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**IV. MITIGATION MONITORING PROGRAM****1. INTRODUCTION**

Section 21081.6 of the Public Resources Code requires a lead agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles Department of City Planning is the lead agency for this Modified Project.

A Supplemental Environmental Impact Report (“EIR”) has been prepared as a supplement to the EIR prepared for the Sunset and Gordon Mixed-Use Project (State Clearinghouse No. 2006111135), which was certified by the Community Redevelopment Agency of the City of Los Angeles (“CRA”), as the lead agency, on October 18, 2007 (“Certified EIR”). The Certified EIR includes the Draft EIR for the Sunset and Gordon Mixed-Use Project published on June 20, 2007, the Final EIR published on October 5, 2007, and an October 10, 2007 Erratum to the Final EIR. The designated lead agency for the Supplemental EIR is the City of Los Angeles, Department of City Planning. This Supplemental EIR addresses modifications to the Sunset and Gordon Mixed-Use Project (“Modified Project”) necessary to re-entitle the project as a result of the October 2014 Los Angeles Superior Court decision in *La Mirada Avenue Neighborhood Association of Hollywood v. City of Los Angeles* (Los Angeles Superior Court Case No. BS 137262), which was upheld on September 9, 2015 by the Court of Appeal of the State of California Second Appellate District (*La Mirada Avenue Neighborhood Association of Hollywood v. City of Los Angeles*, Case No. B259672).

The purpose of this Supplemental EIR is to inform decision-makers and the general public of the potential environmental impacts resulting from the proposed development of the Modified Project and to determine whether implementation of the Modified Project would result in any new significant environmental impacts that were not identified in the Certified EIR, or whether the previously identified significant impacts would be substantially more severe under the Modified Project. Where appropriate, this environmental document identified the Modified Project’s design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Modified Project. This MMP is designed to monitor implementation of the project design features and mitigation measures identified for the Modified Project.

The MMP is subject to review and approval by the City of Los Angeles as the lead agency as part of the approval process of the Modified Project, and adoption of project conditions. The project design features and mitigation measures are listed and categorized by impact area, as identified in the Draft Supplemental EIR.

The Modified Project Applicant shall be responsible for implementing all project design features and mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning

implementation of the listed project design features and mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all project design features and mitigation measures shall be the Applicant unless otherwise noted.

As shown on the following pages, each project design feature and mitigation measure for the Modified Project is listed and categorized by impact area, with accompanying discussion of:

**Enforcement Agency:** the agency with the power to enforce the project design feature or Mitigation Measure.

**Monitoring Agency:** the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the Modified Project for compliance with project design features or Mitigation Measures.

**Monitoring Phase:** the phase of the Modified Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction
- Pre-Operation
- Operation (Post-construction)

**Monitoring Frequency:** the frequency of which the project design feature or Mitigation Measure shall be monitored.

**Action Indicating Compliance:** the action of which the Enforcement or Monitoring Agency indicates that compliance with the identified project design feature required Mitigation Measure has been implemented.

It is the intent of this MMP to:

- Verify compliance with the identified project design features and required mitigation measures of the Supplemental EIR;
- Provide a methodology to document implementation of project design features and required mitigation;
- Provide a record and status of mitigation requirements;
- Identify monitoring and enforcement agencies;
- Establish and clarify administrative procedures for the clearance of mitigation measures;
- Establish the frequency and duration of monitoring and reporting; and
- Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the Modified Project. The Applicant shall be responsible for implementing each project design feature and mitigation measure and shall be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the identified project design features and mitigation measures has been implemented. The Applicant shall maintain records demonstrating compliance with each project design feature and mitigation measure. Such records shall be made available to the City upon request.

Further, specifically during the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP. The Construction Monitor shall also prepare documentation of the Applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of compliance reporting. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two business days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

After review and approval of the final MMP by the lead agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles. The lead agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the lead agency.

## **2. MITIGATION MONITORING PROGRAM**

The organization of the MMP follows the subsection formatting style as presented within the Draft Supplemental EIR. Subsections of all of the environmental chapters presented in the Draft Supplemental EIR are provided below. For environmental issue areas where no project design features or mitigation measures were required, the MMP is noted accordingly.

### **IV.A.1. Aesthetics Views/Light and Glare**

#### ***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

***Mitigation Measures***

**MM A.1-1:** If any street tree removals are required for the Modified Project's additional construction activities, the street trees to be removed shall be replaced on a 2:1 replacement ratio in compliance with the City of Los Angeles Department of Public Works' Bureau of Street Services, Urban Forestry Division's policies.

**Enforcement Agency:** City of Los Angeles Department of Public Works and Los Angeles Department of Building and Safety

**Monitoring Agency:** City of Los Angeles Department of Public Works and Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing

**Action Indicating Compliance:** None – ongoing construction compliance required

**MM A.1-2:** Construction equipment, debris, and stockpiled equipment shall be enclosed within a fenced or visually screened area to effectively block the line of sight from the ground level of neighboring properties. Such barricades or enclosures shall be maintained in appearance throughout the construction period. Graffiti shall be removed immediately upon discovery.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing

**Action Indicating Compliance:** None – ongoing construction compliance required

**Certified EIR Mitigation Measure MM IV.A-3.1:** The proposed park shall be actively operated and maintained for the life of the Modified Project by the Applicant or designated non-profit organization with the experience and ability to maintain the park in accordance with the public health and safety standards employed by the Department of Parks and Recreation.

