



AGENDA REPORT

Meeting Date: April 19, 2016
Item Number: F-1
To: Honorable Mayor & City Council
From: Mark Cuneo, City Engineer *MC*
Raj Patel, Assistant Director of Community Development
Subject: DEMOLITION AND PUBLIC RIGHT-OF-WAY USE PERMIT APPLICATIONS FOR THE DEMOLITION AND CLEARING OF ALL BUILDINGS AND EXISTING IMPROVEMENTS AT 8471-8485 WILSHIRE BLVD., 14 N. LA CIENEGA BLVD., 111 GALE DR., 8401 WILSHIRE BLVD., AND 8421 WILSHIRE BLVD. FOR FUTURE CONSTRUCTION AND LAYDOWN LOCATIONS FOR SECTION 1 OF THE WESTSIDE SUBWAY EXTENSION PROJECT

Attachments:

1. Building Demolition Locations
2. City Demolition Permit Checklist
3. Recommended Permit Conditions

RECOMMENDATION

Staff recommends the City Council authorize issuance of necessary permits to the Los Angeles County Metropolitan Transportation Authority (Metro) and/or its designated Contractor, for demolition and clearing of all improvements at 8471-8485 Wilshire Blvd., 14 N. La Cienega Blvd., 111 N. Gale Dr., 8401 Wilshire Blvd., 8421 Wilshire Blvd. and necessary activities in the public right-of-way associated with demolition. These sites are owned in fee or held as temporary construction easements by Metro and will be used for future construction and laydown locations for the La Cienega Station. No further work or use of the sites will be allowed under this permit until the Memorandum of Agreement (MOA) between Metro and the City for station construction is fully executed.

INTRODUCTION

Metro has requested permission to demolish buildings and improvements on five parcels that will be used for future construction and laydown locations for the La Cienega Station. Per the requirements of the Purple Line Extension environmental documents, Metro is required to obtain demolition permits from the City for the removal of buildings

at its staging areas. Metro will be required to comply with the City's standard demolition permit requirements in accordance with the Municipal Code.

DISCUSSION

Metro submitted preliminary permit applications for demolition and clearing of all improvements at 8471-8485 Wilshire Blvd., 14 N. La Cienega Blvd., 111 N. Gale Dr., 8401 Wilshire Blvd., 8421 Wilshire Blvd. and activities in the public right-of-way associated with demolition. The demolition locations are shown on Attachment No. 1. The proposed work includes complete demolition of structures and foundations, hauling of material; capping of utilities, clearing and rough grading of the sites, placement of crushed gravel, and temporary fencing, temporary power, associated pedestrian and vehicle traffic control measures, construction safety measures and protections including covered pedestrian walkways.

Staff has reviewed the proposed activities in accordance with the Municipal Code per Development Services Division's Demolition Permit Checklist (Attachment 2) and for potential impacts to traffic, parking, access, noise and service interruptions. The following summarizes the potential impacts and mitigation measures:

- Demolition permit conditions will be included to ensure compliance with the City's regulations as outlined in the Demolition Permit Checklist.
- Traffic: One traffic lane on Wilshire Blvd. and La Cienega Blvd. adjacent to the work areas may be closed during work. Lane closures on Wilshire Blvd. and La Cienega Blvd. will be allowed only weekdays from 9 a.m. to 4 p.m. Two lanes of traffic in each direction on Wilshire Blvd. and La Cienega will remain open at all times during the work. Hauling will not be allowed on residential streets. All haul trucks must be staged within the worksite limits and not staged on City streets.
- Parking: Removal of on-street metered parking will be required at locations along Wilshire Blvd. and La Cienega Blvd. when lane closures are implemented. Metro will be required to provide replacement parking at a reasonable distance from the parking that is impacted by the work.
- Access: Local residential and business vehicular access will be maintained at all times. Pedestrian access adjacent to the work area will be limited only when exterior walls adjacent to sidewalks are removed. Pedestrians will be detoured to the opposite side of the street for this period of time.
- Demolition Related Noise: Demolition operations will create construction noise. Metro will be required to implement noise mitigation measures such as sound barriers around noise producing activities.
- Utility Service Interruptions: No utility service interruptions are anticipated.
- Historic Preservation: Per Municipal Code Section 10-3-318, a 30-day holding period will be required before permits may be issued for any buildings that may potentially be subject to the City's Historic Preservation Ordinance.

