



BHO AND THE ICO

Bel Air Neighborhood



ICO COUNCIL INSTRUCTION

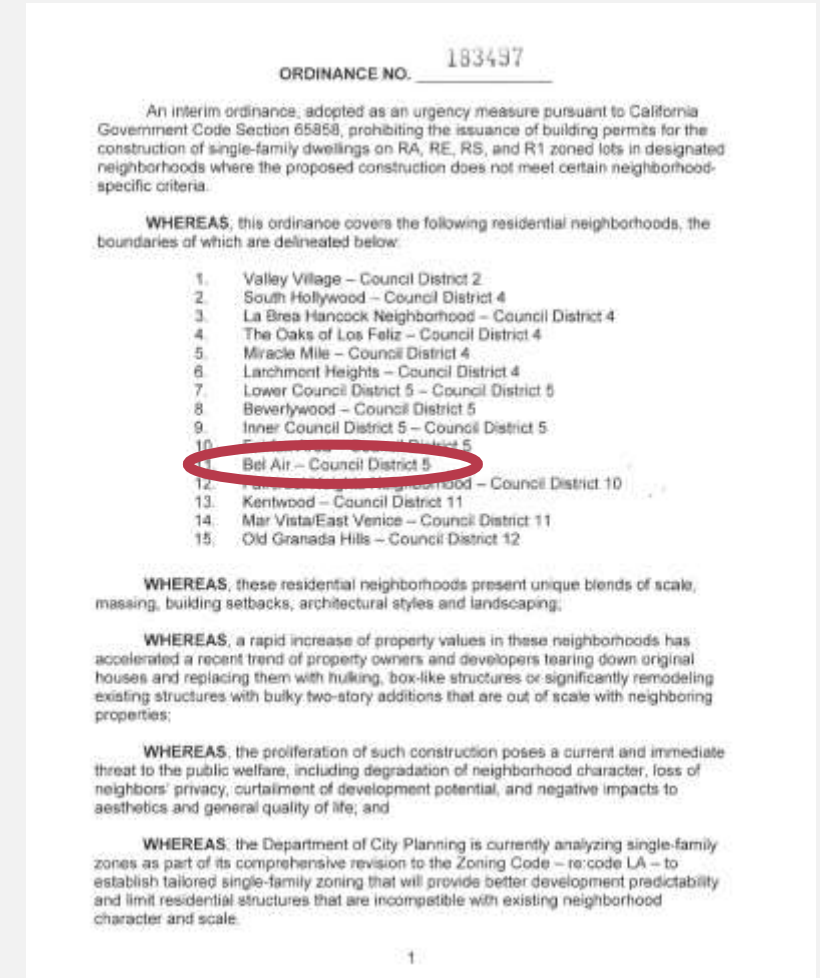
■ Ordinance No. 183497

- Notwithstanding any section of the LAMC, no building permit shall issue for a project in Bel Air on a Hillside Area lot where the import and export of **exempted** graded earth exceeds 6,000 cubic yards.

■ Ordinance introduced to address community concerns in Bel Air.

■ What the Ordinance doesn't cover?

- Current **non-exempt** limits.



Current Regulations versus ICO

▪ Current Regulations

- RE-40 zoned lot
 - **Exempt** – 3,300 Cu Yards
 - **Non-Exempt** – Unlimited under structure
 - **TOTAL – 3,300 with unlimited cut and fill under structures**

▪ ICO

- RE-40 zoned lot
 - **Exempt** – 3,300 Cu Yards
 - **Non-Exempt** – 6,000 Cu Yards
 - **TOTAL – 9,300 Cu Yards**





BEL AIR HILLSIDE CONSTRUCTION ISSUES



GRADING

- Current regulations allow for cut/fill under structures to be exempt which results in virtually unlimited grading
- Dirt hauled up and down narrow hillside streets is a safety concern
- Construction hours of operation extend impacts of development to late evening hours.
- Lack of coordination regarding the hauling of dirt is creating a safety concern.