**Enforcement Agency:** City of Los Angeles Department of City Planning and City of Los Angeles Department of Recreation and Parks

**Monitoring Agency:** City of Los Angeles Department of City Planning and City of Los Angeles Department of Recreation and Parks

**Monitoring Phase:** Operation

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.A-4.1:** The Modified Project shall include low-level directional lighting at ground, podium, and tower levels of the exterior of the proposed structures to ensure that architectural, parking and security lighting does not spill onto

adjacent residential properties, nor is visible from above.

**Enforcement Agency:** City of Los Angeles Department of City Planning and Los Angeles Department of Building and Safety

**Monitoring Agency:** City of Los Angeles Department of City Planning and Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.A-4.2:** The Modified Project's façades and windows shall be constructed with non-reflective materials such that glare impacts on surrounding residential properties and roadways are minimized.

**Enforcement Agency:** City of Los Angeles Department of City Planning and Los Angeles Department of Building and Safety

**Monitoring Agency:** City of Los Angeles Department of City Planning and Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction, Site Plan Review, Operation

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

#### **IV.A.2. Shade and Shadow**

##### ***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

##### ***Mitigation Measures***

No mitigation measures are required for the Modified Project.

No mitigation measures were identified in the Certified EIR.

#### **IV.B Air Quality**

##### ***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

***Mitigation Measures***

**Certified EIR Mitigation Measure IV.B-1:** All construction-related work orders shall specify that any clearing, grading, earth moving, or excavation activities shall be performed pursuant to the requirements under SCAQMD Rule 403.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**IV.C Geology and Soils**

***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

***Mitigation Measures***

**Certified EIR Mitigation Measure MM IV.C-2.1:** The Modified Project shall be designed and constructed in accordance with the recommendations provided in the CRA Approved Project's Geotechnical Report, the Modified Project's Geotechnical Report, and the Modified Project's Structural Narrative or as they may be amended by request of the City.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.C-2.2:** The Modified Project Applicant shall ensure geotechnical testing and observation be conducted on-site by a state certified geotechnical engineer during any excavation and earthwork activities to ensure that recommendations provided in the CRA Approved Project's Geotechnical Report and the Modified Project's Geotechnical Report are implemented where applicable or as they may be amended by request of the City.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.C-5:** Appropriate erosion control and drainage devices shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Outlets of culverts, conduits or channels shall be protected from erosion by discharge velocities by installing rock outlet protection. (Rock outlet protection is physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe.) Sediment traps shall be installed below the pipe-outlet. Outlet protection shall be inspected, repaired, and maintained after each significant rain.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

#### **IV.D Greenhouse Gases**

##### ***Project Design Features***

**PDF D-1:** To encourage carpooling and the use of electric vehicles by Modified Project residents and visitors, at least twenty (20)% of the Code required parking spaces shall be constructed to accommodate the future placement of facilities for the recharging of electric vehicle (electric vehicle supply equipment (EVSE)) with five (5) percent of these stalls being equipped with the electrical vehicle charging stations. Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated electric vehicle charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Only raceways and related components are required to be installed at the time of construction. When the application of the 20% results in a fractional space, the required number of spaces would be rounded up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once during plan check  
**Action Indicating Compliance:** Issuance of building permit

No project design features were identified in the Certified EIR.

***Mitigation Measures***

No mitigation measures are necessary for the Modified Project.

The issue of greenhouse gas emissions was not evaluated within the Certified EIR. The State CEQA Guidelines were amended in 2010, after the Certified EIR was certified, to require lead agencies to determine a project's potential to generate greenhouse gas emissions and thus contribute to global climate change. Thus, no mitigation measures were included in the Certified EIR.

**IV.E Cultural Resources**

***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

***Mitigation Measures***

No mitigation measures are required for the Modified Project.

No mitigation measures were identified in the Certified EIR.

**IV.F Noise**

***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

***Mitigation Measures***

**MM F-1.1:** Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction



**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**MM F-1.2:** The Modified Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**MM F-1.3:** The construction contractor for the Modified Project's additional construction activities shall use on-site electrical sources or solar generators to power equipment rather than diesel or gasoline generators where feasible.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**MM F-1.4:** The Modified Project's contractor shall retain the services of a qualified noise consultant to monitor noise at the Modified Project's property line when the Modified Project's additional construction activities and Related Project 46's construction activities occur concurrently. If the measured noise levels during concurrent construction exceed the existing ambient noise levels by 4.9 dBA at the Modified Project's property line, the Modified Project's contractor shall evaluate and employ alternative construction methods to ensure that the Modified Project's additional construction activities shall not exceed the existing ambient noise levels by 5 dBA at the Modified Project's property line.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**MM F-1.5:** The Modified Project's contractor shall retain the services of a qualified vibration consultant to monitor vibration at the Modified Project's property line closest to Sensitive Receptor No. 9 (i.e., 1527 – 1533  $\frac{3}{4}$  Bronson Street) when the Modified Project's additional construction activities and Related Project 46's construction activities occur concurrently. If the measured vibration levels during concurrent construction exceed

0.035 PPV (in./sec.) at the Modified Project's property line closest to Sensitive Receptor No. 9, the Modified Project's contractor shall halt groundborne vibration-generating construction activities and evaluate and employ alternative construction methods to ensure that vibration at the Modified Project's property line closest to Sensitive Receptor No. 9 (i.e., 1527 – 1533 ¾ Bronson Street) does not exceed 0.04 PPV (in./sec.).