Staff recommends the work on the sites be performed weekdays between the hours of 8 a.m. and 6 p.m. in accordance with Beverly Hills Municipal Code section 5-1-205. Additionally, staff recommends permit conditions (Attachment 3) consistent with City

regulations in order to minimize the potential impacts of the work on adjacent residents and businesses. Metro will continue to maintain their 24/7 phone line to be responsive to any concerns about the work. Metro has indicated that demolition work at all locations associated with this permit can be completed in approximately six weeks. Following demolition activities, the sites will remain fenced off and unoccupied until the MOA for station construction is approved and construction begins. If authorized by the City Council, staff will issue necessary permits and the work will commence once all permit requirements and conditions of the permits are met.

Metro has conducted some preliminary work on the sites to prepare the sites for demolition. Staff has informed Metro that no further work at the sites may be permitted until the City Council authorizes staff to issue the demolition permits for each of the buildings.

Finally, the MOA for station construction is expected to include a provision that will require Metro to enter into a six month exclusive negotiation period for the potential acquisition of one parcel at the Gale laydown area (8421 Wilshire) after construction is complete. Metro holds temporary construction easements for the other Gale parcels, and the laydown area on La Cienega will eventually become the station portal. Thus, those parcels are unavailable for acquisition.

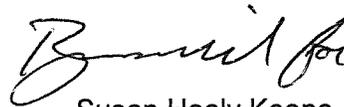
FISCAL IMPACT

All permit related fees are to be collected in accordance with State laws, local laws, and the City's approved and adopted Schedule of Taxes, Fees, and Charges. All permit related fees will be collected. This will account for staff costs incurred by the Development Services Division and Engineering Division for issuing the permits including City inspections. Metro will reimburse the City for all other costs for other staff and Consultants performing work on this project.



George Chavez

Approved By



Susan Healy Keene

Approved By

ATTACHMENT 1

Section 1 Demolition Permit – Laydown Yards



Section 1

Location 1 (Eastern Yard)

Includes properties and public right-of-way around

- 111 North Gale Dr.
- 8401 Wilshire Blvd.
- 8421 Wilshire Blvd.

Location 2 (Western Yard)

Includes properties and public right-of-way around

- 8471 - 8485 Wilshire Blvd.
- 14 N. La Cienega Blvd.

ATTACHMENT 2



DEVELOPMENT SERVICES DIVISION
455 North Rexford Drive, 1st Floor
Beverly Hills, CA 90210
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DEMOLITION PERMIT CHECKLIST*
B.H.M.C. Section 10-3-4201

NOTE: This handout is provided as informational and as a convenience to summarize and interpret the intent and associated requirements of the municipal code. Please refer to the actual code section referenced for the exact wording of the municipal code.

A separate permit shall be obtained for each separate building or structure being demolished. The following conditions shall be satisfied prior to issuance of a structural Demolition permit.

A) Demolition permit issued at the same time as replacement Building permit:

1. Asbestos Abatement permit (required for building construction prior to 1978)
2. Clearance for Historical Building status
3. Sewer Cap and associated permit
4. Construction / Demolition sign (posted at least 10 days prior to issuance of permit)
5. Construction fence w/screen (including compliance with all landscaping requirements)
6. Temporary toilet
7. Water available at site
8. Disconnect utilities (Electrical, Gas, Telephone, and Cable Services)
9. Rodent Control report
10. Picture of existing building
11. Temporary power pole and associated permit
12. Pre-Construction Meeting
13. Construction parking plan and associated permit
14. Demolition bond
15. Site conditions verification (request for inspection)
16. Historical Preservation verification

B) Demolition prior to a Replacement Building Permit:

1. All items listed under Section A above
2. Landscape, irrigation, fencing and property maintenance plans.
3. Covenant and Agreement (obtain form from Building & Safety)
4. Demolition bond
5. Historical Preservation verification

* Please see the following pages for detailed requirements

DEMOLITION PERMIT REQUIREMENTS

No person shall demolish any building or structure unless a demolition permit has first been obtained from the Building and Safety. A building owner or a demolition contractor (C-21 licensee) may obtain a demolition permit.

