

TRAFFIC MANAGEMENT PLAN

Proposed Single-family Residence Remodel and Staircase Addition

9988 Reevesbury Dr, Los Angeles, CA 90210

Prepared for Ulara and Andrew Rogers

9988 Reevesbury Dr

Los Angeles, CA 90210

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City of Los Angeles DEPARTMENT OF TRANSPORTATION West Los Angeles Development Review	
APPROVED FOR:	The Hillside Construction Traffic Management Plan as described in this document.
Approved By (Signature):	<i>Pedro B. Ayala</i>
Typed Name:	<i>Pedro B. Ayala</i>
DATE:	June 9, 2026: Tuesday April 1, 2025: Tuesday
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.

INTRODUCTION

To better address safety, access, and circulation concerns related to construction activities of new developments on narrow streets within hillside neighborhoods, the City of Los Angeles Department of Transportation (“LADOT”) has included an addendum (dated June 16, 2020) to their Transportation Assessment Guidelines (“TAG”) that provides guidance when considering traffic management measures for hillside development projects located along narrow roadways of less than 24 feet in width. Attention to safety concerns regarding the potential impedance of access for residents, deliveries, and emergency vehicles, particularly in areas classified as “Very High Fire Hazard Severity Zones” was also identified in the TAG addendum.

In order to address these concerns, land use development projects proposing either new construction or additions of more than 1,000 square feet 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 (“TMP”) that identifies measures to offset access, circulation, and parking issues for LADOT review and approval.

The applicant is proposing a remodel of a two story residence totaling 2,540sq ft of which 18’x 6’11 is a staircase outside the previously existing footprint.

The subject property is located within Bel Air Beverly Crest hills area of Los Angeles, California. The subject site is situated at the end of Reevesbury Drive approximately twelve hundred feet (1200’) south east of the intersection with Westwanda Dr. Access to the residence is provided by a concrete-paved driveway off Reevesbury Drive on the west margin of the site.

This parcel is in a hillside community, within a “Very High Fire Hazard Severity Zone”, and Reevesbury Drive within the immediate vicinity of these project.

Site is considerably less than 24-feet in width. As such, the proposed project is subject to the LADOT TAG requirement to provide a TMP associated with its construction-related activities with the following information representing these requirements.

Project Description

The proposed project is located at 9988 Reevesbury Drive, in the Bel Air Beverly Crest community of the City of Los Angeles. The project includes a two story residence totaling 2,540sq ft of which 18’x 6’11 is a staircase outside the previously existing footprint, for the purpose of evaluating the potential construction-related issues detailed in this report.

Reevesbury Drive is 0.6 mi from Benedict Canyon Dr, which is a main street connection to residence. Street Parking is available but limited. There are available Stop signs as you are driving to Reevesbury with the residence being one of 3 homes at the end of the cul de sac.

Advanced General Construction CSLB Lic 951083 has been awarded the contract and can be reached at (818)239-6979

The location of the project within the surrounding vicinity is shown in Figure 1 and the proposed site plan is shown in Figure 2.