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**MM F-1.6:** Prior to the issuance of building permits for the development of the Modified Project, the Applicant shall provide proof satisfactory to the City Department of Public Works or Department of Building and Safety, as applicable, that all related construction contractors have been required in writing to comply with the City Noise Ordinance, and prior to the development of the Modified Project, the Applicant shall design a Construction Noise Mitigation Plan to minimize the construction-related noise impacts to off-site noise-sensitive receptors. The intent of the Construction Noise Management Plan is to provide the contractor with measures to reduce noise impacts by at least 10 dBA through implementation of the following:

- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- The Modified Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The construction contractor for the Modified Project's additional construction activities shall use on-site electrical sources or solar generators to power equipment rather than diesel or gasoline generators where feasible.
- All construction equipment engines shall be properly tuned and muffled according to manufacturers' specifications.
- Noise construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers or temporary sound barrier) shall be used to screen such activities from these land uses to the maximum extent possible and the unnecessary idling of such construction activities shall be prohibited.
- To the maximum extent feasible, the use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized.

- If noise levels from construction activity are found to exceed 75 dBA at the property line of an adjacent property and construction equipment is left stationary and continuously operating for more than one day, a temporary noise barrier, shall be erected between the noise source and receptor.
- An information sign shall be posted at each entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. Any reasonable complaints shall be rectified within 24 hours of their receipt.

**Enforcement Agency:** Los Angeles Department of Building and Safety and City of Los Angeles Department of Public Works

**Monitoring Agency:** Los Angeles Department of Building and Safety and City of Los Angeles Department of Public Works

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM F-1.1:** All construction equipment engines shall be properly tuned and muffled according to manufacturers' specifications.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM F-1.2:** Noise construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen such activities from these land uses to the maximum extent possible.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM F-1.3:** To the maximum extent feasible, the use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM F-1.4:** If noise levels from construction activity are found to exceed 75 dBA at the property line of and adjacent property and construction equipment is left stationary and continuously operating for more than one day, a temporary noise barrier shall be erected between the noise source and receptor.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM F-1.5:** An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. Any reasonable complaints shall be rectified within 24 hours of their receipt.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure Impact IV.F-3:** All exterior windows within the Modified Project shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

**Enforcement Agency:** Los Angeles Department of Building and Safety and City of Los Angeles  
Department of City Planning

**Monitoring Agency:** Los Angeles Department of Building and Safety and City of Los Angeles  
Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.F-5.1:** The air inlets of HVAC units installed at the Project Site shall be oriented to the east away from the residential neighborhood to the west of the site.

**Enforcement Agency:** Los Angeles Department of Building and Safety and City of Los Angeles  
Department of City Planning

**Monitoring Agency:** Los Angeles Department of Building and Safety and City of Los Angeles  
Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.F-5.2:** Concrete, not metal, shall be used for construction of parking ramps. The interior ramps shall be textured to prevent tire squeal at turning areas.

**Enforcement Agency:** Los Angeles Department of Building and Safety and City of Los Angeles  
Department of City Planning

**Monitoring Agency:** Los Angeles Department of Building and Safety and City of Los Angeles  
Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

## **IV.G Population, Housing & Employment**

### ***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

### ***Mitigation Measures***

No mitigation measures are required for the Modified Project.

No mitigation measures were identified in the Certified EIR.

#### **IV.H Land Use Planning**

##### ***Project Design Features***

**PDF IV-H-1:** The Modified Project shall install air filtration systems in compliance with the minimum MERV filtration rating requirements of ZI. No. 2427 and Clean UP Green Up Ordinance (Ord. No. 184,245), as applicable to the Modified Project's proposed land uses and regularly occupied areas.

**Enforcement Agency:** Los Angeles Department of Building and Safety and City of Los Angeles Department of City Planning

**Monitoring Agency:** Los Angeles Department of Building and Safety and City of Los Angeles Department of City Planning

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once prior to issuance of building permit, Once prior to issuance of Final Certificate of Occupancy

**Action Indicating Compliance:** Issuance of building permit, Field inspection sign-off

No project design features were identified in the Certified EIR.