A separate permit shall be obtained for each separate building or structure.

The demolition permit will not be issued until all following documents are provided and the work completed.

1) ASBESTOS REMOVAL (required if building was constructed prior to 1978)

- a) All buildings constructed prior to 1978 are required to obtain a pre-demolition or a pre-remodeling investigation by a person or a firm that specialize in asbestos abatement removal. The person or the firm shall submit a **survey** that asbestos is or is not present in the building prior to obtaining the **Demolition Permit**.
 - **If Asbestos exists** in the building, the report shall specify the location(s) of the asbestos. Prior to the issuance of the permit, a copy of the South Coast Air Quality Management Notification of demolition and asbestos removal form must be submitted to this department.
- b) The building owner then shall secure the services of a licensed asbestos abatement contractor. The contractor **must** obtain an **Asbestos Abatement Permit** from the Building and Safety Department to remove the asbestos. When obtaining a permit, the contractor shall provide the following items:
 - Schedule of work:
 - Date and time the work will begin.
 - Estimated completion date.
 - Evidence of state certification for asbestos removal.
 - Copy of the OSHA certification.
 - Copy of the AQMD notification letter.
- c) When all the asbestos is removed, the contractor shall submit a written **Certificate of Completion** that the asbestos has been removed in accordance with the state requirements.

2) SEWER CAP

- a) The building owner or a licensed plumbing contractor shall obtain a **plumbing permit** to cap the sanitary sewer within 5' of the property line **and** provide water service to the property, for dust control during demolition.

- b) The building owner or demolition contractor shall install a **temporary security fence with screen or construction barricade around the property**. Fences or barricades constructed in the public right-of-way require separate permits as well as permits from the Public Works Department.
- c) The building owner or contractor shall make arrangements for a portable toilet to be located at the rear property or as otherwise specified by the department. **This toilet shall not be located on the public right-of-way.**

Such temporary toilet shall be located within twenty-five (25') feet of the rear property line and shall be set back at least twenty (20) feet from any other adjacent side property line unless the Director of Building and Safety approves an alternate location because the requirements of this subsection prevent servicing the toilet or are otherwise infeasible.

3) **ELECTRICAL, GAS, TELEPHONE, AND CABLE SERVICE SHALL BE DISCONNECTED**

4) **TEMPORARY POWER PERMIT SHALL BE OBTAINED**

5) **RODENT CONTROL REPORT IS REQUIRED**

The building shall be inspected for rat and rodent infestation by qualified individuals and a report shall be submitted certifying that the building is free of any rats or rodents prior to issuance of the demolition permit. If the building is found to be infested, then proper eradication measures by qualified individuals shall be implemented and a report certifying to the eradication of the pest problems shall be submitted prior to issuance of the demolition permit.

6) **DEMOLITION SIGN**

The property owner or the owner's representative shall post at the construction site a notice of intent to do grading, construction, or demolition that is readily visible at least ten (10) days prior to issuance of permit (whenever the Director of Building and Safety determines that the grading, construction, or demolition work will have a significant impact on the surrounding properties). This sign shall be obtained from the Building and Safety Department and posted at the sewer cap time.

7) **PHOTO REQUIRED**

A color 8"×10" photograph on 35 millimeter or greater film stock or a digital photo of the building, taken from a sufficient distance and perspective depicting the entire building, shall be submitted to the Building and Safety Department. (Denote Address and Data)

8) **INSPECTION IS REQUIRED**

A request for inspection shall be made to the Building and Safety Department when the above work is completed. When these requirements have been completed, the **Sewer Cap Permit** and the **Asbestos Permit** (if required) will be approved and finalized.

