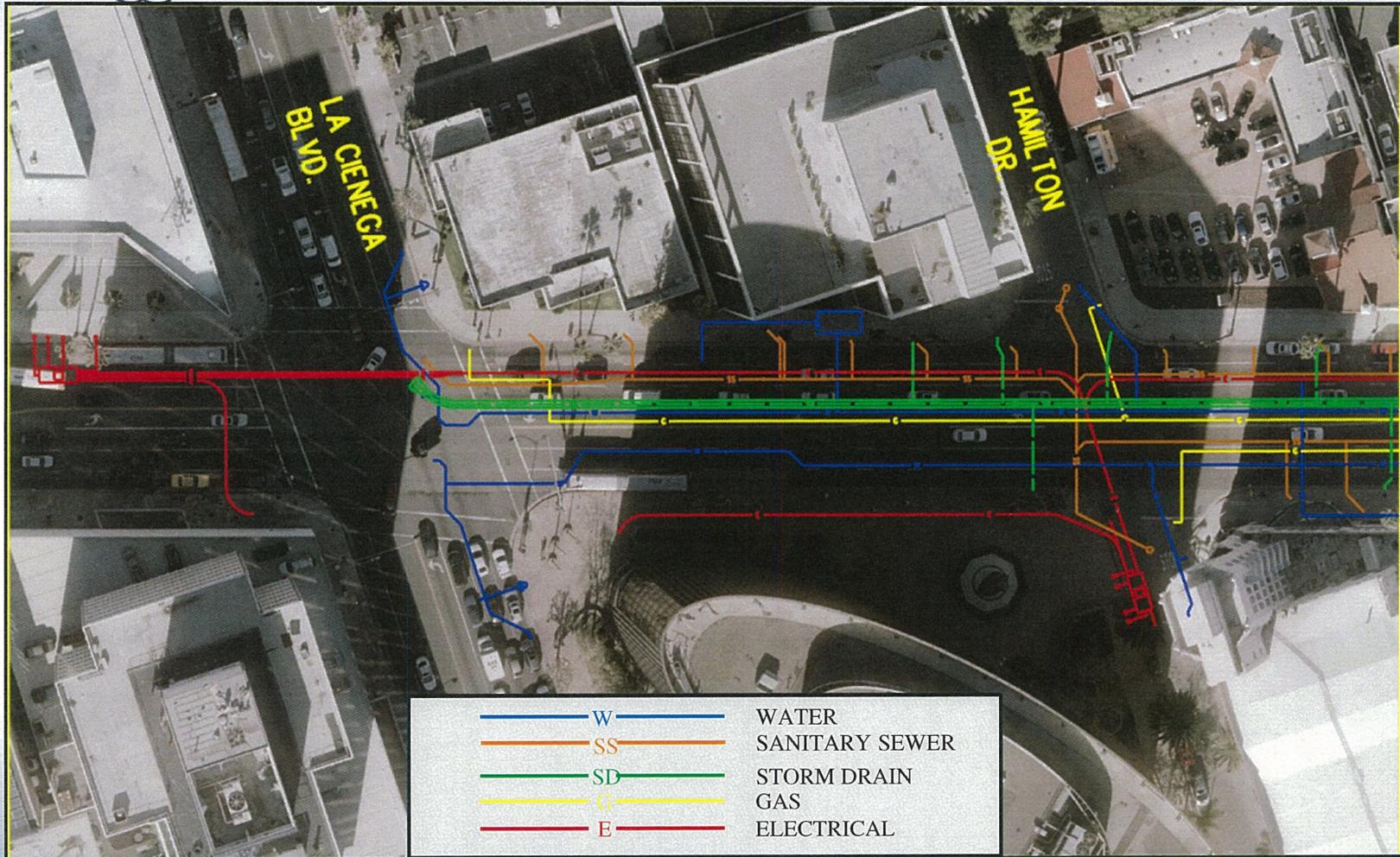
David Lightner 

 Approved By

Attachment 1



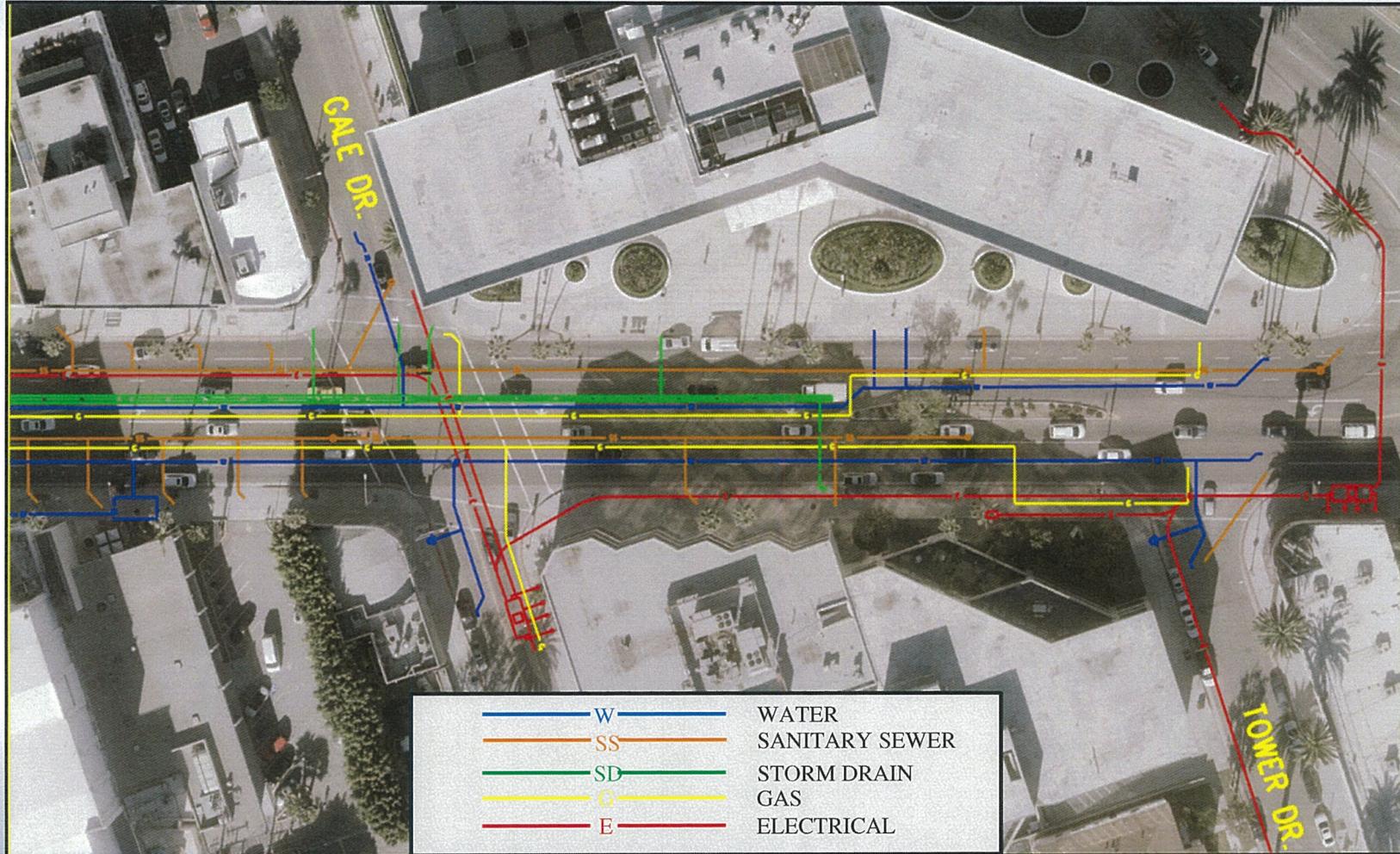
Utility Relocation



Application for City - Water, Sewer, Storm Drain and Edison - Power/Electrical



Utility Relocation

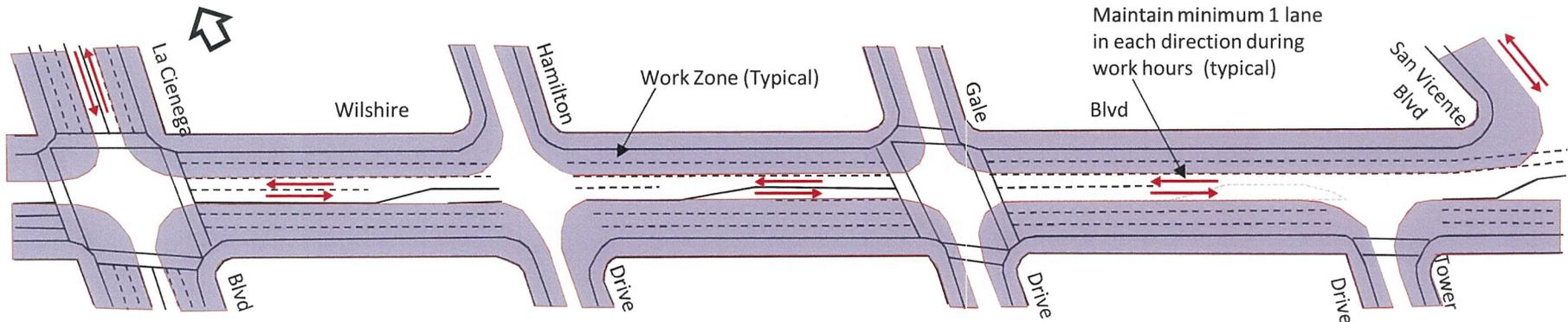


Application for City - Water, Sewer, Storm Drain and Edison - Power/Electrical

Attachment 2

Advanced Utility Relocations – Work Hours and Lane Closures

Option A – Night Work



(Traffic Tapers not shown for clarity)

Work Days

Monday thru Sunday