##### ***Mitigation Measures***

Applicable construction-related mitigation measures Certified EIR Mitigation Measure IV.B-1, Certified EIR Mitigation Measure MM F-1.1, Certified EIR Mitigation Measure MM F-1.2, Certified EIR Mitigation Measure MM F-1.3, Certified EIR Mitigation Measure MM F-1.4, Certified EIR Mitigation Measure MM F-1.5, MM F-1.1, MM F-1.2, MM F-1.3, MM F-1.4, MM F-1.5, and MM F-1.6, are as follows (as well as provided above):

**Certified EIR Mitigation Measure IV.B-1:** All construction-related work orders shall specify that any clearing, grading, earth moving, or excavation activities shall be performed pursuant to the requirements under SCAQMD Rule 403.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM F-1.1:** All construction equipment engines shall be properly tuned and muffled according to manufacturers' specifications.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM F-1.2:** Noise construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen such activities from these land uses to the maximum extent possible.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM F-1.3:** To the maximum extent feasible, the use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM F-1.4:** If noise levels from construction activity are found to exceed 75 dBA at the property line of and adjacent property and construction equipment is left stationary and continuously operating for more than one day, a temporary noise barrier shall be erected between the noise source and receptor.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM F-1.5:** An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and

provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. Any reasonable complaints shall be rectified within 24 hours of their receipt.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**MM F-1.1:** Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**MM F-1.2:** The Modified Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**MM F-1.3:** The construction contractor for the Modified Project's additional construction activities shall use on-site electrical sources or solar generators to power equipment rather than diesel or gasoline generators where feasible.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**MM F-1.4:** The Modified Project's contractor shall retain the services of a qualified noise consultant to monitor noise at the Modified Project's property line when the Modified Project's additional construction activities and Related Project 46's construction activities occur concurrently. If the measured noise levels during concurrent construction exceed the existing ambient noise levels by 4.9 dBA at the Modified Project's property line, the



Modified Project's contractor shall evaluate and employ alternative construction methods to ensure that the Modified Project's additional construction activities shall not exceed the existing ambient noise levels by 5 dBA at the Modified Project's property line.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**MM F-1.5:** The Modified Project's contractor shall retain the services of a qualified vibration consultant to monitor vibration at the Modified Project's property line closest to Sensitive Receptor No. 9 (i.e., 1527 – 1533 ¾ Bronson Street) when the Modified Project's additional construction activities and Related Project 46's construction activities occur concurrently. If the measured vibration levels during concurrent construction exceed 0.035 PPV (in./sec.) at the Modified Project's property line closest to Sensitive Receptor No. 9, the Modified Project's contractor shall halt groundborne vibration-generating construction activities and evaluate and employ alternative construction methods to ensure that vibration at the Modified Project's property line closest to Sensitive Receptor No. 9 (i.e., 1527 – 1533 ¾ Bronson Street) does not exceed 0.04 PPV (in./sec.).

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**MM F-1.6:** Prior to the issuance of building permits for the development of the Modified Project, the Applicant shall provide proof satisfactory to the City Department of Public Works or Department of Building and Safety, as applicable, that all related construction contractors have been required in writing to comply with the City Noise Ordinance, and prior to the development of the Modified Project, the Applicant shall design a Construction Noise Mitigation Plan to minimize the construction-related noise impacts to off-site noise-sensitive receptors. The intent of the Construction Noise Management Plan is to provide the contractor with measures to reduce noise impacts by at least 10 dBA through implementation of the following:

- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- The Modified Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The construction contractor for the Modified Project's additional construction

activities shall use on-site electrical sources or solar generators to power equipment rather than diesel or gasoline generators where feasible.

- All construction equipment engines shall be properly tuned and muffled according to manufacturers' specifications.
- Noise construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers or temporary sound barrier) shall be used to screen such activities from these land uses to the maximum extent possible and the unnecessary idling of such construction activities shall be prohibited.
- To the maximum extent feasible, the use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized.
- If noise levels from construction activity are found to exceed 75 dBA at the property line of and adjacent property and construction equipment is left stationary and continuously operating for more than one day, a temporary noise barrier, shall be erected between the noise source and receptor.
- An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. Any reasonable complaints shall be rectified within 24 hours of their receipt.

**Enforcement Agency:** Los Angeles Department of Building and Safety and City of Los Angeles Department of Public Works

**Monitoring Agency:** Los Angeles Department of Building and Safety and City of Los Angeles Department of Public Works

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

Applicable construction mitigation measures Certified EIR Mitigation Measure MM IV.K.1-2, and Certified EIR Mitigation Measure MM IV.K.2-1 are as follows (as well as provided below):

**Certified EIR Mitigation Measure MM IV.K.1-2** If it is necessary for the Applicant to obtain a haul route permit for the Modified Project's additional construction activities, prior to the issuance of a grading permit, the Applicant shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the Applicant to the following haul route conditions:

- i. All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- ii. Hours of operation shall be from 9:00 A.M. to 4:00 P.M.
- iii. Days of the week shall be Monday through Saturday. No hauling activities are permitted on Sundays or Holidays.
- iv. Trucks shall be restricted to 18-wheel trucks or smaller.
- v. The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213.485.3106).
- vi. Streets shall be cleaned of spilled materials at the termination of each work day.
- vii. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- viii. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- ix. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- x. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- xi. All trucks are to be watered only when necessary at the job site to prevent excessive blowing dirt.
- xii. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- xiii. The applicant shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
- xiv. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- xv. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.

