



STAFF REPORT

Meeting Date: July 19, 2016
To: Honorable Mayor & City Council
From: Mark Cuneo, City Engineer
Subject: Update on the Demolition and Public Right-of-Way Use Permit 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. Permit Conditions of Approval per April 19, 2016, City Council Meeting

INTRODUCTION

At the April 19, 2016, meeting, City Council approved the issuance of Demolition and Public Right-of-Way Use Permits 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. Approval was granted with specific permit conditions which included, in part, a restriction to complete demolition in six (6) weeks with an anticipated start date in June 2016.

Due to migratory birds nesting on site, the demolition is now planned to commence on September 1, 2016, after the migratory bird nesting season has passed as is required by the Migratory Bird Treaty Act. Metro has completed an updated demolition work plan with an anticipated start date of September 1, 2016, reflecting all work activities (mobilization, fence installation, demolition and demobilization) to last for a total duration of ten (10) weeks.

DISCUSSION

Metro submitted 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 proposed work included complete demolition of structures and foundations; hauling of material; capping of utilities; clearing and rough grading of the sites; placement of crushed gravel; temporary fencing, temporary power and associated pedestrian and vehicle traffic

control measures; construction safety measures; and protections including covered pedestrian walkways.

After City Council approval at the April 19, 2016, Council meeting, the Special Permit Conditions were incorporated into the required permits for issuance to Metro. Currently, Metro has posted the required notices of demolition and completed the required migratory bird survey.

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.

RECOMMENDATION

Unless otherwise directed, staff will issue the permits for the demolition consistent with the current work plan showing all mobilization, fence installation, demolition and demobilization completed within ten (10) weeks from the date that mobilization begins, which is currently scheduled to commence on September 1, 2016.



George Chavez
Approved By

Attachment 1

Section 1 Demolition Permit – Additional Permit Conditions

Private Property Construction and Demolition Permits

- 1) All demolition authorized by this permit shall be completed within six weeks from the date that demolition begins.
- 2) 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.
- 3) 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
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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. Metro shall notify adjacent properties of demolition work 30 days in advance and shall be inclusive of neighboring residents, tenants, property owners, and businesses including but not limited to sport parks, public parks and entertainment locales.
- 8) 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.

- 9) 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, parking replacement, protection of adjacent structures and properties, 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.
- 10) 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.
- 11) 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.
- 12) Noise mitigation measures shall include:
 - a) Non-moving 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) Metro and its contractors shall comply with all applicable noise regulations in the Beverly Hills Municipal Code, including those found in Chapter 1 of Title 5.
- 13) 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.
- 14) 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.
- 15) Commercial or residential on-street parking shall not be used by the Metro or its contractors for vehicles or equipment. Construction parking shall 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.
- 16) 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 spaces. Additionally, Metro shall mitigate the loss of on-street metered and permit parking spaces by making available an equivalent number of parking spaces in an off-street parking facility located within three blocks of the removed spaces along Wilshire Boulevard between La Cienega and San Vicente Boulevards. Those parking spaces shall be provided for public use at no cost to the public. Replacement parking signage shall be posted to identify the location of the replacement parking. Metro to maintain 24/7 phone line, answered by a live person, for concerns from the public related to construction disturbances. Metro shall immediately notify the City of any complaints received by the phone line. "Metro shall post signage informing the public of the availability of the 24/7 phone line. The signs shall be located at each demolition site location. Notification of the 24/7 phone line shall also be placed on all signs informing the public of parking restrictions."
- 17) 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).

- 18) 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.
- 19) 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, parking replacement, 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.
- 7) Metro to maintain 24/7 phone line, answered by a live person, for concerns from the public related to construction disturbances. Metro shall immediately notify the City of any complaints received by the phone line. "Metro shall post signage informing the public of the availability of the 24/7 phone line. The signs shall be located at each demolition site location. Notification of the 24/7 phone line shall also be placed on all signs informing the public of parking restrictions."
- 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) Non-moving 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) Metro and its contractors shall comply with all applicable noise regulations in the Beverly Hills Municipal Code, including those found in Chapter 1 of Title 5.
- 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 shall not be used by the Metro or its contractors for vehicles or equipment. Construction parking and queuing shall 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) 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 spaces. Additionally, Metro shall mitigate the loss of on-street metered and permit parking spaces by making available an equivalent number of parking spaces in an off-street parking facility located within three blocks of the removed spaces along Wilshire Boulevard between La Cienega and San Vicente Boulevards. Those parking spaces shall be provided for public use at no cost to the public. Replacement parking signage shall be posted to identify the location of the replacement parking.
- 18) 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.
- 19) 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.
- 20) 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.
- 21) 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.
- 22) 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.
- 23) Hauling is not regulated for non-construction merchandise deliveries; however, the City does regulate State weight limits.
- 24) 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".
- 25) 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.
- 26) 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.