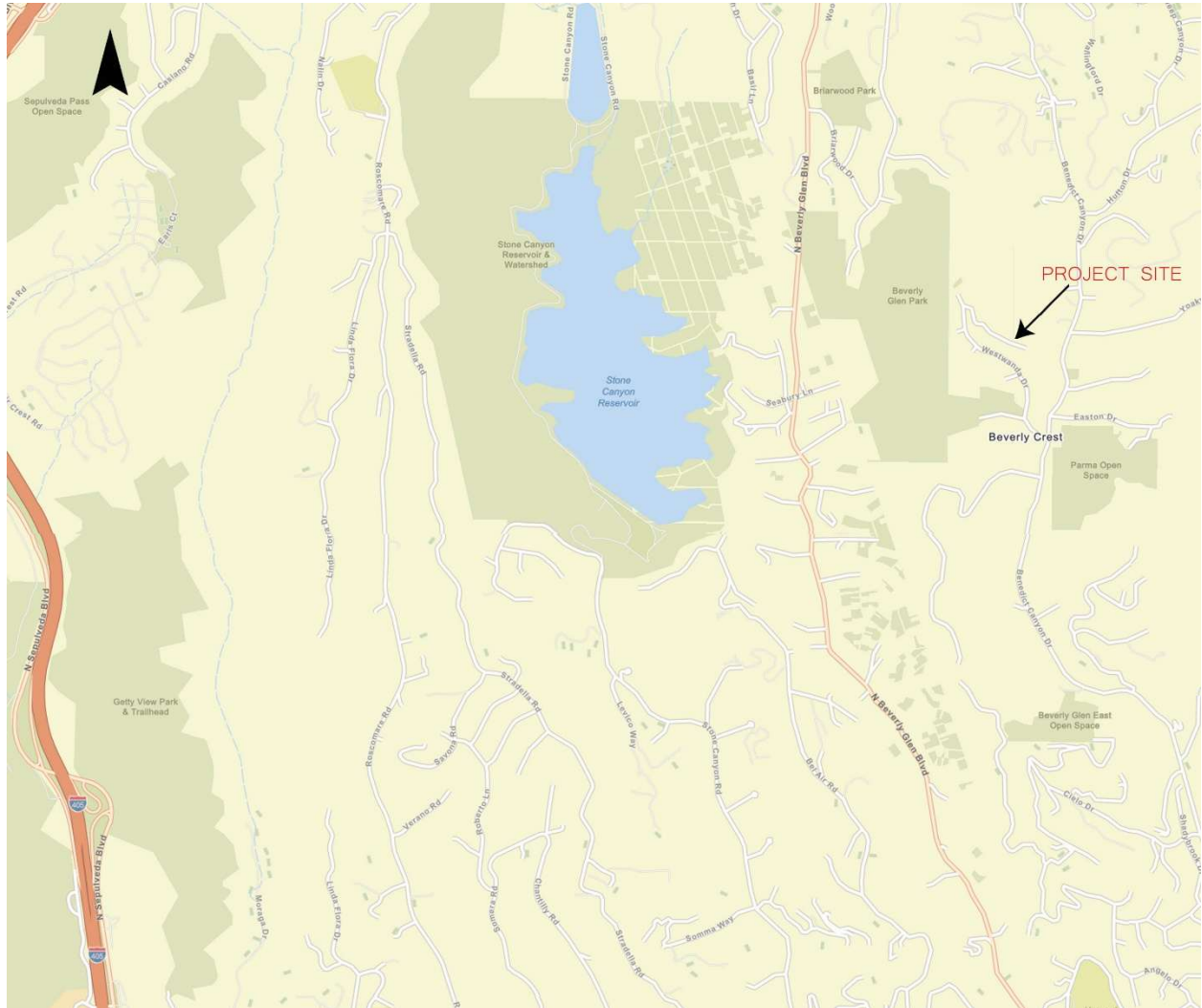


FIGURE 1

PROJECT SITE VICINITY MAP

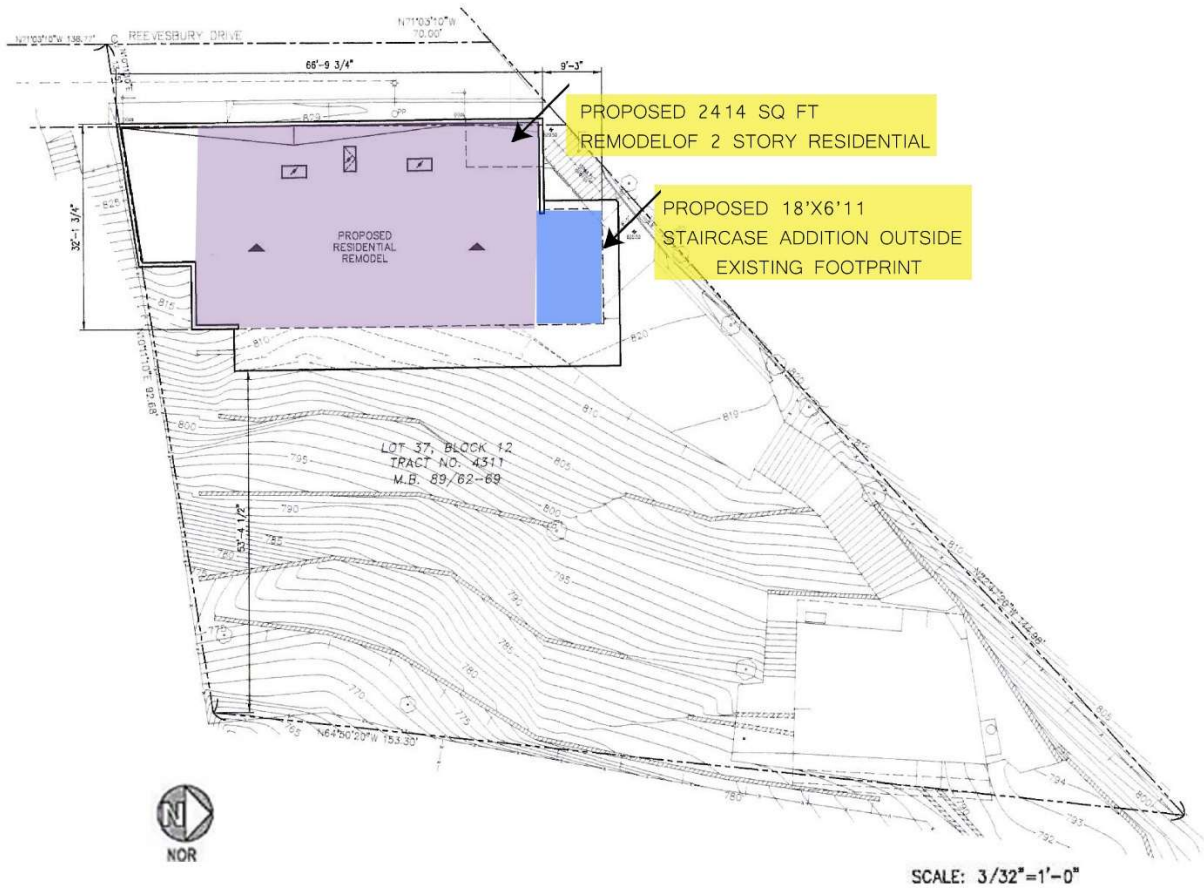


FIGURE 2
PROPOSED SITE PLAN

CONSTRUCTION ACTIVITIES

Construction Hours

To ensure timely completion of the project while minimizing impacts on the surrounding community, pursuant to the provisions of sections 41.40 and 62.61 of the Los Angeles Municipal Code (“LAMC”), exterior noise-generating construction activities shall be limited to Monday through Friday from 7:00 AM

to 9:00 PM and Saturdays from 8:00 AM to 6:00 PM. Although, LAMC section 13.20.D.6 indicates that if import or export of 1,000 cubic yards or more of material is required, the hauling operations shall be restricted to Monday through Friday between the hours of 9:00 AM and 3:00 PM. Construction activities on Sundays or nationally recognized holidays without a separate permit is strictly prohibited.

Management, supervisory, administrative and inspection activities shall take place within the designated construction hours to the extent feasible. However, such activities may take place outside of these hours if approved by the appropriate agencies.

Construction Contact

Advanced General Construction CSLB Lic 951083 has been awarded the contract and can be reached at (818)239-6979 to respond to inquiries or concerns of both the surrounding residents and the general public.

A project hotline will be provided for local neighbor complaints or any inquiries regarding the construction process. A response to comments or inquiries will be provided within 72 hours of receipt. The anticipated project hotline number [(818) 437-4535] shall be conspicuously posted at each construction site. However, should this phone number change, the updated number will be reposted at each construction site.

The construction contact shall immediately notify the Owner of any construction activities that potentially violate this TMP or any of the construction-related conditions of approval.

Construction Phasing

