



Bel Air-Beverly Crest Neighborhood Council  
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ATTACHMENT "E"

**Proposed Motion:**

For consideration by the BABCNC PLU Committee and the BABCNC Board:

December 16, 2015: As Originally adopted by the BABCNC:  
Revised: February 1, 2016  
Revised: August 6, 2016  
Revised: September 10, 2016

**BABCNC: Proposed Overlay Zone for the Western Hillside Areas of the City of Los Angeles: New Regulations regarding Grading & Construction Activity:**

**1. Grading & Hauling:**

- a. Grading Haul Routes must be evaluated in relation to previously approved haul routes, and the cumulative effect. This may involve a 'wait' period for projects.
- b. No Hauling on Saturday.
- c. Cement trucks and other heavy material trucks shall be subject to the haul route.
- d. No Grading permit shall be issued before the final Building permit is approved and issued.
- e. Limit the number of truck trips per day by adopting the so called " Bel Air rule" which allows only one truck at a time within a specified geography. One truck in and one out, no convoying.
- f. The hours of hauling shall be limited to 9 AM – 3PM to allow school children and residents to get to work or school before excavation begins.
- g. Provide adequate flag men to keep streets safe at blind curves and entrances and exits of hillside streets.
- h. Provide for quiet work only on Saturdays as West Hollywood, Santa Monica and Beverly Hills have provided for many years.
- i. Limit work hours to 7am to 5 pm, and no night work under the lights. These ordinances were last adjusted after the 1994 earthquake to allow recovery work at night time up till 9 pm.
- j. Create a city coordination function to regulate the granting of multiple haul routes in close proximity to one another.

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Bel-Air Crest Master Association  
Bel Air Hills Association  
Bel Air Ridge Association  
Benedict Canyon Association  
Casiano Estates Association  
Laurel Canyon Association  
Holmby Hills Homeowners Association  
Residents of Beverly Glen

**RESIDENTIAL DISTRICTS**

Bel Air District

Bel Air Glen District  
Beverly Park Estates District  
Franklin-Coldwater District  
North of Sunset District

**OTHER**

At-Large Members  
Commercial or Office Enterprise Districts  
Custodians of Open Space  
Faith-Based Institutions  
Public & Private Schools

- k. Require notification of haul routes and permits to be sent to all property owners within at least 1,000 feet (versus the 300 – 500 feet presently required) and all along requested haul and cement delivery routes.
- l. Require Jake brakes on all large construction vehicles.
- m. Provide for additional and supplementary inspection regimes to developers for key elements such as grading, retaining walls, life/safety components, and permit conditions.
- n. No off site hauling over 6,000 cubic yards.

**2. Fees and Bonding:**

- a. Require \$2 million bonding on (now limited to \$50 000) excavation, haul routes, and major truck deliveries (concrete, steel, rebar, etc). Bonding should guarantee road repair at least within one mile on each side of these massive projects.
- b. Increase the special use fee or surcharge to \$500-\$1000 for each hauling and cement truck round trip to cover the additional costs of inspection, repair of roadways, and replacement.
- c. Establish meaningful penalties for violations such as work without permits, work during unpermitted hours and for not following building codes.
- d. For large projects greater than 20 000 sq ft, require posting substantial completion bonds, similar to commercial projects.

Note, the BABCNC understands that specific regions, areas, and Communities of the City may need further, or modified conditions from those recommended above. The above recommendations do not restriction any area, Communities, or HOAs in the BABCNC geographic area from requesting additional or modified regulations from those noted above.

Motion as presented by:

Respectfully,

Michael A. Kemp, AIA  
Planning and Land Use Committee Member  
Bel Air Beverly Crest Neighborhood Council Board Member