- xvi. One flag person(s) shall be required at the job site to assist the trucks in and out of the Project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."
- xvii. The City of Los Angeles, Department of Transportation, telephone 213.485.2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- xviii. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Use Inspection Division at (213) 485-3711 before the change takes place.
- xix. The permittee shall notify the Street Use Inspection Division, at (213) 485-3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- xx. A surety bond by Contractor shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401. Further information regarding the bond may be obtained by calling 818.374.5090; or the West Los Angeles District Engineering Office, 1828 Sawtelle Boulevard, 3rd Floor, Los Angeles, CA 90025. Further information regarding the bond may be obtained by calling 310.575.8388; or by the Central District Engineering Office, 201 N. Figueroa Street, Room 770, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling 213.977.6039; or by the Harbor District Engineering Office, 638 S. Beacon Street, 4th Floor, San Pedro, CA 90731. Further information regarding the bond may be obtained by calling 310.732.4677.

**Enforcement Agency:** LADOT and Los Angeles Department of Building and Safety

**Monitoring Agency:** LADOT and Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.K.2-1:** In order to mitigate potential parking impacts from construction workers the Project shall, prior to commencing construction, develop a Construction Parking Plan requiring construction workers to park off-street and not use on-street parking spaces. The Project contractor shall develop a temporary off-street parking plan to ensure a sufficient supply of off-street spaces is provided for the construction workers.

**Enforcement Agency:** LADOT  
**Monitoring Agency:** LADOT  
**Monitoring Phase:** Pre-Construction, Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.H-7:** The Applicant shall procure all necessary entitlements and land use approvals from the City of Los Angeles Department of City Planning, including but not limited to the various discretionary actions as listed above in Section 3, Item B of Section IV.H. Land Use Planning in the Draft Supplemental EIR.

**Enforcement Agency:** Los Angeles Department of Building and Safety and City of Los Angeles Department of City Planning  
**Monitoring Agency:** Los Angeles Department of Building and Safety and City of Los Angeles Department of City Planning  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Once prior to issuance of building permit, Once prior to issuance of Final Certificate of Occupancy  
**Action Indicating Compliance:** Issuance of building permit, Issuance of Final Certificate of Occupancy

#### **IV.I Public Utilities**

##### *IV.I.1. Water*

###### ***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

###### ***Mitigation Measures***

No mitigation measures are required for the Modified Project.

No mitigation measures were identified in the Certified EIR.

##### *IV.I.2. Wastewater*

###### ***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

***Mitigation Measures***

No mitigation measures are required for the Modified Project.

No mitigation measures were identified in the Certified EIR.

***IV.I.3. Energy***

***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

***Mitigation Measures***

No mitigation measures are required for the Modified Project.

No mitigation measures were identified in the Certified EIR.

***IV.I.4 Solid Waste***

***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

***Mitigation Measures***

**Certified EIR Mitigation Measure MM IV.H-4-1:** The Applicant shall develop a construction and demolition debris recycling program to divert construction related solid waste and demolition debris from area landfills.

**Enforcement Agency:** Los Angeles Department of Building and Safety and Bureau of Sanitation

**Monitoring Agency:** Los Angeles Department of Building and Safety and Bureau of Sanitation

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.H-4-2:** The Applicant shall develop an operational project recycling plan that includes the design and allocation of recycling collection and storage space in the project. As a result of the City's space allocation ordinance, the Los Angeles Municipal Code (LAMC) includes provisions for recycling areas or rooms in all

new development projects.

**Enforcement Agency:** Los Angeles Department of Building and Safety and Bureau of Sanitation

**Monitoring Agency:** Los Angeles Department of Building and Safety and Bureau of Sanitation

**Monitoring Phase:** Operational

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Issuance of Final Certificate of Occupancy

#### **IV.J Public Services**

##### *IV.J.1. Police Services*

##### ***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

##### ***Mitigation Measures***

**MM IV.J.1-1.1:** During construction, the Modified Project shall include the following measures:

1. A Construction Traffic Control/Management Plan shall be submitted to LADOT for review and approval.
2. The bulk of the work shall be conducted on site. If temporary lane closures are necessary, Street Services approval shall be obtained and closures shall be limited to non-peak commute hours from 9:00 AM to 3:00 PM.
3. Existing access for the site shall be maintained for construction access.
4. Deliveries of construction material shall be coordinated to non-peak travel periods, to the extent possible.
5. Construction workers shall be prohibited from parking on adjacent streets and construction workers shall be directed to park on-site.

**Enforcement Agency:** LADOT

**Monitoring Agency:** LADOT

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Once at plan check; Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.J.1-1.1:** The Applicant shall erect temporary fencing suitable to prevent trespassers from entering the Project Site during construction activities to secure the Project Site and discourage trespassers.

