

Appendix H

Traffic Management Plan

**17538, 17544, 17550 Tramonto Drive (aka SHP House 1)
17532, 17540 and 17548 Revello Drive (aka SHP House 2)
17523 and 17529 Revello Drive (aka JDR House 1)
17533, 17537, 17541 and 17547 Revello Drive (aka JDR House 2)
Hillside Development Construction Traffic Management Plan**

Per the LADOT Transportation Assessment Guidelines Addendum – Hillside Developments, new land use development projects requiring discretionary entitlements

proposed in hillside communities on streets less than 24-feet wide (on any roadway segment used by the project for hauling materials and equipment) should develop a Traffic Management Plan ("Plan") that identifies measures to offset access, circulation, and parking issues for LADOT review and approval.

This document represents said Plan to be followed by Springhouse Hamilton Park, LLC (SHP House 2) and its successors and assigns and JDR Revello, LLC (JDR House 1 & 2) and its successors and assigns (collectively, the "Owners"), the General Contractors, and Subcontractors, in connection with the construction of the new single family dwellings at 17538, 17544, 17550 Tramonto Drive (aka SHP House 1), 17532, 17540 and 17548 Revello Drive (aka SHP House 2), 17523 and 17529 Revello Drive (aka JDR House 1), and 17533, 17537, 17541 and 17547 Revello Drive (aka JDR House 2) all in Pacific Palisades, CA 90272.

Project Description

The Owners propose the construction of a single-family dwelling with a garage, pool/spa, decks, retaining walls, and associated grading on each of the (4) sites mentioned (herein referred to as the "Project")

Purpose of the Plan

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

Construction Activities

Construction Hours

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

Construction Contact

The Owners shall appoint a Construction Contact ("CC") to respond to inquiries or concerns of surrounding residents as well as the general public. The CC may be an employee or representative of either the General Contractor or Owners.

A project hotline will be provided for local neighbor complaints or any inquiries and the construction process. A response to comments or inquiries will be provided within 72 hours of receipt. The project hotline number is (323) 487-9019 and shall be conspicuously posted at each construction site.

The CC shall notify the Owners if the CC is notified of any construction activities that potentially violate this Plan or any of the construction-related conditions of approval.

Construction Phasing

It is anticipated that construction of the Projects would be continuous and in five (5) phases. Once mobilized, the construction barricades (i.e. fencing) would remain in place for the duration of the construction and removed once that area is complete. The Owner's overall logistics plan is provided in the below Phasing and Parking Diagram – Figure 1.

The on- and off-site construction process will be conducted in five (5) phases to further ensure material staging and employee parking can be accommodated. These phases are as follows:

Phase 1 — site clearing and light grading for drill rig equipment access;

Phase 2 — shear pin drilling, temporary shoring, cuts to proposed grades, and offsite soil export;

Phase 3 — constructing retaining walls and the building structures as well as finish work on building structures;

Phase 4 — paving, street improvements and utility connections; and

Phase 5 — architectural coatings, hardscape and landscape.

Barricades

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

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

Construction Site Security

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

Emergency Access

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

Below is an Emergency Access Plan, Figure 2, that illustrates the route to be taken to the nearest hospital located at UCLA Medical Center – Santa Monica, 1250 16th St, Santa Monica, CA 90404 and the nearest fire station located at Fire Station 23, 17281 Sunset Boulevard, Los Angeles, CA 90272 CA

Very High Fire Severity Zone

In accordance with Section 57.322.1.1, the project shall adhere to LAFD brush clearance regulations to ensure that certain vegetation does not provide a ready fuel supply to augment the spread or intensity of a fire. Additionally, grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department. The Owner and General Contractor will cooperate with Fire Station 23 to ensure that

the Project ensures fire safety and minimizes fire hazards during construction.

