

2166 Stanley Hills Drive Hillside Development Construction Traffic Management Plan

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Prepared by:

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Hillside Development Construction Traffic Management Plan

To better address the safety, access, and circulation concerns related to the construction activities of new developments along narrow streets within hillside neighborhoods, Section 13.20 of the City of Los Angeles Municipal Code (“LAMC”), included as Attachment A of this report, sets forth procedures and guidelines for the creation of Hillside Construction Regulation (“HCR”) Districts in certain residential areas of the City of Los Angeles, and provides requirements and regulations for developments located within the HCR Districts. The purpose of the HCR Districts is to impose more restrictive grading limits and hauling operation standards than is generally permitted by this Code in areas where the proposed district is adopted, thus reducing construction impacts. Further, the City of Los Angeles Department of Transportation (“LADOT”) included an addendum (dated “June 16, 2020”) to their current Transportation Assessment Guidelines (“TAG”) to provide guidance when considering traffic management measures for hillside development projects located along narrow roadways with a width of less than 24 feet, with specific attention to safety concerns regarding the potential to impede or otherwise disrupt vehicular access for residents, deliveries, and emergency vehicles, particularly in areas classified as “Very High Fire Hazard Severity Zones”.

In order to address these concerns, single-family home development projects that are proposing construction within an HCR District shall comply with each of the grading and hauling operation standards set forth in LAMC Sec. 13.20. Further, pursuant to the TAG, a Traffic Management Plan (“TMP”) identifying measures to offset any recognized access, circulation, and parking issues shall be developed for qualifying projects for submittal to LADOT for review and approval. 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 Rouzbeh Zarrinbakhsh and its successors and assigns (collectively, the “Owner”), the General Contractors, and Subcontractors, in connection with the construction of the single-family dwelling at 2166 Stanley Hills Drive, Los Angeles, CA 90046.

Project Description

The Owner proposes the construction of a new two-story single-family dwelling with attached two car garage, and associated grading (herein referred to as the “Project”). The dwelling will be 2,095 square feet. The proposed site plan is attached to the report on page 10.

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 Owner 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 8:00 AM to 6:00 PM and Saturday from 8:00 AM to 6:00 PM for interior work only. No construction activities shall occur on Sundays or any national holidays without a separate permit. Adequate exterior illumination will be provided for the construction site during the hours of construction. Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6:00 PM on any day of the week. 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 Owner 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 Owner. 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 (310) 890-5505 and shall be conspicuously posted at each construction site. The CC shall notify the Owner 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 Project would be continuous and in two phases. Once mobilized, the construction barricades (Fencing) would remain in place for the duration of the construction (or returned once that area is complete).

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

Phase 1 consists of grading the property and foundation work in order to create the pad to build upon the single-family dwelling. Traffic control measures will be implemented during excavations or other

work within the existing roadway per the latest standards 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) WATCH Manual. Stanley Hills Drive is a roadway serving approximately 72 existing single family homes, so traffic impacts are expected to be minimal.

Phase 2 is the construction of the main house and garage.

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 fencing. 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 Owner 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.

The nearest hospital is Cedars-Sinai Medical Center, located at 8700 Beverly Boulevard, Los Angeles, CA 90048 and the nearest fire station is Fire Station 97, located at 8021 Mulholland Drive, Los Angeles, CA 90046.

Directions to Nearest Hospital:

Exit Project site turn right and head northbound
Right onto Lookout Mountain Avenue
Right onto Laurel Canyon Boulevard
Right onto Sunset Boulevard
Left onto La Cienega Boulevard
Right onto Beverly Boulevard
Left onto South San Vicente Boulevard
Right onto Beverly Boulevard
Left onto George Burns Road
Arriving at the hospital.

Directions to Nearest Fire Station:

Exit Project site turn right and head northbound
Right onto Lookout Mountain Avenue
Left onto Laurel Canyon Boulevard
Right onto Mulholland Drive
Continue on Mulholland Drive arriving at
Fire Station 97.

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 97 to ensure that the Project ensures fire safety and minimizes fire hazards during construction.

Construction Circulation

Traffic Control Plans

The Owner 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, the General Contractor will be responsible for striping (proposed and existing) to be in good condition and visible. Any faded existing 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 Stanley Hills Drive are restricted during peak traffic hours, defined as the hours of 6:00 AM - 9:00 AM and 3:30 PM – 7:00 PM, unless an exemption is approved by the Department of Public Works.

