

**REVISED CONDITIONS APPROVED BY
PLANNING AND LAND USE MANAGEMENT COMMITTEE ON 3/25/14**

**[Q] QUALIFIED CONDITIONS OF APPROVAL
Student Housing Project Site**

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions for Student Housing Project Site:

1. **Site Development.** The development of the property shall be in substantial conformance with the Site Plans, Floor Plans, and Building Elevations dated October 21, 2013, attached to the case file and labeled Exhibit B. Deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Permitted Uses.** The property shall be limited to the use and area provisions of the C2-2 Zone as defined in Section 12.14 of the Los Angeles Municipal Code, and as permitted in this grant.
3. **Floor Area.** The maximum floor area of the project shall not exceed 264,300 square feet of commercial and residential floor area for Graduate Student Housing and Childcare Facility purposes.
4. **Height:** The maximum height of the project shall not exceed 67-feet in height.
5. **Access.** Vehicular driveway access to the project shall be provided via San Pablo Street.
6. **Student Housing Parking.** Student housing parking shall be provided as permitted by the Shared Parking Determination as part of CPC-2013-7-GPA-ZC-ZAD-SPR.
7. **Childcare Facility Parking:** A minimum of 21 off-street parking spaces shall be located within 200-feet of the main entrance to the childcare facility and shall be clearly marked and reserved for the exclusive use of the childcare facility during its hours of operation. Parking signs shall be clearly posted along these parking spaces.
8. **Bicycle Parking.** Bicycle parking shall be provided in accordance with the regulations of the Bicycle Parking Ordinance, LAMC Section 12.21.A-16.
9. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
10. **Recreation and Parks Dedication.** Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

11. **Fire Protection.** The following Fire Department requirements shall be satisfied, as recommended in conditions submitted from the Department on September 20, 2013:

a. **Comprehensive**

- i. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- ii. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- iii. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- iv. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- v. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- vi. Building designs for multi residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street on Fire Lane.
- vii. The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.
- viii. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- ix. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.
- x. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- xi. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- xii. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department
- xiii. Those plot plans be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- xiv. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- xv. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words Private Street and Fire Lane within the private street easement.
- xvi. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

- xvii. Plans showing areas to be posted and/or painted, FIRE LANE NO PARKING shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 - xviii. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted No Parking at Any Time prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - xix. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - xx. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
 - xxi. A valid Division 5 Fire Department permit is required prior to installation for all private fire hydrant systems.
 - xxii. Adequate off-site public and on-site private fire hydrants will be required.
 - xxiii. Site plans shall include all overhead utility lines adjacent to the site.
 - xxiv. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - xxv. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
 - xxvi. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- b. **Miscellaneous Policy Exception: L.A.M.C. 57.09.03.B Exception:**
- i. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved for lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - ii. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - iii. This policy does not apply to single-family dwellings or to non-residential buildings.

12. **Local Hire.** The Applicant or its contractor shall implement a local hiring program with a goal of 30% new local hires for construction jobs related to the Project. A "local hire" is an individual whose primary place of residence is within five (5) miles of the Project or who lives within census tracts with high poverty (more than 40% of the population is below the poverty line) or with high unemployment (exceeds 150% of the average for Los Angeles County). At least two weeks prior to the primary hiring effort, the Applicant or its contractor shall hold a job fair for potential local hires. The Applicant or its contractor shall announce the job fair to one or more "first source hiring" non-profits or other community-based non-profits and, further, shall place a classified ad in the Los Angeles Times and La Opinion announcing the job fair. The Applicant or its contractor shall have the right to make all hiring decisions, but shall give consideration to qualified job applicants who attend the job fair or other qualified first source referrals.

B. Environmental Conditions.

1. **Visual Resources (Aesthetics).**

- a. The Applicant shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.
- b. Building façades facing public streets shall be designed to enhance the pedestrian experience and connectivity of the HSC campus through such features as wide and well-illuminated entry areas, landscaping, and informal gathering space.
- c. Architectural design and exterior building materials shall be compatible with the theme and quality of building design and materials used within the HSC campus.
- d. New utilities shall be constructed underground, to the extent feasible.
- e. Exterior signage for the proposed buildings shall be compatible with the design of the building.
- f. All new or replacement street trees shall be selected for consistency with the existing street trees or in accordance with a street tree master plan reviewed and approved by the Department of Public Works Street Tree Division.
- g. All mechanical, electrical and rooftop equipment shall be screened from view from adjacent surface streets.
- h. Landscaping and/or vegetation features shall be incorporated into the design of each Development Site.
- i. All exterior lighting shall be directed on-site or shielded to limit light spillover effects.