Construction Circulation

Traffic Control Plans

The Owners will generate all worksite traffic control plans ("TCP") and obtain prior Los Angeles Department of Transportation (LADOT) approval for any lane closures, detours, on-street staging areas and/or temporary changes in street traffic control that may be required during construction. Temporary traffic control procedures will be employed as appropriate to address circulation requirements. These procedures could include, but are not limited to; traffic cones, temporary signs, changeable message signs, and flagmen. All traffic control procedures shall be undertaken in accordance with the standards in the latest edition of *California Manual on Uniform Traffic Control Devices* (California Department of Transportation [Caltrans]) or the latest edition of *Work Area Traffic Control Handbook* (American Public Works Association). The General Contractors will be responsible for replacing any signs missing or damaged due to construction activities according to LADOT specifications. In addition, if necessary, the General Contractor will be responsible for striping roadways at ingress/egress points and shall be in good condition and visible. Any faded striping would be repainted as directed by LADOT.

Per LAMC Section 62.61, construction activities that are within or obstruct the public right of way on Tramonto Drive/Revello Drive are restricted during peak traffic hours, defined as the hours of 6:00 AM - 9:00 AM and 3:30PM – 7:00 PM, unless an exemption is approved by the Department of Public Works. Construction activities that are within or obstruct the private road portions of Tramonto Drive/Revello Drive will follow the same guidelines listed herein.

Truck Access

Trucks will access the Project sites via Revello Drive or Tramonto Drive. Ingress and Egress to the Project would occur along Revello Drive entering from Tramonto Drive to the North for the Revello sites and from Tramonto Drive for the Tramonto site.

Haul Route

The following are the anticipated truck routes for hauling and other large construction vehicles, shown in the below Haul Route - Figure 3:

To/From Revello Lots

Inbound trucks:

From the I-10 W Freeway
Merge onto CA-1 S - PCH
Turn Right onto Sunset Blvd
Turn Left onto Los Liones Drive
Turn Left onto Tramonto Drive
Turn Left onto Revello Drive
Continue to Project site

Outbound trucks:

Exit Project site
Continue onto Revello Drive
Turn Right onto Tramonto Drive
Turn Right onto Los Liones Drive
Turn Right onto Sunset Blvd
Turn Left onto CA-1 S – PCH
Merge onto the I-10 E Freeway

To/From Tramonto Lot

Inbound trucks:

From the I-10 W Freeway
Merge onto CA-1 S - PCH
Turn Right onto Sunset Blvd
Turn Left onto Los Liones Drive
Turn Left onto Tramonto Drive
Continue to Project site

Outbound trucks:

Exit Project site
Continue onto Tramonto Drive
Turn Right onto Los Liones Drive
Turn Right onto Sunset Blvd
Turn Left onto CA-1 S – PCH
Merge onto the I-10 E Freeway

Where necessary, flagmen with communication devices shall be used to coordinate hauling activities.

Permits for oversized or overweight loads, if needed, will be obtained from the Los Angeles Department of Public Works Bureau of Street Services (and Caltrans,

if the oversized or overweight load will be traveling on a state highway). Such permit loads will be subject to the conditions of the permit and the time of issuance.

Construction Truck Hours

To the extent feasible, the arrival and departure of construction trucks shall occur outside of afternoon peak commute hours. On weekdays, haul truck trips shall be scheduled from 9:00 AM to 3:00 PM. No hauling shall occur Saturdays, Sundays, or state or federal designated holidays .

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

Construction Employee Parking and Material Staging

It shall be the responsibility of the General Contractor to provide employee parking during this construction period. All material staging and construction employee parking will take place in the designated areas shown in the attached Phasing and Parking Diagram – Figure 1.

The on-site construction process will be conducted in five (5) phases to further ensure material staging and employee parking can be accommodated on-site.

In each phase parking and material staging will be conducted onsite or in a designated off-site locations.

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

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

Traffic Related Environmental Controls

Vehicle Air Quality Measures

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

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

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

Vehicle Water Quality Measure

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

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

Idling

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

Nearby Construction/Permit Activity

The following is an assessment of the nearby construction and permit activity near the project site. This list includes most projects that are in plan check/entitlement review and/or in construction, however, some permits, entitlements, construction may not be captured on this list.

The Owner and General Contractor will attempt to work with the other projects in good faith to coordinate activity as best as feasibly possible.