**Enforcement Agency:** Los Angeles Department of Building and Safety and LAPD  
**Monitoring Agency:** Los Angeles Department of Building and Safety and LAPD  
**Monitoring Phase:** Pre-Construction, Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.J.1-1.2:** The Applicant shall employ security guards to monitor and secure the Project Site after hours during the construction process to secure the site and deter any potential criminal activity.

**Enforcement Agency:** Los Angeles Department of Building and Safety and LAPD  
**Monitoring Agency:** Los Angeles Department of Building and Safety and LAPD  
**Monitoring Phase:** Pre-Construction, Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.J.1-2.1:** In order to mitigate the potential temporary and short-term traffic impacts of any necessary lane and/or sidewalk closures during the construction period, the Project shall, prior to construction, develop a Construction Traffic Control/Management Plan to be approved by LADOT to minimize the effects of construction on vehicular and pedestrian circulation and assist in the orderly flow of vehicular and pedestrian circulation in the area of the Project. The Plan should include temporary roadway striping and signage for traffic flow as necessary, as well the identification and signage of alternative pedestrian routes in the immediate vicinity of the Project if necessary.

**Enforcement Agency:** LADOT  
**Monitoring Agency:** LADOT  
**Monitoring Phase:** Pre-Construction, Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.J.1-3.1:** The proposed security plan shall incorporate low-level and directional security lighting features to effectively illuminate project entryways, seating areas, lobbies, elevators, locker rooms, service areas, and parking areas with good illumination and minimum dead space to eliminate areas of concealment. Full cut-off fixtures shall be installed that minimize glare from the light source and provide light downward and inward to structures to maximize visibility.

**Enforcement Agency:** Los Angeles Department of Building and Safety and LAPD  
**Monitoring Agency:** Los Angeles Department of Building and Safety and LAPD  
**Monitoring Phase:** Operation



**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Issuance of Final Certificate of Occupancy

**Certified EIR Mitigation Measure MM IV.J.1-3.2:** The Applicant shall develop and implement a Security Plan in consultation with the LAPD, outlining the security services and features to be provided in conjunction with the Modified Project. The plan shall be coordinated with the LAPD and a copy of said plan shall be filed with the LAPD West Bureau Commanding Officer. Said security plan may include some or all of the following components:

- i. Provisions for on-site private security personnel for the commercial and residential areas. Through individual lease agreements for the proposed retail/commercial uses and property management services for the residential uses, private on-site security services shall be provided. Security officers shall be responsible for patrolling all common areas including the back service corridors and alleys, parking garages, and stairwells. All security officers shall patrol the grounds primarily by foot; however, bike patrol may be implemented in the parking garages and on the surrounding roadways.
- ii. The parking garages shall be designed to cordon off residential and commercial serving parking areas to provide increased security for residents of the Modified Project. Both residential and commercial parking areas shall be fitted with emergency features such as closed circuit television (CCTV) or emergency call boxes that will provide a direct connection with the on-site security force or the LAPD 911 emergency response system.

**Enforcement Agency:** Los Angeles Department of Building and Safety and LAPD

**Monitoring Agency:** Los Angeles Department of Building and Safety and LAPD

**Monitoring Phase:** Operation

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Issuance of Final Certificate of Occupancy

#### *IV.J.2. Fire Protection*

#### ***Project Design Features***

**Project Design Feature IV.J-1:** Good housekeeping procedures would be implemented during the additional construction required for the Modified Project and would include: the maintenance of mechanical equipment in good operating condition; careful storage of flammable materials in appropriate containers; and the immediate and complete cleanup of spills of flammable materials when they occur.

**Enforcement Agency:** Los Angeles Department of Building and Safety and LAFD  
**Monitoring Agency:** Los Angeles Department of Building and Safety and LAFD  
**Monitoring Phase:** Pre-Construction, Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

No project design features were identified in the Certified EIR.

***Mitigation Measures***

See Mitigation Measure MM K.1-1, below.

No mitigation measures were identified in the Certified EIR.

***IV.J.3. Recreation and Parks***

***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

***Mitigation Measures***

No mitigation measures are required for the Modified Project.

No mitigation measures were identified in the Certified EIR.

***Schools***

***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

***Mitigation Measures***

**Certified EIR Mitigation Measure MM IV.J.3-1.1: School Bus Access**

- Prior to construction, contact the LAUSD Transportation Branch at (323) 342- 1400 regarding potential impact to school bus routes.
- Maintain unrestricted access for school buses during construction.

- Comply with Provisions of the California Vehicle Code by requiring construction vehicles to stop when encountering school buses using red flashing lights.

**Enforcement Agency:** Los Angeles Department of Building and Safety and LAFD

**Monitoring Agency:** LAFD

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.J-3.1.2: School Pedestrian/Traffic Safety Access**

- Not endanger passenger safety or delay student drop-off or pickup due to changes in traffic patterns, lane adjustments, altered bus stops, or traffic lights.
- Maintain safe and convenient pedestrian routes to LAUSD schools (LAUSD will provide School Pedestrian Route Maps upon your request).
- Maintain ongoing communication with school administration at affected schools, providing sufficient notice to forewarn students and parents/guardians when existing pedestrian and vehicle routes to school may be impacted.
- Not haul past affected school sites, except when school is *not* in session. If that is infeasible, not haul during school arrival and dismissal times.
- Not staging or parking of construction-related vehicles, including worker- transport vehicles, adjacent to school sites.
- Provide crossing guards when safety of students may be compromised by construction-related activities at impacted school crossings.
- Install barriers and/or fencing to secure construction equipment and site to prevent trespassing, vandalism, and attractive nuisances.
- Provide security patrols to minimize trespassing, vandalism, and short-cut attractions.