9) **DEMOLITION PERMIT**

A Demolition permit shall be issued only in conjunction with a Replacement Building permit. (Article 42, Beverly Hills Municipal Code).

10) **DEMOLITION BOND (required for any structural Demolition)**

Landscape, Irrigation, Fencing, Bond, and recordation of the Covenant is required if Demolition is proposed prior to New Construction Permit.

When all the above conditions have been met, inspected and approved; the building owner or the demolition contractor may apply for a demolition permit. The demolition contractor shall provide a schedule of work that specifies the date and time when work will begin and estimated completion date. Should a dangerous condition develop during the demolition of a structure, the demolition contractor shall immediately barricade the dangerous area, notify the Building and Safety Department and take immediate steps to minimize the hazard. No further demolition work shall be done until approval to proceed is given by the Building and Safety Department.

11) **Historical Preservation Verification**

Historical preservation verification shall be completed by the Community Development Department Planning Division prior to the issuance of any Building or Demolition Permits for Single Family properties.

Designation Criteria:

A nominated property may be designated as a landmark if it is more than forty five (45) years of age and satisfies the requirements set forth below.

Properties that are less than forty five (45) years of age can be designated, but in addition to meeting the criteria below, they must also exhibit "exceptional significance" as defined in this article.

For the purposes of this section, any interior space or spaces open to the general public, including, but not limited to, a lobby area, may be included in the landmark designation of a property if the city council finds that the public space(s) satisfies the following criteria:

To be designated as a landmark, a property must satisfy the following criteria:

- A. The property meets at least two (2) of the following criteria:
1. Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the nation, state, city, or community;
 2. Is directly associated with the lives of significant persons important to national, state, city or local history;
 3. Embodies the distinctive characteristics of a style, type, period, or method of construction;
 4. Represents a notable work of a person included on the city's list of master architects or possesses high artistic or aesthetic value;
 5. Has yielded or has the potential to yield, information important in the prehistory or history of the nation, state, city, or community;
 6. Is listed or has been formally determined eligible by the national park service for listing on the national register of historic places, or is listed or has been determined eligible by the state historical resources commission for listing on the California register of historical resources.
- B. The property retains integrity from its period of significance. The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criteria specified in subsection A of this section. A proposed landmark's deferred maintenance, dilapidated condition, or illegal alterations shall not, on their own, be construed to equate to a loss of integrity.
- C. The property has historic value. The proposed landmark is of significant architectural value to the community, beyond its simple market value, and its designation as a landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purposes of this article. (Ord. 12-O-2617, eff. 2-24-2012)

No permit for demolition work will be issued until satisfactory plans and procedures have been submitted to and approved by the Building and Safety Department.

Demolition Plan Requirement for Multi-Family/Condominium

- Plot plan
- Type of construction (wood, steel, concrete, or masonry)
- Specifications for the building (number of stories, square footage, and occupancy)
- Photos of Existing Building

- Basement specifications (if any)
- Any pre-stressed or post-tensioned concrete construction
- Method and sequence of demolition (hand wrecking, dozer or loader wrecking, clam shell wrecking, cable wrecking, or ball wrecking).
- Underpinning of adjacent buildings

Pool Demolition - Complete removal shall be required when demolishing pools.

The building owner or contractor shall obtain a **Heavy Hauling Permit** from the Public Works Department. The permit shall specify hauling routes and other traffic related conditions as deemed necessary.

- ❖ Grading permit is required when any excavation exceeds two (2) feet in depth or any fill exceeds one (1) foot in depth.

Demolition work can only begin when a demolition permit is issued. A building inspector shall be present at the site when the job begins, and will visit the site periodically as the work progresses. When the demolition is completed the grading work shall commence and the inspector should be called for **Bottom Excavation Inspection**. When the grading is complete then the contractor shall request for **Final Grading Inspection and provide Compaction Report**.