In Construction

17543 Tramonto- In Construction
16010-30000-03472 - Issued 4/30/2018
New SFD

17537 Tramonto - In Construction (should be completed by the time we start though)
15010-10000-01709 - Issued 4/13/2016
New SFD

17642 Tramonto - In Construction (just starting)
17010-10000-00822
New SFD

17321, 17331, 17333 Tramonto - In Construction
VTT-52928
Construction of Multiple Condos

17800 Tramonto - In Construction (ALSO in Plan Check for more remodel/addition work)
Minor remodel permits

17708 Tramonto - In Construction
17014-10000-00567
2-Story Addition to Existing SFD

204 Coperto - In Construction
14010-20000-03668
New SFD

17639 Revello - In Construction (permits issued but appears inspections haven't occurred since 2018)
16010-40000-03222
New SFD

In Plan Check/Entitlement Phase

17616-17621 Posetano - Plan Check/In Construction (most permits issued but some supplementals pending - no inspections called yet)
16014-10000-06212
Addition/remodel to Existing SFD

17452 Revello - Plan Check, CDP Approved

17016-20000-35059

DIR-2018-302-CDP

Construction of piles/grade beams to support existing house

17605 Castellammare - Plan Check, CDP Approved

16010-10000-05378

New SFD

17464 Revello - Plan Check, CDP In Process

DIR-2018-6294-CDP-MEL

New SFD

17440 Castellammare - Plan Check, CDP In Process

DIR-2019-1115-CDP-MEL

New SFD

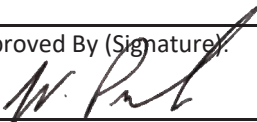
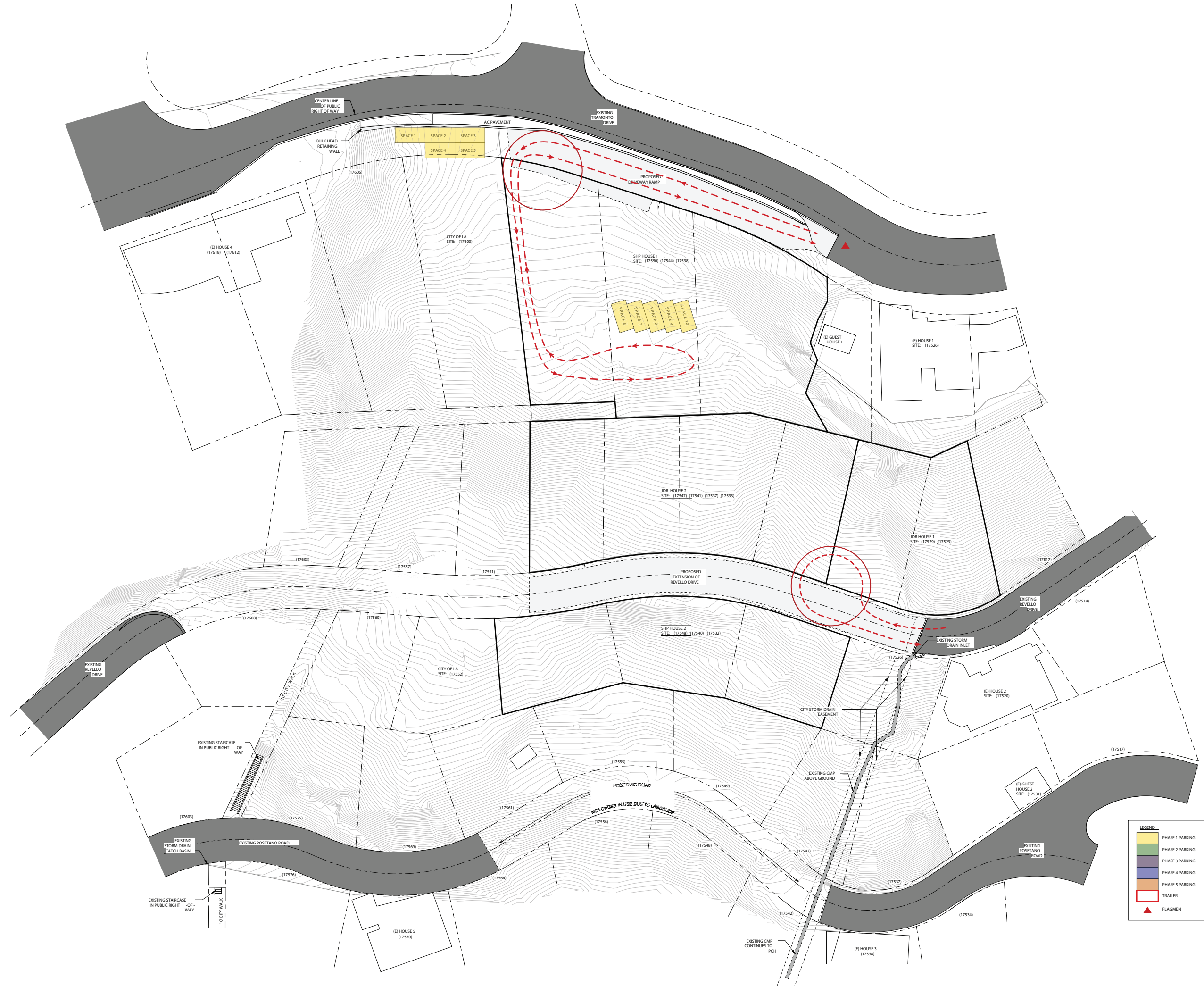
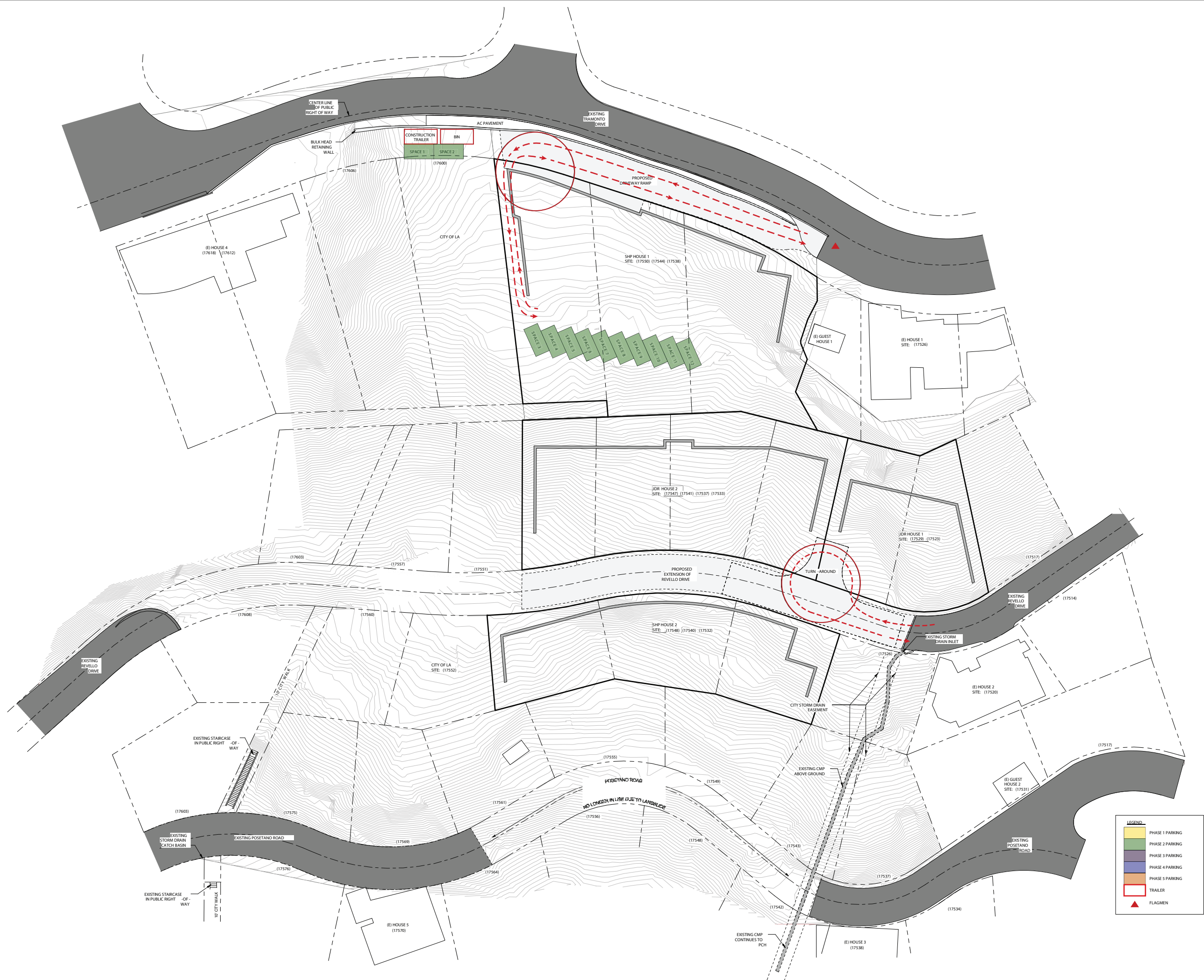
City of Los Angeles DEPARTMENT OF TRANSPORTATION Metro Development Review	
APPROVED FOR:	
The Construction Traffic Management Plan as described in this document.	
Approved By (Signature):	
	
