

CONFIDENTIAL

INTERNAL USE ONLY

TO: SHARON GIN, LEGISLATIVE ASSISTANT

ATT: ETJA

FAX: PLANNING AND LAND USE COMMITTEE

PHONE:

FROM: The Bel-Air Association Land Use Committee

FAX:

PHONE: 310.474.3527

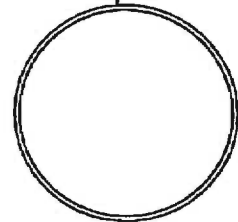
RE: Council File No: 14-1211 ✓

10697 W. Somma Way

Bel-Air Association - 100 Bel-Air Road, Los Angeles, CA 90077 - 310.474.8527

FAX

- URGENT
- PLEASE COMMENT
- PLEASE REVIEW
- FOR YOUR RECORDS





100 Bel-Air Road

Los Angeles, CA 90077

September 22, 2014

Planning and Land Use Committee Management Committee

City Clerk

Room 395

City Hall

200 North Spring Street

Los Angeles, CA 90012

Ref: Council File: No. 14-1211

This letter is a follow-up to the Bel-Air Association Land Use Committee Haul Route Standards request of August 21, 2014 in regard to 10697 Somma Way. Our Land Use Committee has had the opportunity to coordinate with the applicant and the Bel-Air Association supports this Haul Route Application in accordance with the terms agreed upon and conditions listed below.

Required Bel-Air Haul Route Safety Standards

1. **Timing:** No Construction Trucks or Dirty Hauling Vehicles shall enter the Bel-Air Community and/or arrive to the project site prior to 9:00 AM, and all hauling activity shall cease, and no such vehicles shall depart the project site, after 3:00 PM.
2. **Parking / Staging:** No Construction Trucks or Dirty Hauling Vehicles may be staged on roadways or any similar areas of public or quasi-public access in the Bel-Air Community. At no time shall there be any street parking of any such vehicles. Any staging of such vehicles must be limited to the project site itself.
3. **Identification:** All Construction Trucks and Dirty Hauling Vehicles must be identified by a unique placard of a size no less than 2 feet by 3 feet prominently identifying the project address and being prominently displayed in the front windshield of such vehicle.
4. **Speed Limit:** No Construction Trucks or Dirty Hauling Vehicles may exceed maximum safe truck driving speeds when in the Bel-Air Community.
5. **Staggering:** No more than Two (2) Dirt Haul Trucks may be within any project staging area at any time, and Dirt Haul Trucks must be staggered to a minimum of 10 minutes between the departures of each Dirt Haul Truck leaving the project site.

6. **Street Cleanliness:** All public streets with ingress or egress to the project site must be swept and washed down as often as required to prevent the accumulation of dirt, mud, dust and other debris.

7. **Signs & Flag Persons:** Truck Crossing signs must be placed at a minimum of every 300 feet of the Haul Route and at every traffic intersection. Flag persons shall be located at all major intersections along the Haul Route during the entire time such Haul Route is in operation.

8. **Project Coordination:** (a) **Other Development.** Any approved Haul Route shall coordinate with the developers, through the City of Los Angeles Department of Building and Safety, of all other pending and active Dirt Haul Routes in the Bel-Air Community, so as to avoid [and mitigate the impact of, if unavoidable,] multiple Dirt Haul operations occurring along all or any portion of the same Haul Route. (b) **Emergency Responders.** The developer supervising this approved Haul Route shall meet and develop a plan with the local fire station and any other applicable first responders (i.e., paramedics) so as to ensure that the Haul Route and any related construction activity will not negatively impact or otherwise delay that ability of such emergency responders to arrive, access, service and return from any properties or locations accessed by or through or are otherwise impacted by the Haul Route and any related construction activity, which plan may require, without limitation, the reduction in Haul Route construction vehicle sizes and restrictions and limits as to the construction related on-street parking.

9. **Contact Information:** The Applicant shall provide the City with the name and contact information for an on-site representative of the Applicant who shall immediately respond to any complaints or concerns. The Applicant shall further keep a log of all complaints and concerns received including the date and time of receipt; and the actions taken in response to such complaints and concerns.

10. **Road Repairs:** The Applicant shall be responsible for all repairs to roadways damaged during the time period of the haul route work. No final inspections or Certificate of Occupancy shall be made or issued until roadway repairs are completed.

In addition to the above Health & Safety Standards, be advised that the Bel-Air Association is also making the following voluntary requests of the project developer, which we believe presents an alignment of interest:

Infrastructure: For every 500 cubic yards of earth materials moved from a project site, we ask that this developer contribute \$500 to the Bel-Air Association's flagship program "Project Pothole", which funds are specifically earmarked to repair potholes and other street issues exacerbated by the project dirt hauling and construction related vehicles. If the developer uses double axle dirt hauling trucks, we ask that such amount be increased to \$750 per 500 cubic yards due to the dramatically increased damage such vehicles cause to our streets. **This fee shall be paid UPON THE EARLIER TO OCCUR OF: (1) The City of Los Angeles Department of Building and Safety sign-off on the foundation permit or (2) 180 days upon completion of the Haul Route.**

Landscaping: The applicant will soften the street frontage and create something aesthetically pleasing for the community during the Haul Route and construction phases of the project.

Sincerely,
The Bel-Air Association Land Use Committee

cc: Councilmember Paul Koretz
Shawn Bayliss, Director of Planning and Land Use
Building and Safety Senior Inspector, Jeff Napier
Sharon Gin, Legislative Assistant