Truck Access

All vehicle access to the Project site is via Stanley Hills Drive. Ingress and Egress to the Project would occur along Stanley Hills Drive entering from Lookout Mountain Avenue and Laurel Canyon Boulevard to the east.. The following are the anticipated truck routes for hauling and other large construction vehicles.

Inbound trucks, southbound Hollywood Freeway (101):

Exit 9C Highland Avenue
Keep Right onto Highland Avenue
Right onto Hollywood Boulevard
Right onto Laurel Canyon Boulevard
Left onto Lookout Mountain Avenue
Left onto Stanley Hills Drive
continue to Project site

Inbound trucks, Northbound Hollywood Freeway (101):

Exit 9B Highland Avenue
Keep Right turn right onto Odin Street
Left onto Highland Avenue
Right onto Hollywood Boulevard
Right onto Laurel Canyon Boulevard
Left onto Lookout Mountain Avenue
Left onto Stanley Hills Drive
continue to Project site

Outbound trucks:

Exit Project site turn right and head northbound
Right onto Lookout Mountain Avenue
Right onto Laurel Canyon Boulevard
Left onto Hollywood Boulevard
Left onto Highland Avenue
Head north to Hollywood Freeway (101)
(northbound) or (southbound) on-ramps

Where necessary, flagmen with communication devices shall be used to coordinate hauling activities. Flagman can also be placed at nearest intersections instead of directly at the site to allow drivers to turn to an alternate route. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit from the project site in each direction. The Owner and General Contractor will be responsible to submit the necessary documents to the Board of Building & Safety in order to get an approved haul route to be used during construction.

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 peak commute hours and shall be minimized when not feasible. On weekdays, haul truck trips shall be scheduled between the hours of (7:00 AM to 4:00 PM) of the permitted construction work period to avoid generating trips during the weekday peak periods. However pursuant to LAMC 13.20.D.6, if the project requires the importing or exporting of 1,000 cubic yards or more of material, haul truck trips shall be scheduled between 9:00 AM to 3:00 PM on Monday through Friday only. A grouping or convoy of hauling vehicles shall not be allowed and only one hauling vehicle is permitted at the project site at any time. Hauling vehicles shall be staged off-site and outside of the HCR District. A maximum of four trucks are permitted to haul per hour with hauling activities on Saturdays and Sundays, and state or federal recognized holidays are strictly prohibited. Hauling vehicles shall have placard identification information.

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 minimize on-street employee parking during the construction periods. During the building construction phase, employees are required to park outside the HCR zone and shuttle to the site. All staging needs to be outside of the HCR zone. If required, the General Contractor can provide the desired parking and staging information to the satisfaction of The City prior to the issuance of any permits.

The on-site construction process will be conducted in 2 phases to further ensure material staging can be accommodated on-site.

The General Contractor 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

This area is mainly built out with single family dwellings, however there is one vacant parcel on this segment of Stanley Hills Drive, other than the subject project. A vicinity aerial map is attached to the report on page 11 highlighting the project lot and showing an aerial view of the project area.

Two other parcels in this area have submitted requests to the City to be developed at this time:

2146 Stanley Hills Drive, 24014-20000-04537, Permit Not Issued

2172 Stanley Hills Drive, 24010-10000-04489, Permit Not Issued

If any of these projects start or other projects do appear during the construction of 2166 Stanley Hills Drive, The Owner and General Contractor will attempt to work with the other projects in good faith to coordinate activity as best as feasibly possible.

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):	
	 Digitally signed by Jose Cardenas Date: 2025.06.23 14:07:30 -07'00'
Jose Cardenas	
DATE: June 23, 2025	
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.



SHEET TITLE: **SITE PLAN**

SHEET TITLE: SITE PLAN

ARCHITECT:

FARZIN MALY

7136 Haskell Ave., #320
Van Nuys, CA 91406

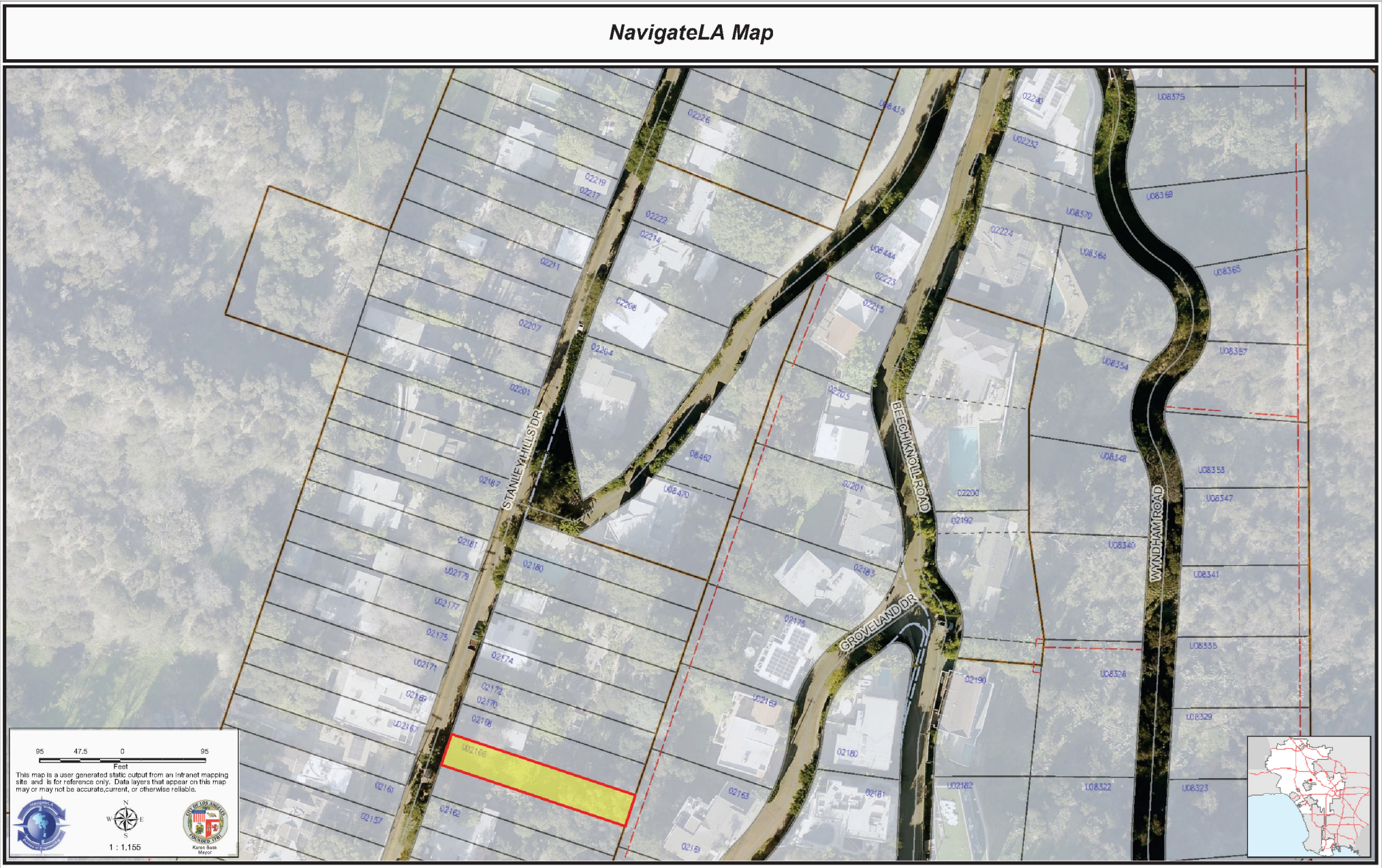
Ph: 818 770 0161 Email: farzin.maly@gmail.com

OWNER AND PROJECT ADDRESS:
STANLEY FAMILY RESIDENCE LLC.
2166 STANLEY HILLS DR LOS ANGELES CA
90046

MALY ARCHITECTS INC.

1					
2					
3					
NO.					DATE:

NavigateLA Map



Attachment A

SEC. 13.20. "HCR" HILLSIDE CONSTRUCTION REGULATION DISTRICT.

(Added by Ord. No. 184,827, Eff. 3/24/17.)

A. **Purpose.** This section sets forth procedures and guidelines for the establishment of the Hillside Construction Regulation (HCR) District in residential areas of the City. The purpose of the HCR District is to impose more restrictive grading limits and hauling operation standards than what is generally permitted by this Code in areas where the proposed district is adopted, thus reducing construction impacts.