Wes Pringle	
DATE:	
August 31, 2020	
NOTE:	APPROVAL MAY NOT BE VALID IF APPROVED PRIOR TO ACTION DATE OF ANY PUBLIC HEARING INVOLVING THE SUBJECT PROPERTY / PROJECT. ANY PREVIOUSLY APPROVED CONDITIONS OR REQUIREMENTS IMPOSED ON THE PROPERTY / PROJECT CONCERNING THE DEPARTMENT OF TRANSPORTATION SHOULD BE PRESENTED TO THE DEPARTMENT PRIOR TO APPROVAL.

FIGURE 1





LEGEND

- PHASE 1 PARKING
- PHASE 2 PARKING
- PHASE 3 PARKING
- PHASE 4 PARKING
- PHASE 5 PARKING
- TRAILER
- FLAGMEN

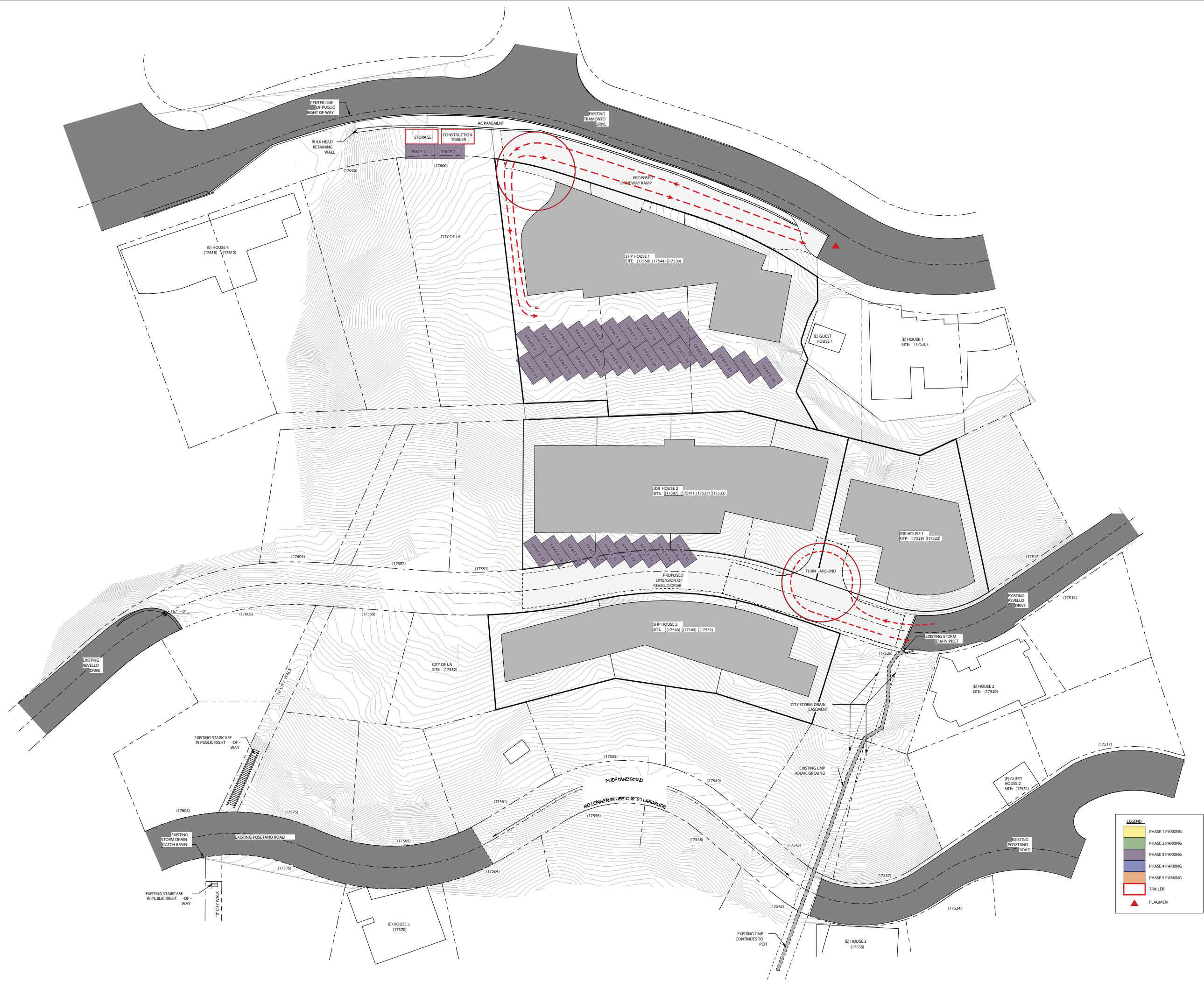


Figure 2

Emergency Access Plan

Route from Project Sites to Nearest Hospital

- Follow Revello Dr, Tramonto Dr and Sunset Blvd to CA-1 S
4 min (0.9 mi)
- Head east on Revello Dr toward Tramonto Dr
0.3 mi
- Turn right onto Tramonto Dr
0.3 mi
- Turn right onto Los Lions Dr
423 ft
- Turn right at the 1st cross street onto Sunset Blvd
0.2 mi
- Continue straight to stay on Sunset Blvd
466 ft

- Use the left 2 lanes to turn sharply left onto CA-1 S



- Drive to Wilshire Blvd
8 min (1.5 mi)
- Turn left onto California Incline
0.3 mi
- Turn right onto Ocean Ave
0.1 mi
- Turn left onto Wilshire Blvd
Pass by Starbucks (on the right in 0.8 mi)
1.1 mi