Monday thru Sunday

Monday thru Sunday

Work Hours

10pm – 8am

12:30am – 9am

12:00am – 8am

Nighttime work (with no theatre events) – Eastbound and Westbound

Nighttime work (during theatre events) – Eastbound only

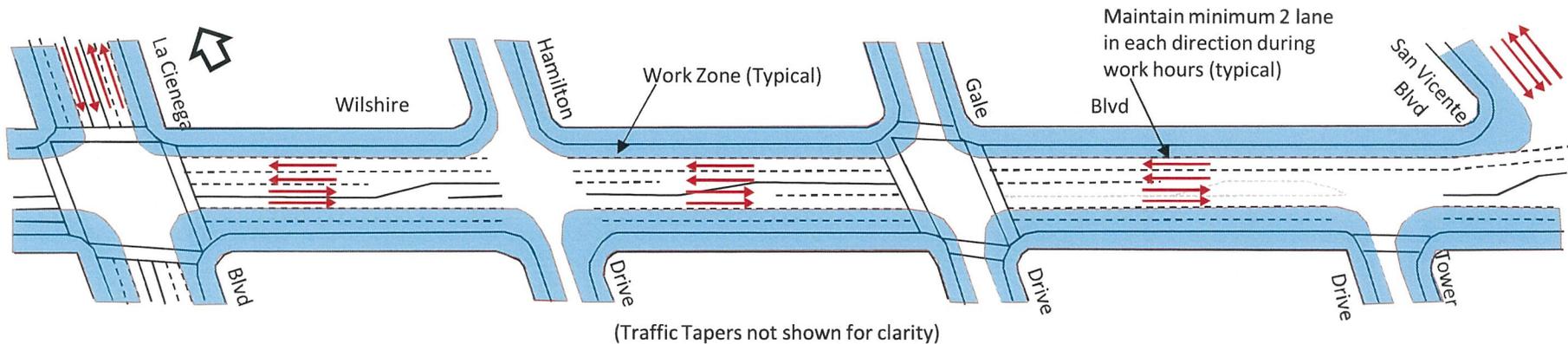
Nighttime work (during theatre events) – Westbound only

Note:

1. Pavement sawcutting and jackhammering to occur during daytime and weekend work
2. All nighttime work to conform with an approved Noise Control Plan.
3. Any work within the La Cienega intersection will be performed at nights and on Sundays.
4. At no point will both Wilshire Blvd and La Cienega Blvd be simultaneously reduced to one lane in each direction.
5. Normal weekday nighttime work hours will be from Sunday night/Monday morning through Thursday night/Friday morning.
6. Portions of the work will require daytime work hours on Monday to Friday (10am – 3pm) to accommodate noisier activities. Two lanes minimum in each direction will be maintained.
7. Portions of the work will require daytime work hours on Saturday and/or Sunday (8am – 5pm) to accommodate noisier activities.