It is anticipated that the construction of the single-family residential addition will take place concurrently with similar construction activities taking place on each of the sites simultaneously. Once mobilized, the construction fencing will be installed and remain in place for the duration of the project construction (or until it is no longer needed).

The overall on-site construction will be conducted in three “general” phases to ensure that material storage, staging of vehicles for delivery and worker parking can be accommodated on-site to the extent feasibly.

Phase 1 will consist of grading activities, removal of excess earth material, demolition of the residential interiors for remodeling plan, and removal of demo. The driveway will be used in subsequent phases for the delivery/offloading and storage of material. Construction-related impacts at the project site during the Phase 1 construction are expected to be nominal considering most of project is staying within the existing footprint with the exception of the staircase.

Phase 2 will include framing, and rough utilities. To extend feasibility, all materials storage and available worker street parking, will take place within the project site throughout this phase of construction. Workers will carpool with Contractor to utilize driveway space and minimize impact. Construction-related impacts during this phase of construction are expected to be nominal.

Phase 3 will involve the finish construction such as drywall, tiling, flooring, cabinetry, etc. As with the previous phases, all construction materials will be stored on-site, and construction-related personnel will park on-site and available street parking to the extent feasible. Construction-related impacts during this phase of construction are also expected to be nominal.

Barriers/Construction Fence

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

Signs will be posted along the site fencing stating that no unauthorized materials are permitted to be posted. The General Contractor will monitor on a daily basis and ensure that no unauthorized materials are posted on any temporary barriers, and that the barriers/fences are well maintained and repaired as necessary. Graffiti will be removed or covered at the earliest possible time after the General Contractor has been made aware of its existence.