To ensure that the city meets the statutory obligations imposed by the California integrated waste management act (AB 939), the director of building and safety, in issuing permits for construction, renovation, and demolition projects of a specified magnitude, is authorized to impose and to enforce requirements related to the salvaging, recycling, and reuse of construction and demolition debris. Those requirements will be established by resolution of the city council. (Ord. 03-O-2436, eff. 1-15-2004)

NOTE:When the building to be demolished contains residential rental units as defined in the Municipal Code, building owners must also obtain all necessary approvals and permits for a new project and meet the necessary tenant-notice requirements prior to obtaining a demolition permit.

ATTACHMENT 3

Section 1 Demolition Permit – Additional Permit Conditions
April 5, 2016

Private Property Construction and Demolition Permits

- 1) Pre-demolition and Demolition permits shall be obtained in accordance with the Demolition Permit Checklist (Attachment 3) and in accordance with Beverly Hills Municipal Code, Title 10, Chapter 3, Article 42 and Title 9, Chapter 1, Article 1 in accordance with Demolition Permit Checklist document.
- 2) Construction activity: In accordance with Beverly Hills Municipal Code 5-1-205 no person shall engage in construction, maintenance or repair work which requires a city permit between the hours of six o'clock (6:00) P.M. and eight o'clock (8:00) A.M. of any day, or at any time on a Sunday or public holiday. In addition, no person shall engage in such work within a residential zone, or within five hundred feet (500') of a residential zone, at any time on a Saturday. For the purpose of this section, "public holiday" shall mean:
 - a) New Year's Day
 - b) Memorial Day
 - c) Independence Day
 - d) Labor Day
 - e) Thanksgiving Day
 - f) Christmas Day
- 3) No person employed for the purposes of construction, maintenance, or repair work which requires a City permit shall enter a site on which such work will be done prior to eight o'clock (8:00) A.M.
- 4) Building Inspections are required to be requested by the contractor listed on the permit of record in accordance with California Code of Regulations Title 24 and local amendments and codes.
- 5) The Los Angeles County Metropolitan Transportation Authority (Metro) shall post at the construction site a notice of intent to grading, construction, or demolition that is readily visible at least ten (10) days prior to issuance of permit. The sign shall be obtained from the Community Development Department in accordance with Beverly Hills Municipal Code section 9-1-104.
- 6) Metro shall post at the construction site a notice of intent to demolish at least ten (10) days prior to permit issuance in accordance with Beverly Hills Municipal Code 9-1-104 and 10-3-3218. If the building, structure or object proposed for demolition is 45 years or older and the designer is included on the city's list of master architects, the property owner or the owner's representative shall post at the construction site a notice of intent to demolish at least thirty (30) days prior to issuance of permit in accordance with BHMC 9-1-104 and 10-3-3218..
- 7) Private property demolition work at Location 1 and Location 2 shall not occur concurrently but shall be conducted sequentially to minimize impact to surrounding businesses and residents. Hauling work for location 1 and 2 may occur concurrently. Location 1 includes properties at and the adjacent public right-of-way 111 North Gale Dr, 8401 Wilshire Blvd, and 8421 Wilshire Blvd. Location 2 includes properties at and the adjacent public right-of-way 8471 - 8485 Wilshire Blvd and 14 North La Cienega Blvd.
- 8) Metro to submit for approval by the City of Beverly Hills applications, plans, work plans, inclusive of a precise schedule of work, noise and dust mitigation measures, or services required to be provided by the City of Beverly Hills. No demolition related work shall commence until the work plan is approved and necessary City permits are issued.
- 9) Metro shall coordinate demolition work plan(s) with Section 1 (Location 1 and Location 2) Advanced Utility Relocation (AUR) work and Traffic Control Plans (TCP) to comply with the

approved Memorandum of Understanding Agreement 452-14 for Advanced Utilities Relocation Phase – Segment 1 requirements. In the event that other agreements are in conflict, the most restrictive condition of approval shall govern.