Advanced Utility Relocations – Work Hours and Lane Closures

Option B – Day Work



Work Days

Monday thru Friday

Saturday and/or Sunday

Work Hours

7am – 4pm

8am – 5pm

Daytime work (dependent on theatre events)

Daytime work (dependent on theatre events)

Note:

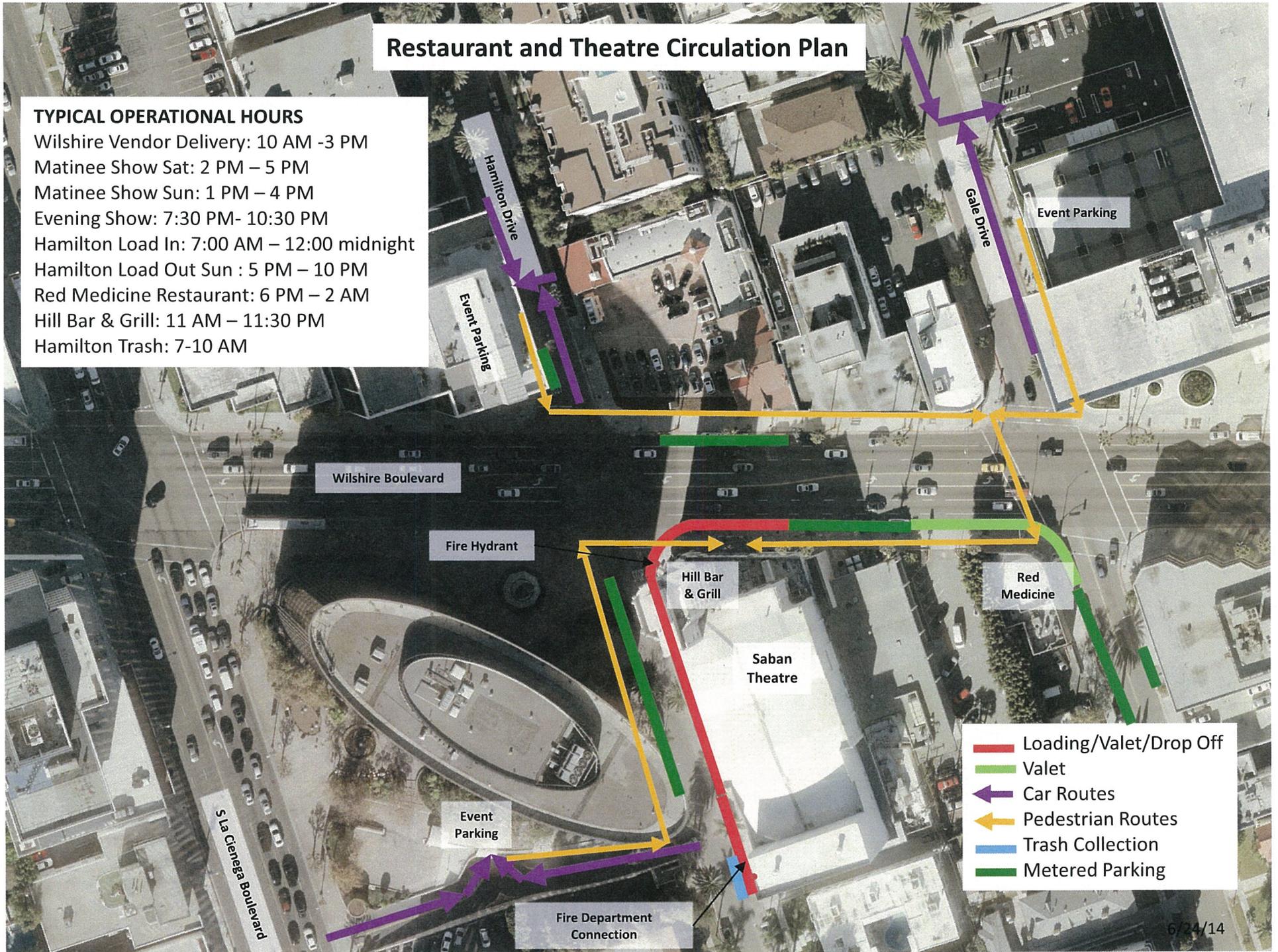
1. Portions of the work will require the lane closures to be reduced to 1 lane in each direction. This work would need to be performed either during non peak hours, nighttime and/or Sundays.
2. Noisier construction activities to begin no earlier than 8am.
3. Sewer lateral work to occur at night.
4. Water and power work may require night work to minimize the impact of service interruptions.
5. Portions of the work may shift to nights to avoid sidewalk and loading zone conflicts with local businesses and the Saban Theatre.