2. Air Quality (Construction).

- a. General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.
- b. Disturbed areas shall be watered three times daily, which is above and beyond the SCAQMD Rule 403 requirement to water disturbed areas two times daily.
- c. All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.
- d. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
- e. Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.
- f. All construction vehicles shall be prohibited from idling in excess of ten minutes, both on- and off-site.

- g. Project heavy-duty construction equipment shall use alternative clean fuels, such as low sulfur diesel or compressed natural gas with oxidation catalysts or particulate traps, to the extent feasible.
- h. The Applicant shall utilize coatings and solvents that are consistent with applicable SCAQMD rules and regulations.
- i. All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reduction that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations.

3. Air Quality (Operations).

- a. The Applicant shall provide public education to USC Health Science Campus *dorm residents*, visitors, and employees regarding the importance of reducing vehicle miles traveled and utilizing transit, and the related air quality benefits through the use of brochures and other informational tools.
- b. The Applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.
- c. The Applicant shall coordinate with the MTA and the City of Los Angeles Department of Transportation to provide information with regard to local bus and rail services.

4. Noise (Construction). Prior to the issuance of any grading, excavation, haul route, foundation, or building permits, the Applicant shall provide proof satisfactory to the Department of Building and Safety and Planning Department that all construction documents require contractors to comply with Los Angeles Municipal Code Section 41.40 which requires all construction and demolition activity located within 500 feet of a residence to occur between 7:00 A.M. and 6:00 P.M. Monday through Friday and 8:00 A.M. and 6:00 P.M. on Saturday, and that a noise management plan for compliance and verification has been prepared by a monitor retained by the Applicant. At a minimum, the plan shall include the following requirements:

- a. Pile drivers used in proximity to sensitive receptors shall be equipped with noise control having a minimum quieting factor of 10 dB(A);
- b. Loading and staging areas must be located on site and away from the most noise-sensitive uses surrounding the site as determined by the Department of Building and Safety;
- c. Program to maintain all sound-reducing devices and restrictions throughout the construction phases;
- d. An approved haul route authorization that avoids noise-sensitive land uses to the maximum extent feasible; and
- e. Identification of the noise statutes compliance/verification monitor, including his/her qualifications and telephone number(s).

5. **Traffic.** The applicant shall comply with the traffic mitigation measures as established and outlined in the attached Traffic Mitigation Sequencing Plan (Exhibit D-1 excerpt), to the satisfaction of the Department of Transportation and Department of Public Works.

Traffic Mitigations for the development of the entire campus may include improvements from the following list of intersections, to the satisfaction of the Department of Transportation and Department of Public Works:

- Intersection No. 2: I-5 Freeway SB and Mission Road
- Intersection No. 3: I-5 Freeway NB Off-Ramp and Daly Street–Main Street
- Intersection No. 6: I-5 Freeway NB On-Ramp and Marengo Street
- Intersection No. 10: Biggy Street and Zonal Avenue (Parking Option 1 only)
- Intersection No. 12: San Pablo Street and Alcazar Street
- Intersection No. 14: San Pablo Street and Zonal Avenue
- Intersection No. 15: Soto Street and Alcazar Street (Parking Option 2 only)
- Intersection No. 16: Soto Street and I-10 Freeway WB Ramps–Charlotte Street
- Intersection No. 17: Soto Street and Marengo Street
- Intersection No. 18: Soto Street and I-10 Freeway EB Off-Ramp–Wabash Avenue

6. **Utilities (Water).**

- a. Water faucet fixtures with activators shall be installed that automatically shut off the flow of water when not in use.
- b. Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

7. **Utilities (Wastewater).**

- a. Prior to the issuance of any building permits, the Development Services Division of the Bureau of Engineering, Department of Public Works, shall make a determination of capacity in the sewer pipeline between each proposed Development Site and the trunk sewer. If service is discovered to be less than adequate, the Applicant shall be required to upgrade the connections to the lines and/or provide an alternative solution, in order to appropriately serve the Project.
- b. The Applicant shall comply with the procedural requirements of City ordinances regulating connections to the City sewer system (e.g., Ordinance No. 166,060).
- c. All necessary on-site infrastructure improvements shall be constructed to meet the requirements of the Department of Building and Safety.
- d. The Applicant shall apply for and comply with all necessary permits, including Industrial Wastewater Discharge Permits, if required.