**Enforcement Agency:** Los Angeles Unified School District and Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Unified School District and Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

#### **IV.K.1. Traffic/Transportation**

##### ***Project Design Features***

**PDF K.1-2:** The Modified Project shall improve the intersections of Gower Street and Sunset Boulevard (North, South, East and West Legs) and Bronson Street and Sunset Boulevard (North, South, East and West Legs) with Continental Crosswalks.

**Enforcement Agency:** LADOT and City of Los Angeles Department of City Planning

**Monitoring Agency:** LADOT and City of Los Angeles Department of City Planning

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Once at plan check, Once prior to issuance of Final Certificate of Occupancy

**Action Indicating Compliance:** Plan approval and issuance of building permits, Issuance of Final Certificate of Occupancy

**PDF K.1-3** The Applicant shall contact Los Angeles County Metropolitan Transportation Authority (LACMTA) Bus Operations Control Special Events Coordinator at 213-922-4632 regarding construction activities that may impact LACMTA bus lines at least 30 days in advance of initiating the Modified Project's additional construction activities. For closures that last more than six months, LACMTA's Stops and Zones Department will also need to be notified at 213-922-5188, 30 days in advance of initiating the Modified Project's additional construction activities. Other municipal bus operators may also be impacted and should be included in construction outreach efforts.

**Enforcement Agency:** Los Angeles County Metropolitan Transportation Authority

**Monitoring Agency:** Los Angeles County Metropolitan Transportation Authority

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once at plan check

**Action Indicating Compliance:** Issuance of building permit

No project design features were identified in the Certified EIR.

##### ***Mitigation Measures***

See Mitigation Measure MM IV.J.1-1.1, above.

**MM K.1-1:** Gower Street & Sunset Boulevard. The Modified Project shall improve the Gower Street & Sunset Boulevard intersection to provide an operational northbound right turn lane by improving the northbound approach from a left turn lane and shared through/ right turn lane to a left turn lane, through lane and operational right turn lane. Because this improvement requires the relocation of an existing passenger loading zone southerly on Gower Street south of Sunset Boulevard and removal of two to three metered parking

spaces, the Modified Project shall set aside up to 3 spaces for public parking to replace these parking spaces on-site. Additionally, the Modified Project shall install additional system detector loops along the west side of Gower Street.

**Enforcement Agency:** LADOT and City of Los Angeles Department of City Planning

**Monitoring Agency:** LADOT and City of Los Angeles Department of City Planning

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Once at plan check, Once prior to issuance of Final Certificate of Occupancy

**Action Indicating Compliance:** Plan approval and issuance of building permits, Issuance of Final Certificate of Occupancy

**MM K.1-2:** Bronson Avenue & Sunset Boulevard. The Modified Project shall improve the Bronson Avenue and Sunset Boulevard intersection to provide an operational southbound right turn lane by improving the southbound approach from a left turn lane and shared through/right turn lane to a left turn lane, through lane and an operational right turn lane. Because this improvement requires the removal of up to 4 parking spaces on the west side of Bronson Avenue north of Sunset Boulevard, the Modified Project shall set aside 4 spaces for public parking to replace these parking spaces on-site. Additionally, the Modified Project shall install additional system detector loops along the west side of Bronson Avenue.

**Enforcement Agency:** LADOT and City of Los Angeles Department of City Planning

**Monitoring Agency:** LADOT and City of Los Angeles Department of City Planning

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Once at plan check, Once prior to issuance of Final Certificate of Occupancy

**Action Indicating Compliance:** Plan approval and issuance of building permits, Issuance of Final Certificate of Occupancy

**MM K.1-3:** The Modified Project shall implement a Transportation Demand Management (TDM) Plan, consistent with the recommendations of LADOT, that would achieve a least a 10% reduction in the Modified Project's P.M. Peak Hour trips. While multiple methods of compliance may be available for certain measures, the final TDM Plan shall be reviewed and approved by LADOT prior to the certificate of occupancy for the Modified Project to ensure that the TDM Plan will provide at minimum a 10% reduction in the Modified Project's P.M. Peak Hour trips. Potential measures that could achieve a 10% reduction in the Modified Project's P.M. Peak Hour trips include the following elements:

1. Establish an on-site Transportation Management Office (TMO) as part of the management office to assist residents and employees in finding alternate travel modes and strategies.