- 10) Pedestrians to be protected from entering the work zones with appropriate barriers and signage. Demolition work shall not begin without having the correct pedestrian traffic safety barriers and approved permits in place using construction barricades, construction fences, or other appropriate protection methods.
- 11) Noise mitigation measures shall include:
 - a) To the extent possible, noise producing activities and equipment shall be enclosed in sound barrier enclosures with a Sound Transmission Class (STC) rating of STC 25 or greater in accordance with approved Memorandum of Understanding Agreement 452-14 for Advanced Utilities Relocation Phase – Segment 1. All equipment and vehicle engines, pavement and concrete breaking/cutting equipment shall be enclosed to the extent possible.
 - b) The noisiest activities shall be scheduled to take place during normal working hours Monday – Friday 8:00a.m – 6:00p.m. at the times of least impact to the adjacent businesses and residents.
- 12) Metro shall comply with statutory obligations imposed by the California integrated waste management act (AB 341 and AB 939) and shall impose and enforce requirements related to the salvaging, recycling, and reuse of construction and demolition debris (ref. city Ordinance 03-O-2436, eff. 1-15-2004) and the California Green Building Standard Code.
- 13) No use of the sites shall be allowed after the completion of demolition until a noise barrier wall, as approved by the City of Beverly Hills, is fully erected along with any other required mitigation measures. Construction vehicle parking will be onsite during the demolition work.
- 14) Commercial or residential on-street parking may not be used by the Metro or its contractors for vehicles or equipment unless approved by the City. Construction parking must be on private property at all times during the demolition, barricade and construction fence installation, rough grading, gravel laydown and related working demolition phase scope of work.
- 15) Metro to Maintain 24/7 phone line for concerns from the public related to construction disturbances.
- 16) Bonds related to demolition requirements shall be posted and paid for prior to the issuance of related construction permits in accordance with Beverly Hills Municipal Code Title 10, Chapter 3, Article 42 and 9-1-104 (102.10).
- 17) Permit related fees. Plan review fees will be collected at the time of application and plan review submittal. Permit related fees will be collected at the time of permit issuance for the scope of work. All fees collected are in accordance with State laws, local laws, and the City's approved and adopted Schedule of Taxes, Fees, and Charges.
- 18) Other permit specific conditions of approval as necessary to issue City permits in the best interest of the public.

Traffic and Hauling Conditions of Approval

- 1) Metro to submit for approval by the City of Beverly Hills a work plan inclusive of a precise Traffic Control Plan (TCP), schedule of work, traffic lane closures, pedestrian protection, and any traffic control officers or services required to be provided by the City of Beverly Hills. No demolition related work shall commence until the work plan is approved and necessary City permits are issued.