Construction Site Security

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

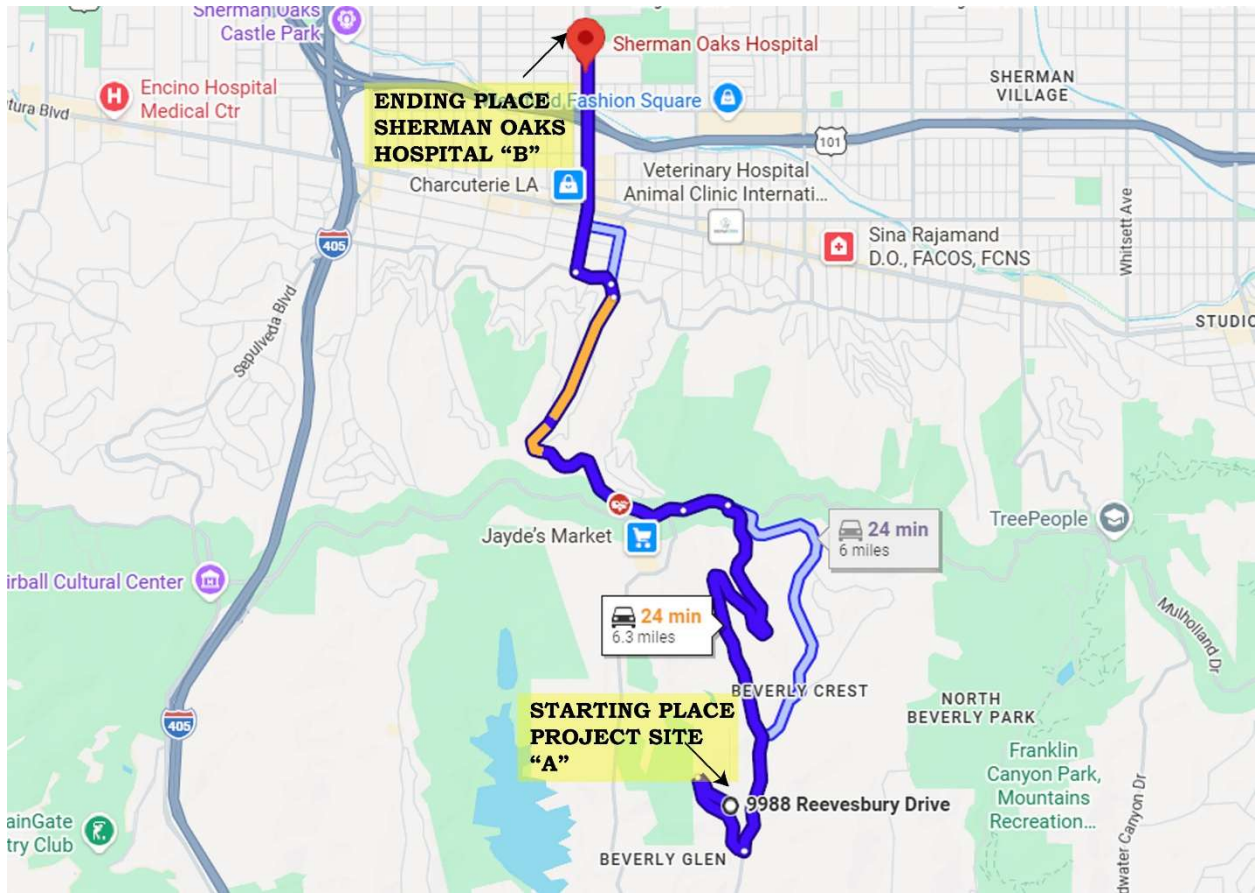
Emergency Access

Emergency access to the project and adjacent areas shall be kept clear and unobstructed during all phases of construction. At no time shall staged vehicles or construction materials impede roadway access by residents or emergency vehicles. Figure 3 illustrates and describes the route to the nearest hospital emergency room (Sherman Oaks Hospital), located at 4929 Van Nuys Blvd. in Sherman Oaks.

Very High Fire Severity Zone

In accordance with Section 57.322.1.1 of the LAMC, the project will maintain the site and surrounding vicinity to minimize all fire dangers that could be caused by hazardous refuse, weeds, trees, or other vegetation that could constitute a potential fire risk.

Additionally, grading and hauling activities shall be discontinued during periods of high winds and Red Flag warning days as determined by the Los Angeles Fire Department (“LAFD”). The Owner and General Contractor will cooperate with Fire Station 99 to ensure that the Project maintains fire safety and minimize fire hazards during construction. Figure 4 identifies the location of Fire Station 99 in relation to the project site.