B. **Establishment of the District.** The procedures set forth in Sec. 13B.1.4. (Zone Change) of Chapter 1A of this Code shall be followed, however, each HCR District shall include only properties in residential zones. Boundaries shall be along street frontages and shall not split parcels. A HCR District may encompass an area which is designated, in whole or in part, as a Historic Preservation Overlay Zone (HPOZ) and/or Specific Plan. The HCR District shall include contiguous parcels, which may only be separated by Streets, ways or alleys or other physical features, or as set forth in applicable rules approved by the Director of Planning. Precise boundaries are required at the time of application to expand or create a HCR District. **(Amended by Ord. No. 187,712, Eff. 1/23/23, Oper. 1/22/24; Ord. No. 187,930, Eff. 7/7/23.)**

C. **Relationship to other Zoning Regulations.** Unless the provisions of this section state otherwise, the underlying base zone regulations applicable to a given project in a HCR District shall prevail pursuant to Sections 12.03, 12.04, 12.05, 12.07.01, 12.07.1, 12.08, 12.21, 12.23 and 12.32. Where the provisions of the HCR District conflict with those of a Specific Plan or HPOZ, then the provisions of the Specific Plan or HPOZ shall prevail. If provisions of the HCR District conflict with any other City- wide regulations in this Code or with provisions of other supplemental use districts other than the Specific Plan or HPOZ, then the requirements of the HCR shall prevail.

D. **Development Regulations.** Single-family home developments within a HCR District shall comply with each of the following Grading, Hauling and Hauling Operation Standards, as applicable:

1. **Maximum Grading.** For any single lot, the total cumulative quantity of Grading, or the total combined value of both Cut and Fill for the import and export of earth, or incremental Cut and Fill for Import and Export of earth shall be limited to the "by-right" maximum pursuant to Section 12.21 C.10. and shall not exceed 6,000 cubic yards.

2. **Maximum Import and/or Export for Hillside Areas Fronting Substandard Streets.** For a lot which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, the total cumulative quantity of Import and Export of earth combined, shall be no more than 75 percent of the "by-right" maximum pursuant to Section 12.21 C.10. and shall not exceed 6,000 cubic yards.

3. **Hauling Truck Trips.** A maximum of four trucks are permitted to haul per hour per project site. A grouping or convoy of hauling vehicles shall not be allowed; only one hauling vehicle is permitted per project site at any one time.

4. **Hauling Truck Operations.** As conditions of project approval for the issuance of a grading or building permit for projects in a HCR District, each of the following hauling operation standards shall be met:

(a) Projects required to obtain a Haul Route approval from the Board of Building and Safety Commissioners for the import and/or export of 1,000 cubic yards or more of earth material shall prominently post the final action letter with the approved Haul Route staff report on the job site at all times.

(b) No grading shall be performed within any areas designated "hillside" unless a copy of the grading permit is prominently posted on the job site at all times.

(c) All hauling vehicles must be identified by a placard identifying the project address which shall be prominently displayed on each hauling vehicle.

5. **Equipment.** As conditions of project approval for the issuance of a grading or building permit for projects in a HCR District, each of the following equipment standards shall be met:

(a) 10-wheeler dump trucks (with a 10 cubic yard capacity) or smaller are the only type of trucks permitted for hauling of earth. Notwithstanding the foregoing, the Board of Building and Safety Commissioners may authorize the use of other types of hauling vehicles for a project through the Haul Route approval process.

(b) Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

6. **Operating Hours and Construction Activity.** Compliance with each of the following standards shall be required for all projects in a HCR District requiring the issuance of a grading or building permit. However, if a Haul Route approval by the Board of Building and Safety Commissioners is required for import and/or export of 1,000 cubic yards or more, then the conditions set by the Board of Building and Safety Commissioners during the Haul Route approval process shall prevail and the following standards shall not apply.

(a) Hauling operations shall be conducted only on Monday through Friday, between the hours of 9:00 a.m. and 3:00 p.m. Hauling operations on Saturdays, Sundays, or state or federal designated holidays is strictly prohibited.

(b) Haul trucks shall be staged off-site and outside of the HCR District. As deemed necessary, the Board of Building and Safety Commissioners may permit staging on-site or in any alternate staging area by special condition during the Haul Route Approval process.

(c) Construction activity shall be limited to Monday through Friday, between the hours of 8:00 a.m. to 6:00 p.m. Exterior construction work at any other time is strictly prohibited. However, interior construction work may be conducted on Saturdays between the hours of 8:00 a.m. to 6:00 p.m. Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6:00 p.m. on any day of the week.

(d) A log noting the dates of hauling activity and the number of hauling truck trips per day shall be available on the job site at all times.

(e) The owner or contractor shall control dust caused by grading and hauling and provide reasonable control of dust caused or exacerbated by wind at all times. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department.