2. Provide a visible on-site kiosk with options for ridesharing, bus routes, bike routes in a prominent area(s) in view for residents, employees and patrons of the commercial components;
3. Provide car sharing service for residents and employees;
4. Encourage alternative work arrangements for residents and employees;
5. Improve the existing bus stop on the north side of Sunset Boulevard, east of Gordon Street;
6. Provide transit pass reductions of at least 25% for residents and employees
7. Provide carpool and vanpool matching and preferential parking for carpools/vanpools that register with the TMO;
8. Provide secure bicycle facilities and bicycle sharing service for residents and employees;
9. Provide transit and ridesharing incentives such as points or coupons for merchandise
10. Provide guaranteed rides home for employees that use alternative modes of transportation or rideshare in the event of an emergency;
11. Provide unbundled parking for residents; and
12. Encourage office tenants to establish workplace parking for employees (i.e. charging employees of office tenants for some or all of their parking costs) or to establish an employee parking cash-out program.

**Enforcement Agency:** LADOT

**Monitoring Agency:** LADOT

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Once prior to issuance of Final Certificate of Occupancy

**Action Indicating Compliance:** Issuance of Final Certificate of Occupancy

**Certified EIR Mitigation Measure MM IV.K.1-2** If it is necessary for the Applicant to obtain a haul route permit for the Modified Project's additional construction activities, prior to the issuance of a grading permit, the Applicant shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the Applicant to the following haul route conditions:

- i. All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- ii. Hours of operation shall be from 9:00 A.M. to 4:00 P.M.
- iii. Days of the week shall be Monday through Saturday. No hauling activities are permitted on Sundays or Holidays.
- iv. Trucks shall be restricted to 18-wheel trucks or smaller.
- v. The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213.485.3106).
- vi. Streets shall be cleaned of spilled materials at the termination of each work day.
- vii. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- viii. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- ix. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- x. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- xi. All trucks are to be watered only when necessary at the job site to prevent excessive blowing dirt.
- xii. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- xiii. The applicant shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
- xiv. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- xv. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.

- xvi. One flag person(s) shall be required at the job site to assist the trucks in and out of the Project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."
- xvii. The City of Los Angeles, Department of Transportation, telephone 213.485.2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- xviii. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Use Inspection Division at (213) 485-3711 before the change takes place.
- xix. The permittee shall notify the Street Use Inspection Division, at (213) 485-3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- xx. A surety bond by Contractor shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401. Further information regarding the bond may be obtained by calling 818.374.5090; or the West Los Angeles District Engineering Office, 1828 Sawtelle Boulevard, 3rd Floor, Los Angeles, CA 90025. Further information regarding the bond may be obtained by calling 310.575.8388; or by the Central District Engineering Office, 201 N. Figueroa Street, Room 770, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling 213.977.6039; or by the Harbor District Engineering Office, 638 S. Beacon Street, 4th Floor, San Pedro, CA 90731. Further information regarding the bond may be obtained by calling 310.732.4677.

**Enforcement Agency:** LADOT and Los Angeles Department of Building and Safety

**Monitoring Agency:** LADOT and Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

#### **IV.K.2 Parking**

##### ***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.



***Mitigation Measures***

**Certified EIR Mitigation Measure MM IV.K.2-1:** In order to mitigate potential parking impacts from construction workers the Project shall, prior to commencing construction, develop a Construction Parking Plan requiring construction workers to park off-street and not use on-street parking spaces. The Project contractor shall develop a temporary off-street parking plan to ensure a sufficient supply of off-street spaces is provided for the construction workers.

**Enforcement Agency:** LADOT

**Monitoring Agency:** LADOT

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Field inspection sign-off

**V. General Impact Categories**

Hazardous Materials/Risk of Upset

***Project Design Features***

No project design features were identified for the Modified Project.

No project design features were identified in the Certified EIR.

***Mitigation Measures***

**Certified EIR Mitigation Measure MM IV.D-1:** Implementation of the Code-Required Measures IV.D-1.1 and IV.D-1.2, would ensure potential impacts related to the release of hazardous materials resulting from the potential release of asbestos containing materials and lead-based paint during construction would be mitigated to less than significant levels. No additional mitigation measures are required.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Issuance of demolition permit, Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.D-2:** Implementation of the Code-Required Measures IV.D-1.1 and IV.D-1.2, would ensure potential impacts related to the potential release of hazardous materials from the routine transport, use, or disposal of potentially hazardous materials would be mitigated to less than significant levels.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Pre-Construction, Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Issuance of demolition permit, Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.D-3.1:** The Modified Project shall maintain appropriate fire and police access to the Project Site during the construction process.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.D-3.2:** To the maximum extent feasible, the Modified Project shall schedule all construction-related deliveries and haul trips to occur outside peak traffic hours.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off

**Certified EIR Mitigation Measure MM IV.D-5:** The Applicant shall prepare and submit an emergency response plan for approval by the City of Los Angeles Planning Department and the City of Los Angeles Fire Department. The emergency response plans shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

**Enforcement Agency:** Los Angeles Department of Building and Safety, LAFD, and City of Los Angeles Department of City Planning  
**Monitoring Agency:** Los Angeles Department of Building and Safety and LAFD, City of Los Angeles Department of City Planning  
**Monitoring Phase:** Pre-Construction  
**Monitoring Frequency:** Ongoing during field inspection  
**Action Indicating Compliance:** Field inspection sign-off