UCLA Medical Center, Santa Monica
1250 16th St, Santa Monica, CA 90404

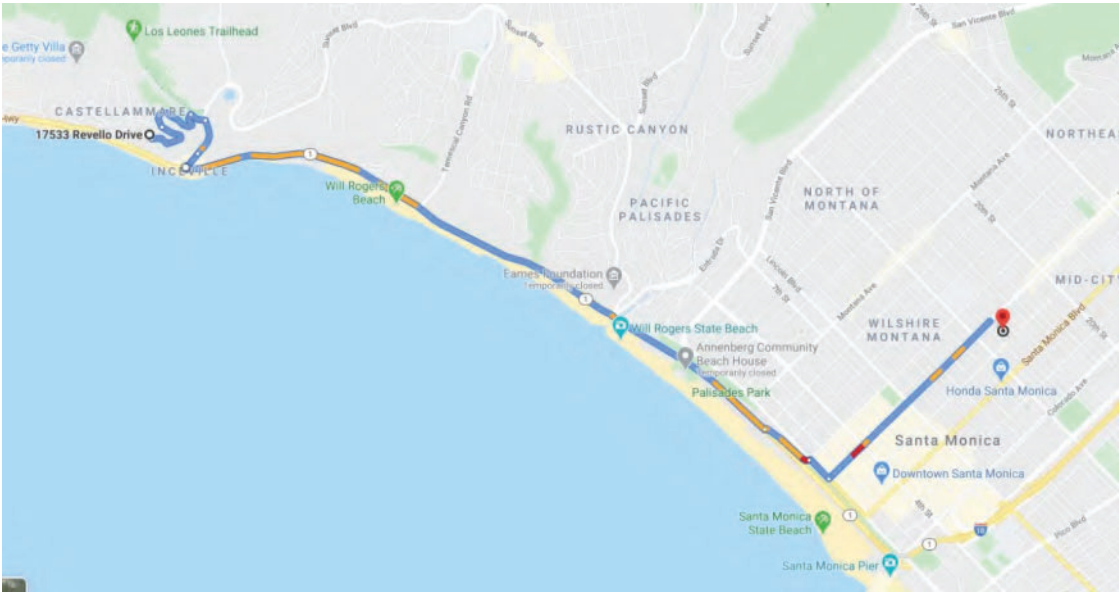


Figure 2 Emergency Access Plan

Route from Project Sites to Nearest Fire Station

- ↑ Head east on Revello Dr toward Tramonto Dr
0.3 mi
- Turn right onto Tramonto Dr
0.3 mi