8. **Solid Waste.**

- a. The Applicant shall comply with the provisions of City of Los Angeles Ordinance No. 171687 with regard to all new structures constructed as part of the proposed Project.

- b. The Applicant shall implement a demolition and construction debris recycling plan for all buildings constructed as part of the proposed Project, with the explicit intent of requiring recycling during all phases of site preparation and building construction.
- c. All structures constructed or uses established within any part of the proposed Project Site shall be designed to be permanently equipped with clearly marked, durable, source sorted recycling bins at all times to facilitate the separation and deposit of recyclable materials.
- d. Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities.
- e. The Applicant shall coordinate with the City of Los Angeles to continuously maintain in good order for the convenience of concessionaires, patrons, and employees clearly marked, durable and separate recycling bins on the same lot, or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times, for collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.

C. Administrative Conditions:

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.

7. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
8. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.

- a. Within 30 days of the effective date of this land use entitlement and prior to any Planning Department clearance of the conditions of approval contained herein, the applicant shall file a Mitigation Monitoring and Reporting Program (MMRP) in a manner satisfactory to the Planning Department which defines specific reporting and/or monitoring requirements to be enforced during project implementation. Each environmental condition shall be identified as to the responsible mitigation monitor(s), the applicable enforcement agency, the applicable monitoring agency and applicable phase of project implementation as follows:
 - i. Pre-construction (prior to issuance of a building permit);
 - ii. Construction (prior to certificate of occupancy); and
 - iii. Post-construction / maintenance (post-issuance of certificate of occupancy).

In some cases, a specific mitigation measure may require compliance monitoring during more than one phase of project implementation. Such measures shall be noted within the discussion of the specific mitigation measure in the MMRP.

- b. The applicant shall demonstrate compliance with each mitigation measure in a written report submitted to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance with post-construction / maintenance conditions.
 - c. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.
 - d. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.
9. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the

applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

CONDITIONS FOR EFFECTUATING [T] TENTATIVE CLASSIFICATION REMOVAL Student Housing Project Site

Pursuant to Section 12.32-G of the Municipal Code, the [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. That the following improvements be constructed or that the construction be suitably guaranteed (However, if street designations and standards are modified by future Council actions, dedications and improvements shall be constructed to meet those new standards, without a requirement for a clarification of T-conditions):

a. Current dedication Requirements:

- i. **Alcazar Street** (Collector Street) – A 15-foot by 15-foot corner cut or 20-foot radius property line return at the intersection with San Pablo Street.
- ii. **San Pablo Street** (Secondary Highway) – A 2-foot wide strip of land along the property frontage to complete a 45-foot half right-of-way in accordance with Secondary Highway Street Standards.

b. Current improvements requirements:

- i. **Alcazar Street** – Construct a 5-foot wide concrete sidewalk within a 10-foot wide parkway. Repair any broken, off-grade curb and gutter. Landscape and install sprinklers in the parkway. Upgrade all driveways to comply with ADA requirements and close any unused driveways with standard curb height, gutter and sidewalk.
- ii. **San Pablo Street** – Construct additional concrete sidewalk in the dedicated area to complete a 12-foot wide full width concrete sidewalk. Repair broken, off-grade curb, gutter and sidewalk. construct a curb ramp at the corner with Alcazar Street to comply with ADA requirements.
- iii. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077,
- iv. Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551.
- v. Department of Transportation may have additional requirements for dedication and improvements, as established in the traffic mitigation plan identified in the EIR and Addendum (Exhibit D-1).
- vi. Relocate traffic signs, equipment and parking meters to the satisfaction of the Department of Transportation (213) 482-7024.
- vii. Refer to the Department of Water and Power regarding power pole (213) 367-2715.

- viii. Refer to the Fire Department regarding fire hydrants (213) 482-6543.
2. Catch basins exist in Alcazar Street and San Pablo Street. Relocate catch basins per B--Permit plan check requirements.
3. Sewer lines exist in San Pablo Street, Alcazar Street and in the vacated easement of Lambie Street. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer fees are to be paid prior to obtaining a building permit.
4. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
5. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.

Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.