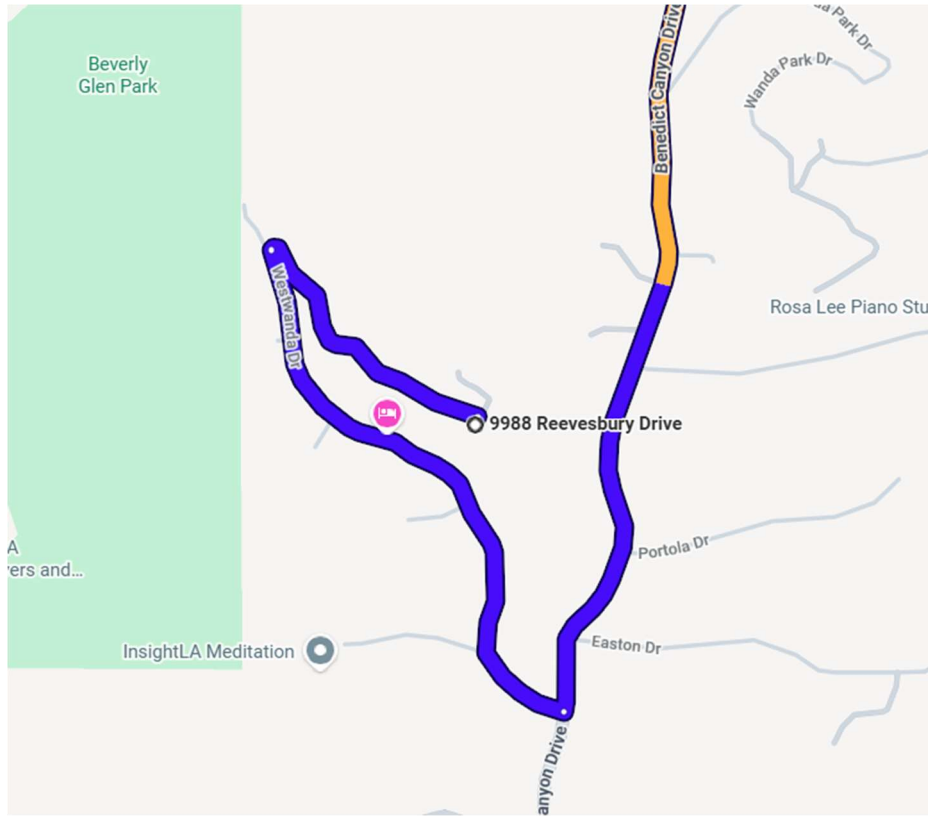


From Project site "A" to Sherman Oaks Hospital "B"

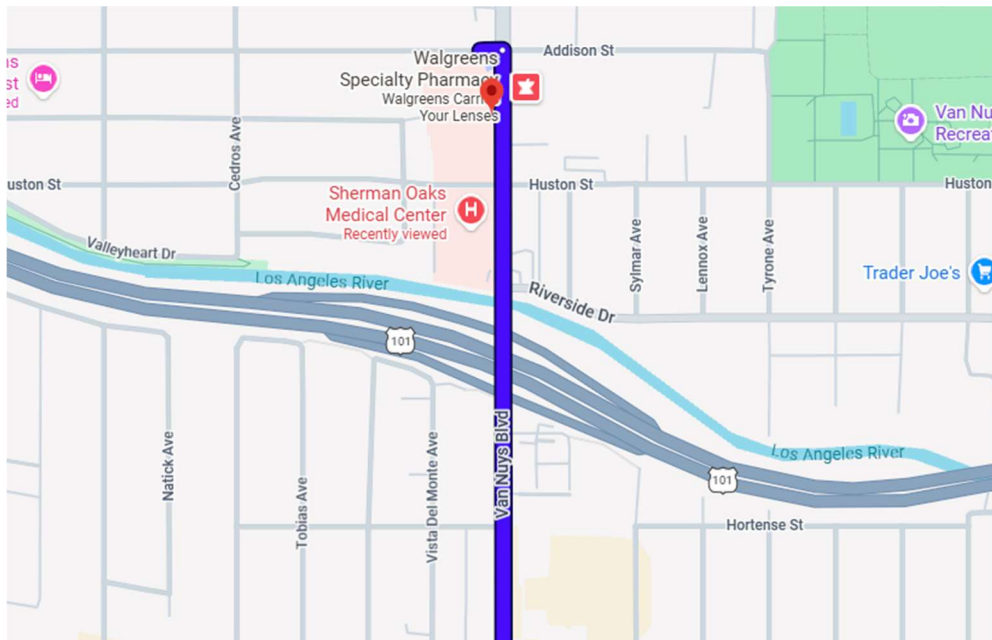
- ✓ Head north west on Reevesbury Dr
- ✓ Reevesbury Dr veers left into Westwanda Dr
- ✓ Turn left onto Benedict Canyon Dr
- ✓ Turn left onto Mulholland Dr
- ✓ Turn right onto Beverly Glen Dr
- ✓ Turn left onto Valley Vista Blvd
- ✓ Turn right onto Van Nuys Blvd
- ✓ Sherman Oaks will be on the left "B"

FIGURE 3

EMERGENCY ACCESS ROUTE SHERMAN OAKS HOSPITAL, 4929 VAN NUYS BLVD,
SHERMAN OAKS, CA91403



PROJECT SITE "A"



SHERMAN OAKS HOSPITAL "B"