- Turn right onto Los Liones Dr
423 ft
- ⬅ Turn left at the 1st cross street onto Sunset Blvd
118 ft
i Destination will be on the left

Los Angeles City Fire Department Station 23

17281 Sunset Blvd, Pacific Palisades, CA 90272

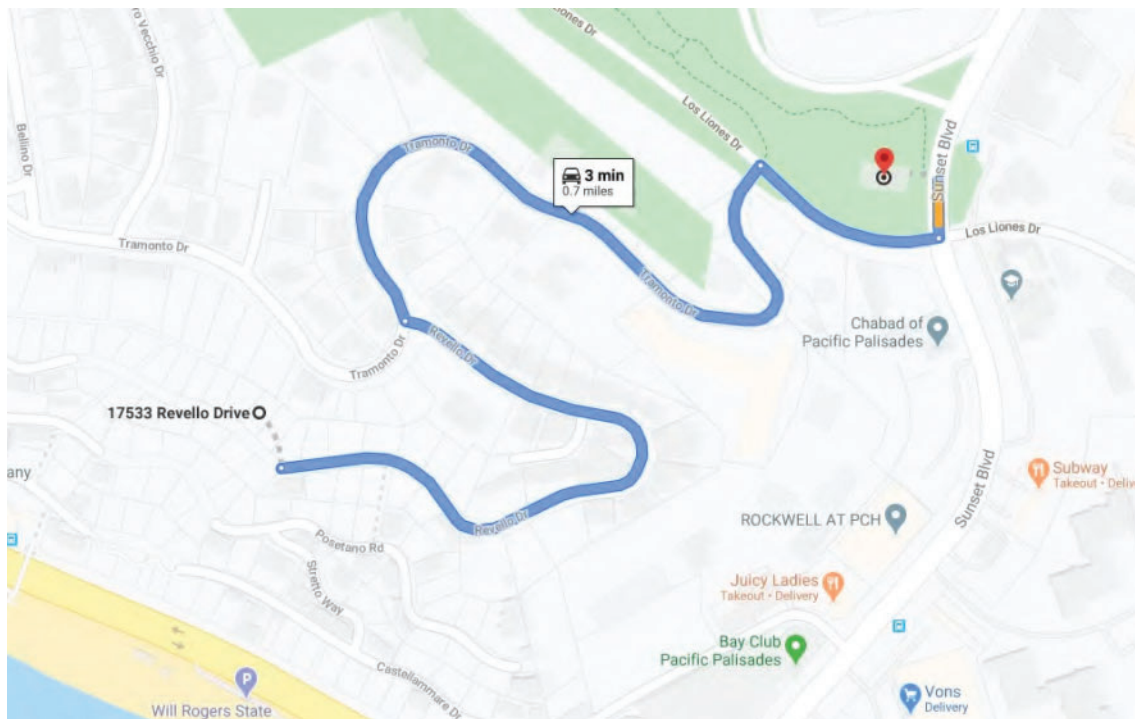
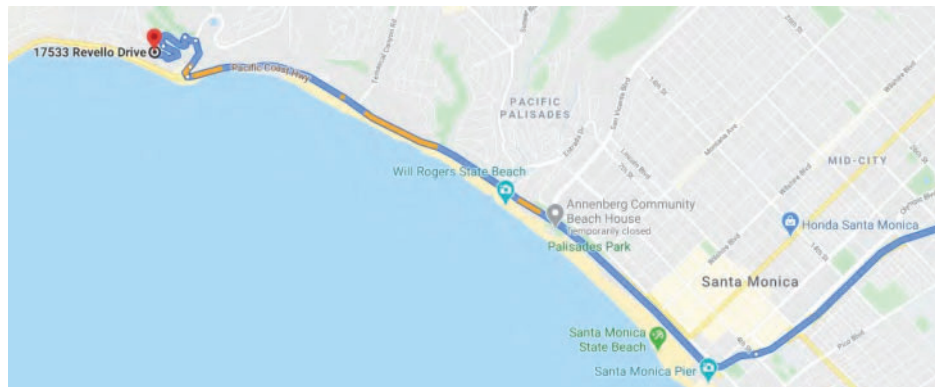