Attachment 3

Restaurant and Theatre Circulation Plan

TYPICAL OPERATIONAL HOURS

Wilshire Vendor Delivery: 10 AM - 3 PM
 Matinee Show Sat: 2 PM - 5 PM
 Matinee Show Sun: 1 PM - 4 PM
 Evening Show: 7:30 PM - 10:30 PM
 Hamilton Load In: 7:00 AM - 12:00 midnight
 Hamilton Load Out Sun: 5 PM - 10 PM
 Red Medicine Restaurant: 6 PM - 2 AM
 Hill Bar & Grill: 11 AM - 11:30 PM
 Hamilton Trash: 7-10 AM



- Loading/Valet/Drop Off
- Valet
- ↔ Car Routes
- ↔ Pedestrian Routes
- Trash Collection
- Metered Parking

Attachment 4

WebCBH TRANSPORTATION

From: Laurie Schick ·
Sent: Saturday, July 19, 2014 2:21 PM
To: WebCBH TRANSPORTATION
Subject: Subway Station Extension Work Hours

Dear Community Development Department -- Transportation:

I am writing regarding the work hours for the Metro Westside Subway Extension. I live on Hamilton just north of Wilshire, which means I will be severely affected by the construction work that is being scheduled. Although those who use Wilshire only during the day will be inconvenienced by scenario a (mostly nighttime work), these folks will only be inconvenienced for a relatively short part of their day. For those of us who will be trying to sleep between 10pm and 8am these night hours would be severely debilitating every single night and then every single day due to interrupted sleep for the duration of the construction.

If this were only a business district I would understand the evening hours. However, there are people who live less than a block away and we need to be considered first and foremost. I thus strongly suggest that scenario b (daytime work) be the choice.

Sincerely,

Laurie Schick, PhD
143 N Hamilton Dr #A
Beverly Hills, CA 90211

WebCBH TRANSPORTATION

From:
Sent: Tuesday, July 22, 2014 9:59 PM
To: WebCBH TRANSPORTATION
Subject: How do I get to make a public comment?

As you might guess, nighttime work would be very upsetting to people trying to sleep. It is even more upsetting that the schedule would be adjusted to accommodate the Saban Theatre schedule. Sure feels like the residents are a low priority but the show must go on.

Subject:

FW: Metro westside subway extension/No to Nighttime work

-----Original Message-----

From: davhagan@aol.com [mailto:davhagan@aol.com]

Sent: Sunday, July 27, 2014 12:36 PM

To: WebCBH TRANSPORTATION

Subject: Metro westside subway extension/No to Nighttime work

Hello

This email is to notify the City Council of my opinion of the proposed construction work hours

As a long time resident of 212 South Hamilton Drive, and a member of the Section one advisory group, I have regularly been attending the purple line extension meetings

In the most recent meeting I was alarmed at the multiple complaints from the people who reside on Fairfax near Wilshire. Even though there are supposed to be noise restrictions in place, they are clearly ineffective, and the residents are regularly kept up all night with construction noise.

For this reason, I implore the City Council to only consider daytime work between 7am to 4 pm

Sincerely

David Hagan

-----Original Message-----

From: Frances Biral [<mailto:fbiral@earthlink.net>]

Sent: Sunday, July 27, 2014 3:04 PM

To: WebCBH TRANSPORTATION

Subject: July 29, 2014 City Council Meeting - Metro Western Subway Extension

Dear City Council members,

As a Beverly Hills resident living at 212 S. Hamilton Drive I would like to comment on the application submitted by the Los Angeles County Metro for preliminary construction work on the future La Cienega Station.

Two scenarios for construction hours are being considered.

I strongly prefer daytime work between 7 am and 4 pm with limited night time and weekend work. Noise from Wilshire Blvd. definitely impacts Hamilton Drive. Nighttime (and in this case the entire night when we are trying to sleep) and weekend activity/noise is very unpleasant in residential areas.

Sincerely,

Frances Biral