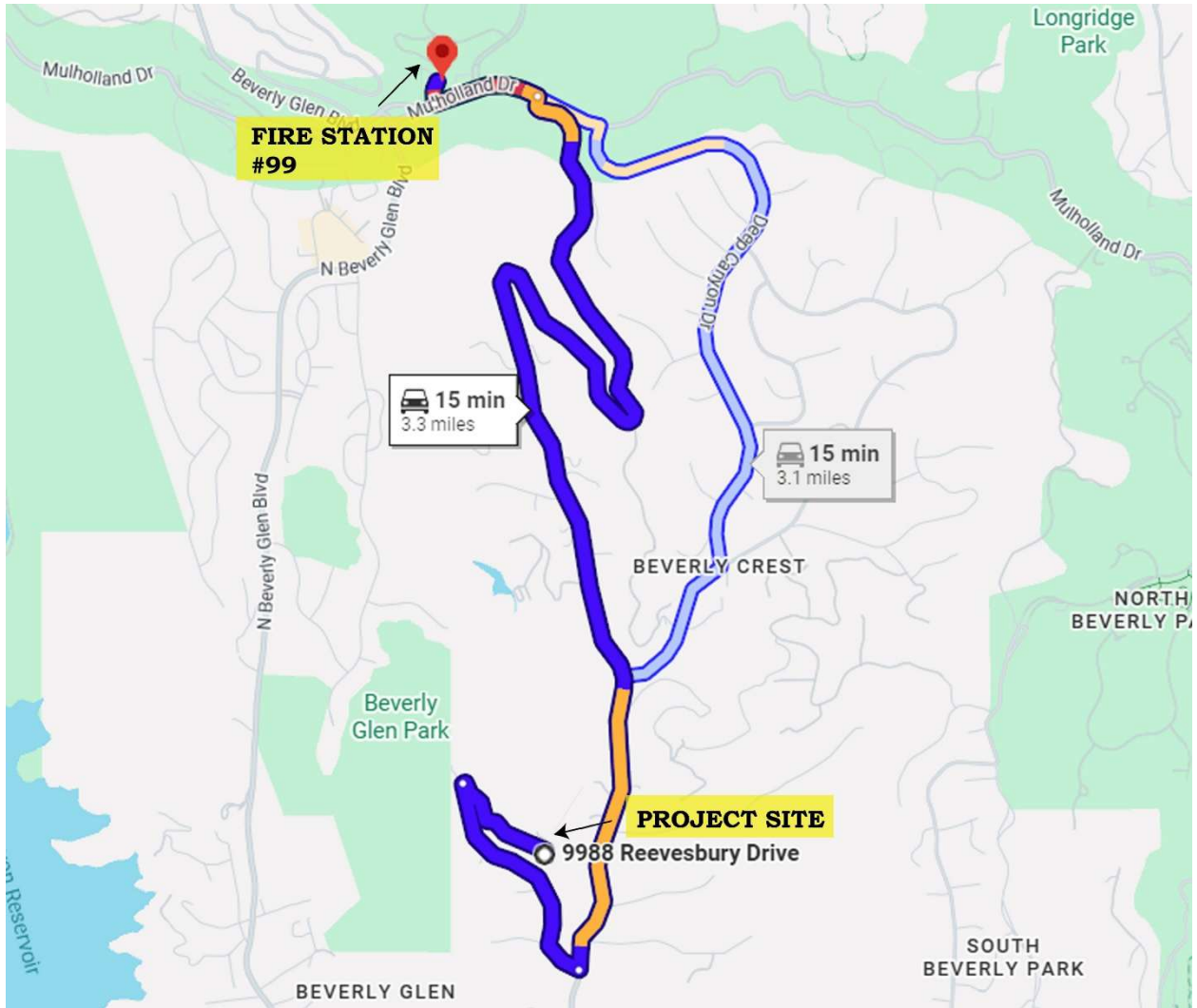


FIGURE 4

LOCATION OF LOS ANGELES FIRE DEPARTMENT STATION #99

14145 MULHOLLAND DR, SHERMAN OAKS, CA 91423

CONSTRUCTION CIRCULATION

Traffic Control Plans

Should it be required by the City, the Owner will provide LADOT-approved Worksite Traffic Control Plans (“WTCP”) 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. Potential WTCP’s will identify the approximate locations for advance warning signs, tube delineators, barricades, temporary “No Parking” zones, sidewalk closure signs and other traffic control devices as may be deemed necessary to facilitate a safe and efficient environment for public vehicles and pedestrians, including construction personnel, throughout periods that necessitate the use of the public right-of-way for such construction-related uses. These plans will be developed in accordance with the most current California Manual on Uniform Traffic Control Devices (“CAMUTCD”), Work Area Traffic Control Handbook (“WATCH”), and any other guidelines required by the City of Los Angeles.