- 2) Two lanes of traffic in each direction on Wilshire Boulevard shall be maintained at all times for demolition related work. Other project work not related to demolition shall be in accordance with the approved MOA and AUR.
- 3) No lane closures shall occur between 4 p.m. and 8 a.m. on any day.
- 4) Traffic lane closures on Gale Dr. and La Cienega Blvd. shall be limited to a single lane at any time and shall be re-opened by 4 p.m.
- 5) Metro to post "No Parking" signs 72 hours in advance of work. Signs must indicate dates and times of restrictions and the location and availability of replacement parking.
- 6) Coordinate work and schedule all traffic control and parking restrictions with adjacent businesses and residents.
- 19) Metro to Maintain 24/7 phone line for concerns from the public related to construction disturbances.
- 7) Metro to provide a 24/7 phone line information on notices and on parking restriction signage.
- 8) Hauling routes shall not include N. Gale Drive beyond the access driveway to the demolition site or other arterial streets not approved for hauling. Hauling hours of operations shall be approved and established in accordance with the City Traffic Engineer.
- 9) Crosswalks shall be maintained whenever possible. However, no more than one crosswalk in an intersection shall be allowed to be closed and appropriate signage shall be provided to redirect pedestrians to a safe route.
- 10) Noise mitigation measures shall include:
 - a) Noise producing activities and equipment shall be enclosed in sound barrier enclosures with a Sound Transmission Class (STC) rating of STC 25 or greater, including engines and pavement breaking/cutting equipment.
 - b) The noisiest activities shall be scheduled to take place at the times of least impact to the adjacent businesses and residents.
 - c) Contractor personnel will be instructed in best practices for conducting the work.
- 11) Metro shall comply with statutory obligations imposed by the California integrated waste management act (AB 939) and shall impose and enforce requirements related to the salvaging, recycling, and reuse of construction and demolition debris (ref. city Ordinance 03-O-2436, eff. 1-15-2004).
- 12) Demolish all driveways not specifically used for ingress/egress from site.
- 13) Replace sidewalks at construction ingress/egress driveways with minimum 8"-10" thick, minimum 3,250 psi concrete per City Standards.
- 14) On-street metered parking regulations in the commercial area and permit parking restrictions in the residential area shall be observed unless a Worksite Traffic Control Plan or other form of traffic control requires the removal of the parking space. In the event that any on-street metered parking spaces are removed, including spaces removed by the City to provide loading or valet zones for impacted businesses, Metro shall reimburse the City for the City's lost parking meter revenue due to the removal of the metered parking space.
- 15) In the event that an existing Metro-bus stop is impacted and requires temporary relocation due to street uses, the applicant shall coordinate with Metro Stop Zone Division to arrange for relocation.
- 16) Commercial or residential on-street parking may not be used by the Metro or its contractors for vehicles or equipment unless approved by the City. Construction parking must be on private property at all times during the demolition, barricade and construction fence installation, rough grading, gravel laydown and related working demolition phase scope of work.
- 17) Haul Route:
 - a) Arrange 8 vehicle trips per hour maximum.
 - b) Avoid the use of the Wilshire and La Cienega intersection between the hours of 7:00 a.m. – 9:00 a.m. and 4:00 p.m. – 7:00 p.m.

- 18) Staging area and Access:
 - a) No vehicle staging is allowed in the City of Beverly Hills on City streets at any time.
 - b) Traffic plans will be required for each lane closure associated with this project.
- 19) Hauling Hours of Operation:
 - a) Hauling hours will be restricted from 9:00 a.m. – 4:00 p.m. Monday through Friday.
 - b) There will be no night time work.
 - c) There will be no weekend work.
 - d) The City may require hauling operations to be conducted during nights and weekends in the interest of mitigating pedestrian and vehicle traffic. This exception will be assigned for a limited scope of work and scope related time periods in accordance with upholding the best interest for the public.
- 20) Vehicles exceeding 6,000 lbs. (gross vehicle weight), or wider than 8'-6", may only travel on **streets designated for heavy vehicle usage** (also reference the City Approved Heavy Haul Streets).
 - a) If it is necessary for a vehicle to deviate from the designated streets to reach its destination address, the vehicle shall travel by a route so that the point of travel is the shortest possible distance over prohibited streets. However, if the additional distance of travel to reach the shortest route would exceed two (2) miles, the vehicle may take the most direct route to its destination.
- 21) Hauling that meets the following criteria may require engineering investigations, routing definition, coordination, police escort, and control of permit movement:
 - a) Loads in excess of 14 feet wide.
 - b) Loads in excess of 135 feet in overall length.
 - c) Loads that are of a weight that require:
 - a) More than a 13-axle, single-vehicle width hauling combination, or
 - b) A 13-axle, single-vehicle width hauling combination with a load deck where the inner axles in the groups bordering the load deck are 40 feet or more apart, or
 - c) Two or more side-by-side vehicles with a combined width of 14 feet or more supporting the load.
- 22) Hauling is not regulated for non-construction merchandise deliveries; however, the City does regulate State weight limits.
- 23) Traffic Plan Application and Submittal Process:
 - a) Complete Heavy Haul and Street Use permit applications
 - b) Only 1 copy of plan is required for submittal and approval – Must be submitted for approval a minimum of 4 days before work begins
 - c) Insurance certificate - Insurance Requirements in accordance with Beverly Hills Municipal Code section 3-4-2 and 3-4-3.
 - i) 1 Million General Liability (each occurrence)
 - ii) 1 Million Dollar Auto Liability (each occurrence)
 - iii) Certificate holder named with City as Additional Insured
 - d) Applications and plans must be submitted through the City Hall Permit Center during regular business hours.
 - e) All drawings, closure scenarios, striping, markings and signs shall comply with the MUTCD-2006 California Supplement- Part 6, "Temporary Traffic Control".
- 24) Permit related fees. Plan review fees will be collected at the time of application and plan review submittal. Permit related fees will be collected at the time of permit issuance for the scope of work. All fees collected are in accordance with State laws, local laws, and the City's approved and adopted Schedule of Taxes, Fees, and Charges.
- 25) Other permit specific conditions of approval as necessary to issue necessary permits in the interest of the public.