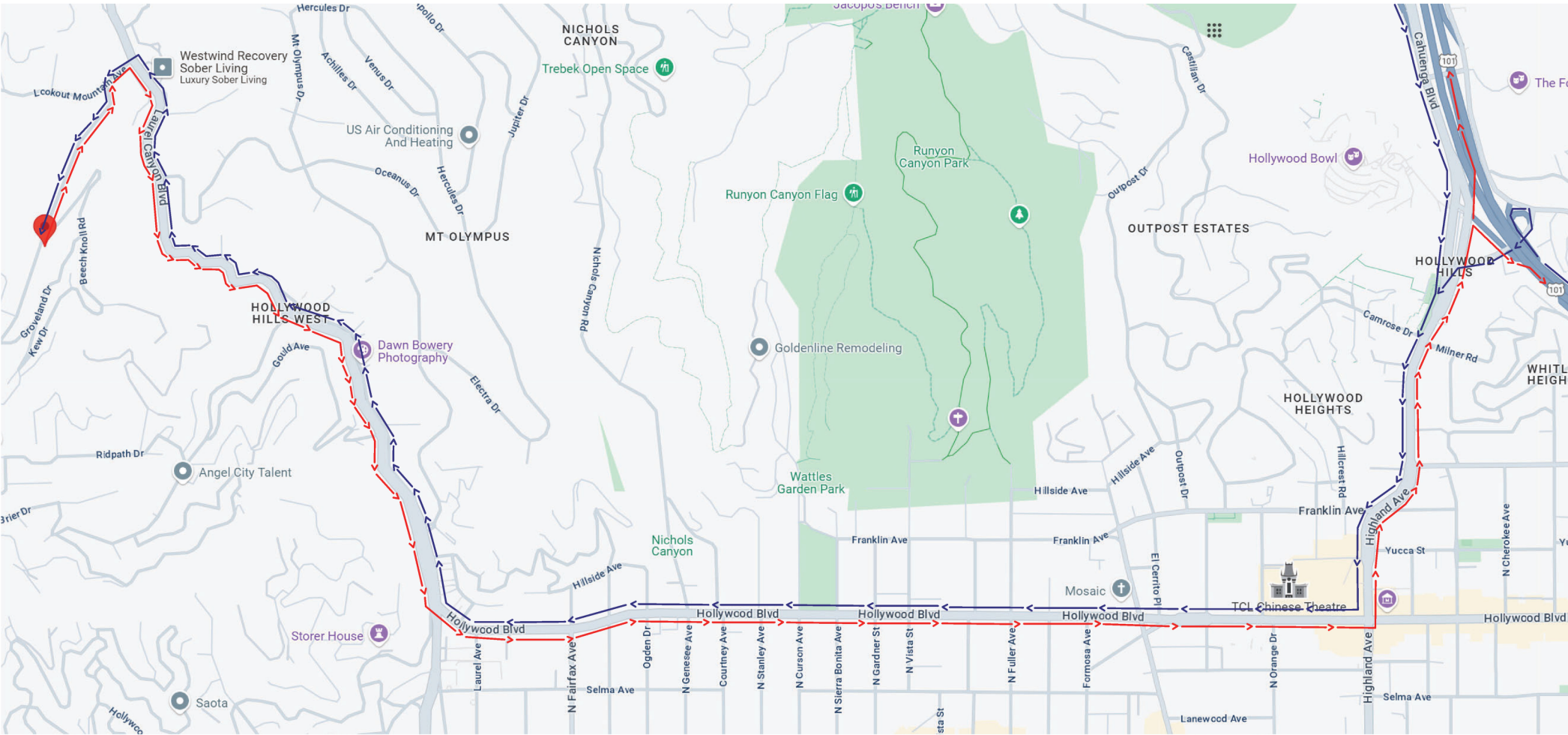
(f) Loads shall be secured by trimming and shall be covered to prevent spillage and dust. Haul trucks are to be contained at the export site to prevent blowing of dirt and are to be cleaned of loose earth at the export site to prevent spilling.

(g) Streets shall be cleaned of spilled materials at the termination of each workday.

(h) "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit from the project site in each direction.

(i) Flag person(s) shall be required for all project sites. Flag persons with radio control and warning signs shall be in compliance with the latest edition of the "Work Area Traffic Control Handbook." Flag persons provided at the job site shall assist trucks in and out of the project area.

7. Review Procedures for single-family home developments larger than 17,500 square feet. The construction, erection, addition to, enlargement of or reconfiguration of any one-family dwelling that has a cumulative Residential Floor Area of 17,500 square feet or larger shall submit an application for a Project Review before the issuance of related permits and entitlements. Application procedures and processing of the application shall be pursuant to Sec. 13B.2.4. (Project Review) of Chapter 1A of this Code. **(Amended by Ord. No. 187,712, Eff. 1/23/23, Oper. 1/22/24; Ord. No. 187,930, Eff. 7/7/23.)**



LEGEND

← = INBOUND

→ = (OUTBOUND)