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 Reevesbury Dr. are restricted during peak traffic hours, defined as Monday through Friday, 6:00 AM to 9:00 AM and 3:30 PM to 7:00 PM. In addition, to the extent possible, all deliveries and collections shall be restricted to between 9.00 AM and 3.00 PM, Monday to Friday, unless an exemption is approved by the Department of Public Works.

Truck Access

All vehicle access to the project site will take place along the project’s Reevesbury Drive frontage. Ingress and egress to/from the project will be down Reevesbury Dr which veers left into Westwanda Dr and left onto Benedict Canyon Dr. Trucks taking left onto Mulholland Dr, right onto Beverly Glen Dr, left onto Valley Vista Blvd and finally right onto Van Nuys Blvd will reach Sherman Oaks and also the 101 fwy.

The 101 freeway thereby providing easily accessible routes to points further from the project and outside of the general project area. Where necessary, flagmen with communication devices will be used to coordinate hauling activities, including directing traffic and assisting traffic operations at intersections and/or locations within residential neighborhoods that exhibit narrow roadways or other physical constraints that could be encountered by large construction-related vehicles. It is anticipated that the previously described access route will be used for all vehicles traveling both to and from the project site. Figure 5 illustrates the proposed construction vehicle route.

Should it be necessary during the construction process, permits for oversized or overweight loads will be obtained from the Los Angeles Department of Public Works (“LADPW”) Bureau of Street Services (and Caltrans, if utilizing any state highway). Such permitted loads will be subject to the conditions of the permit.