Public Right-of-Way Use Permits

- 1) Public Right-of-Way use permits shall be obtained prior to the use of street lanes, parking, lanes, and sidewalks.
- 2) Insurance shall be provided by the contractor of record for the permits obtained to use the Public Right-of-Way per City requirements.
- 3) Hours of operation will be in accordance with other permits issued associated with any public right-of-way permit conditions of approval.
- 4) A Public Right-of-Way Permit is required for any activity (e.g. loading/unloading of construction materials, cranes, ladders, dumpster, construction barricades) that uses public right-of-way including but not limited to sidewalks, parkways, streets, and public property.
 - i) Samples of activity requiring permits include: Loading / Unloading Construction Materials; Cranes; Ladders; Dumpsters; Construction Barricades; Street Closures (partial or full); etc.
- 5) Use of the public right-of-way typically requires that City-provided "No Parking" signs be posted in the park way adjacent to the right-of-way.
 - a) Payment for, and receipt of, "No Parking" signs takes place in conjunction with Public Right-of-Way permit issuance. These City-provided "No Parking" signs must be posted by the permittee, and verified by Beverly Hills Police Department, a minimum of 24 Hours in advance of permitted work. The permittee is to notify Police Dispatch at (310) 550-4875 when signs have been posted.
- 6) Bottom dump and transfer trucks type vehicles are not allowed in the City of Beverly Hills.
- 7) Any authorized dumpsters, equipment, or vehicles shall not be allowed to remain overnight on public streets except as authorized and permitted by street closures permits.
- 8) 18 Wheel Vehicles and Cranes require traffic plan approval by the City Traffic Engineer
 - a) Traffic plans must be submitted 96 hours (4 Days) in advance of scheduled work during normal working hours. Work performed during evenings and weekends will be subject to After Hours permit(s), upon approval by the City Traffic Engineer.
- 9) Loading/unloading of construction materials on private property does not require a Public Right-of-Way Use permit
- 10) Permit related fees. Plan review fees will be collected at the time of application and plan review submittal. Permit related fees will be collected at the time of permit issuance for the scope of work. All fees collected are in accordance with State laws, local laws, and the City's approved and adopted Schedule of Taxes, Fees, and Charges.
- 11) Other permit specific conditions of approval as necessary to issue necessary permits in the interest of the public.
- 12) DEMOLITION AND PUBLIC RIGHT-OF-WAY USE PERMIT APPLICATIONS FOR THE DEMOLITION AND CLEARING OF ALL BUILDINGS AND EXISTING IMPROVEMENTS AT 8471-8485 WILSHIRE BLVD., 14 N. LA CIENEGA BLVD., 111 GALE DR., 8401 WILSHIRE BLVD., AND 8421 WILSHIRE BLVD. FOR FUTURE CONSTRUCTION AND LAYDOWN LOCATIONS FOR SECTION 1 OF THE WESTSIDE SUBWAY EXTENSION PROJECT