PROPOSED BHO ORDINANCE

2016



CALCULATION OF RESIDENTIAL FLOOR AREA

Exemptions – all zones:

- Reduce exemption for covered porches, patios, breezeways from 250 sf to **150 sf**
- **Eliminate exemption for over-in-height ceilings**
- Retain other existing exemptions

20% Bonus Options for RA, RE, RS Zones:

- Keep all existing bonuses, except one
- **No bonus for meeting additional “green building” standards**





GRADING - BHO

Remove exemption for cut & fill underneath structures

- Adjust formula for maximum grading:
[~~500~~ **1000** cubic yards + numeric value equal to ~~5~~ **10**% of lot size in cubic yards]
- Adjust maximum “by-right” quantities
- ZAD needed to exceed “by-right” maximum

Maximum “By-Right” Grading Quantities	
Zone	Maximum Grading (cubic yards)
R1	1,000 2,000
RS	1,100 2,200
RE9	1,200 2,400
RE11	1,400 2,800
RE15	1,600 3,200
RE20	2,000 4,000
RE40	3,300 6,600
RA	1,800 3,600





HAULING - BHO

Remove exemption for cut & fill underneath structures

- Regulate import & export as a combined quantity
- Adjust “by-right” maximum hauling allowance:
 - **Standard Hillside Limited Streets or Larger:** Up to maximum “by-right” grading quantities
 - **Substandard Hillside Limited Streets:** Up to 75% of the maximum “by-right” grading quantities
- ZAD needed to exceed maximum “by-right” hauling

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ICO – Bel Air

Addressing more specific, neighborhood concerns



THE BEL-AIR RULE

1. The vehicles used for hauling shall be 10-cubic yard capacity, 5-axle dump trucks.
2. The total amount of dirt hauled shall not exceed 6,000 cubic yards.
3. Truck crossing signs shall be placed 300 feet in advance of the exit in each direction.
4. No crossing of two hauling vehicles shall be allowed in Bel-Air, i.e., once one hauling vehicle leaves Bel-Air, the next hauling vehicle may enter ("The Bel-Air Rule").
5. All hauling vehicles must be identified by a unique placard prominently identifying the project address and prominently displayed in the front windshield of such vehicle.
6. The hauling operations are restricted to the hours between 9:00 a.m. and 3:00 p.m. on Mondays through Fridays only. No hauling allowed on Saturdays, Sundays or holidays. Haul vehicles may not arrive at the site before the designated start time.
7. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
8. All dirt/soil loads shall be secured by trimming, or other appropriate means (other than watering) to prevent spillage and dust.
9. All dirt/soil materials transported off-site shall be securely covered to prevent excessive amounts of dust.
10. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
11. All construction crew vehicles and food trucks to service site workers must be staged/parked on-site.
12. No haul trucks shall be staged on site or in Bel-Air—a maximum of four (4) trucks per hour will be permitted.
13. All flagmen shall be properly trained and not construction workers taken from a job site and just given a vest and handheld traffic sign.
14. Flagmen must coordinate with other active construction sites in the vicinity to ensure safe direction and flow of traffic to all motorists.
15. All flagmen shall be prohibited from smoking or consuming alcoholic beverages while on duty.
16. All flagmen shall remove all of their trash from the stationed location upon being relieved of duty for any period of time.



ADDRESSING THE ISSUES

▪ Development of a new RE Zone

- Caps import and export of graded earth to 6,000 cubic yards
- No exemptions for cut and fill under structures
- Modified schedule for Construction “Hours of Operation”
- Restrictions on the use of lighting on construction sites.

▪ Haul Routes

- Department of City Planning, Department of Transportation and Department of Building and Safety play a different role.
- Higher level of Department Coordination is required



PROCESS

▪ Process of approval

- Public Hearing in Late Summer, 2016
- City Planning Commission in Fall, 2016
- Council in Late Fall, 2016
- ICO is replaced by a new zone that addresses concern by late Fall, 2016