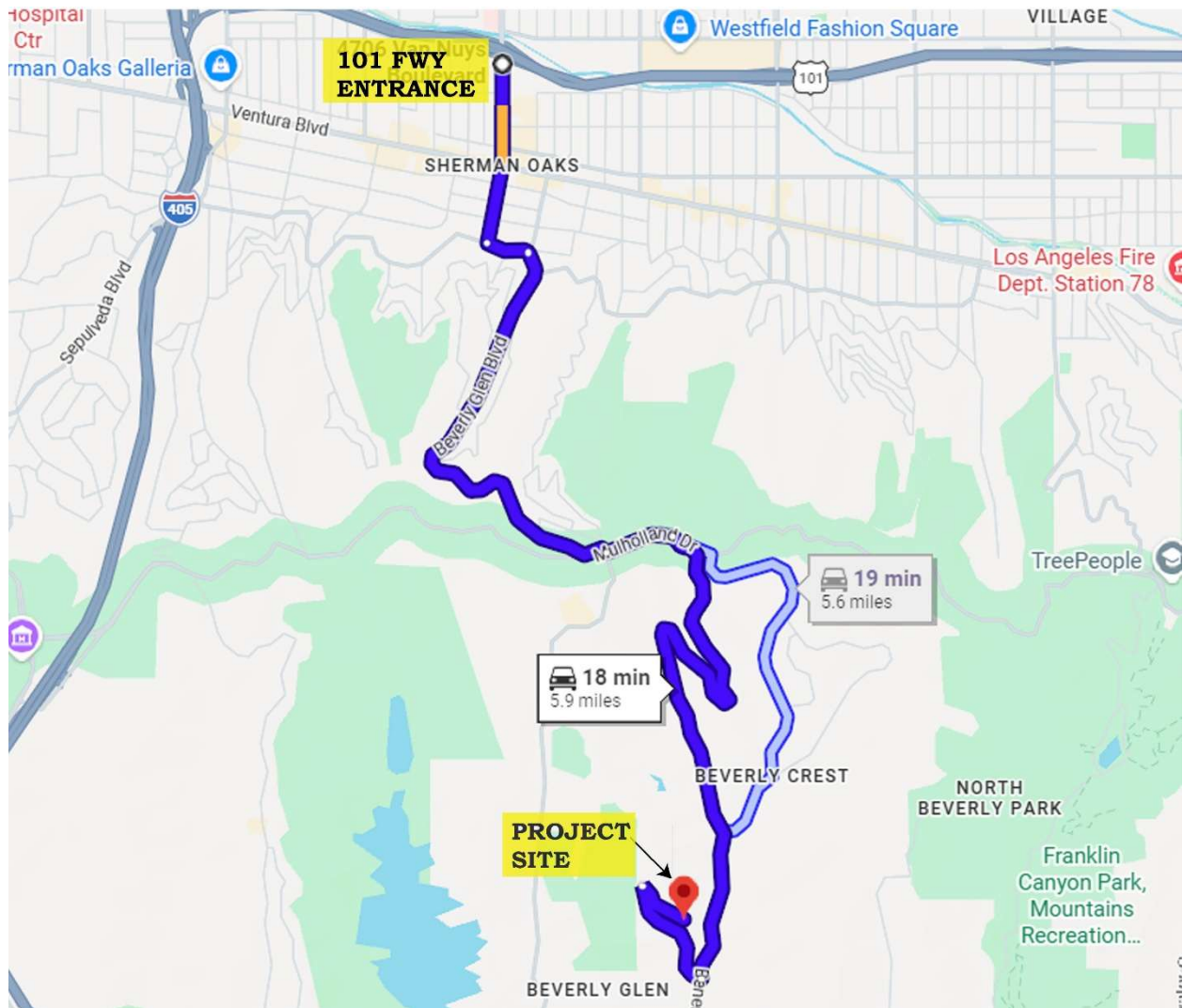


FIGURE 5

CONSTRUCTION VEHICLE ROUTE MAP

Construction Truck Hours

To the extent feasible, the arrival and departure of construction trucks shall occur outside of afternoon peak commute hours, or otherwise be minimized when such scheduling is not feasible. To avoid generating trips during the weekday afternoon peak commute periods, construction vehicle trips shall be scheduled during the first eight hours (7:00 AM to 4:00 PM) of the permitted construction work period on weekdays. However, pursuant to LAMC 13.20.D.6, if importing or exporting 1,000 cubic yards or more of material, haul truck trips shall be scheduled during the hours of 9:00 AM to 3:00 PM Monday through Friday only. Unless otherwise authorized by special permit from the appropriate City agency, hauling is not to take place on Sundays or federally recognized holidays.

To ensure that trucks do not impede traffic flows on the surrounding streets while waiting to approach the project site, construction material deliveries, as well as equipment delivery and/or removal from the site, shall be coordinated to reduce the potential for trucks to wait to load or unload on public or private streets for extended periods of time.

Construction Employee Parking and Material Staging

The contractor shall be responsible for minimizing construction employees parking and material staging impacts at the project site.

As previously indicated, once the Phase 1 demo has been completed and driveway debris cleared, all employee parking will take place on-site and partially on available street parking. The General Contractor shall provide all construction contractors with written information regarding where their workers and subcontractors are permitted to park, including clear identification of consequences to construction personnel who fail to follow these regulations. Material deliveries will not take place until Phase 1 demo has provided adequate space for the storage of construction materials. The General Contractor shall provide specific information to vendors delivering materials regarding where materials are to be offloaded and stored/staged on the project site.

The General Contractor shall be responsible for informing all subcontractors, construction workers, vendors, and other construction-related personnel of these requirements and will monitor and enforce the compliance of these policies.

TRAFFIC RELATED ENVIRONMENTAL CONTROLS

Vehicle Air Quality Measures

All loads shall be secured by trimming or watering, or may be covered to prevent spilling or blowing of earth material or other debris from loaded vehicles. Pursuant to California Vehicle Code Section 23114(e)(4), vehicles transporting loads of aggregate materials are not required to cover their loads if the load, where it contacts all sides of the cargo container area, remains at least six inches from the upper edge of the container, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area.

Trucks and loads are to be watered at the project site to prevent blowing dirt and dust, and are to be cleaned of loose earth at the project site to prevent spilling of material on the area roadways. Adjacent streets will be swept as needed to remove dirt and/or debris dropped by the construction vehicles, or mud that would otherwise be carried off the project site by departing trucks.

Vehicle Water Quality Measure

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

All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repair work for any construction vehicles or equipment shall be conducted offsite. Drip pans or drop cloths shall be used to catch drips and spills.

Idling

Stationary vehicles (staging, loading, unloading, etc.) both on-site and off-site will not be permitted to idle their engines more than five (5) minutes.

NEARBY CONSTRUCTION ACTIVITY

The proposed project's Owner and General Contractor will exercise a good faith attempt to work with all other projects within the immediate vicinity to coordinate deliveries, hauling, and other major construction-related traffic activities, as best as feasibly possible, to minimize the cumulative effects of the proposed project and other construction projects on the surrounding neighborhoods.

To address the potential cumulative effects of the project's construction-related traffic on nearby neighborhood streets, the TAG requires the identification of other known development activities (By-right and discretionary) that are located within a one-half mile radius of the proposed project.

The following is an assessment of the visually identified construction activity.

Construction sites visually identified

- 9987 W Reevesbury, Los Angeles CA 90201
- 9989 W Reevesbury, Los Angeles CA 90201
- 9974 W Westwanda Dr, Los Angeles CA 9001
- 9950 W Westwanda Dr, Los Angeles CA 9001
- 10111 W Westwanda Dr, Los Angeles CA 9001
- 9874 W Portola Dr, Los Angeles CA 90210
- 9856 W Portola Dr, Los Angeles CA 90210
- 9950 W Westwanda Dr, Los Angeles CA 9001

➤ 9837 W Yoakum Dr, Los Angeles CA 90210