Figure 3
Haul Route

Revello Lots – Haul Route

Inbound trucks:

From the I-10 W Freeway
Merge onto CA-1 S - PCH
Turn Right onto Sunset Blvd
Turn Left onto Los Lions Drive
Turn Left onto Tramonto Drive
Turn Left onto Revello Drive
Continue to Project site



Outbound trucks:

Exit Project site
Continue onto Revello Drive
Turn Right onto Tramonto Drive
Turn Right onto Los Lions Drive
Turn Right onto Sunset Blvd
Turn Left onto CA-1 S – PCH
Merge onto the I-10 E Freeway

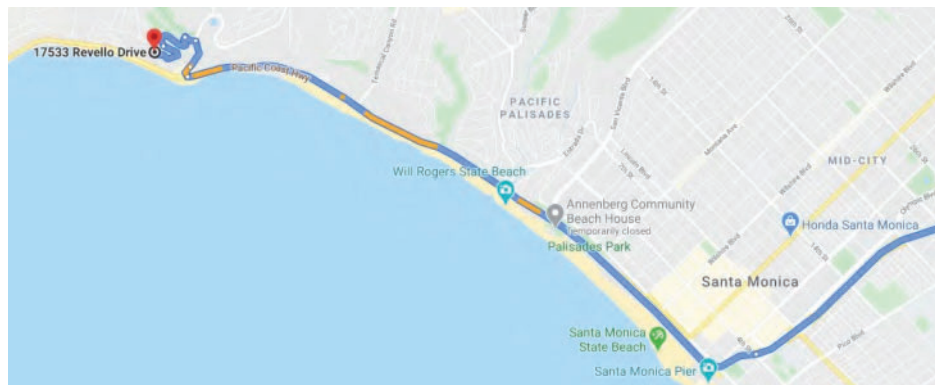
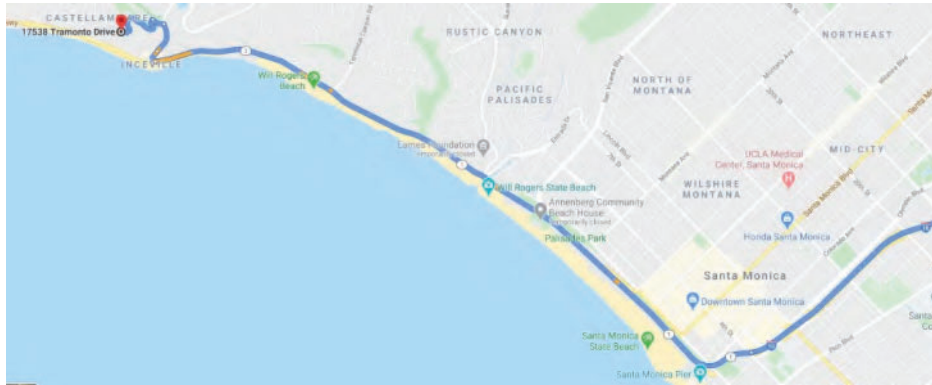


Figure 3 Haul Route

Tramont Lot – Haul Route

Inbound trucks:

From the I-10 W Freeway
Merge onto CA-1 S - PCH
Turn Right onto Sunset Blvd
Turn Left onto Los Lions Drive
Turn Left onto Tramonto Drive
Continue to Project site



Outbound trucks:

Exit Project site
Continue onto Tramonto Drive
Turn Right onto Los Lions Drive
Turn Right onto Sunset Blvd
Turn Left onto CA-1 S – PCH
Merge onto the I-10 E Freeway

