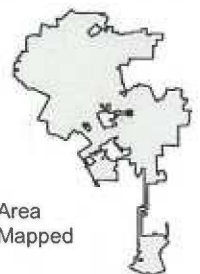
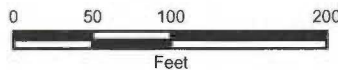


ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of properties shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.



C.M. 144 B 185	CPC-2006-9797-GPA-VZC-HD-SPR-DB
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AAI

102314

Section __. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of _____.

Holly L. Wolcott, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on November 13, 2014
recommended this ordinance be adopted by the City Council.



James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. _____

(Q) QUALIFIED CONDITIONS OF APPROVAL

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

Entitlement Conditions

1. **Permitted Use.** The use of the subject property shall be limited to those uses permitted in the C2 Zone as defined in Section 12.14.A of the L.A.M.C.
2. **Site Plan.** Prior to the issuance of any permits for the subject project, detailed development plans, including a complete landscape and irrigation plan shall be submitted for review and approval by the Department of City Planning – Major Projects Section for verification of compliance with the imposed conditions. The plan shall be in substantial conformance with the plot plan labeled as Exhibit "A", attached to the subject case file. Minor 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.
3. **Residential Density.** A total of 695 residential dwelling units may be constructed on the site.
4. **Commercial Density.** A total of 24,900 square feet restaurant and retail floor area may be constructed on the site.
5. **Density Bonus.** In exchange for a 5% set aside for Very Low Income households (31 dwelling units), the applicant shall receive a 12.1% density bonus increase (75 units).
6. **Parking.** The project shall provide 1.8 parking spaces per residential unit, and shall provide 1 parking space per 200 square feet of commercial floor area.

Construction Conditions

7. **Construction Related Parking.** No employees or subcontractors shall be allowed to park on surrounding residential streets for the duration of all construction activities. There shall be no staging or parking of heavy construction vehicles along Santa Monica Boulevard, Las Palmas Avenue, or Lexington Avenue before 9:00 AM or after 4:00 PM, Monday through Friday. All construction vehicles shall be stored on site unless returned to their owner's base of operations.
8. **Truck Traffic Restricted Hours.** Truck traffic directed to the project site for the purpose of delivering materials or construction-machinery shall be limited to the hours beginning at 9:00 AM and ending at 4:00 PM, Monday through Friday. No truck deliveries shall occur outside of that time period. No truck queuing related to such deliveries to the project site shall occur on any local or collector street within the project vicinity outside of that time period.
9. **Loading.** Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for the parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning.
10. **Maintenance.** The subject property including associated parking facilities, sidewalks, outdoor pool areas, and landscaped planters adjacent to the exterior walls along the

property lines shall be maintained in an attractive condition and shall be kept free of trash and debris. Trash receptacles shall be located throughout the site.

11. **Dust Walls.** Temporary dust walls (e.g., Visqueen plastic screening or other suitable product) not less than 8 feet in height shall be installed and maintained along the property line between the site and adjoining residential lots as necessary to preclude dust dispersion from the project site to adjacent homes.
12. **Community Relations.** A 24-hour "hot-line" phone number for the receipt of construction-related complaints from the community shall be provided to immediate neighbors and the local neighborhood association, if any. The applicant shall be required to respond within 24-hours of any complain received on this hotline.
13. **Posting of Construction Activities.** The adjacent residents shall be given regular 2notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for inquiring about the construction process and to register complaints.
14. **Construction Impacts.** Prior to the issuance of a demolition permit, the applicant shall submit a construction work site traffic control plan to Department of Transportation (DOT) for review and approval. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours to the extent feasible. The applicant shall minimize temporary construction impacts to traffic by implementing the following strategies.
 - a. Identify truck staging areas, and implement efficient management of truck access/egress routes.
 - b. Develop worksite traffic control plans.
 - c. Develop a construction worker transportation demand management plan to encourage the use of transit/ridesharing and to minimize parking demand.
 - d. Schedule construction-related deliveries, to the extent feasible, to occur during off-peak travel hours.
 - e. Develop and submit a Freeway Truck Management Plan to Caltrans.
 - f. Coordinate with LA County Metro to minimize inconvenience to transit users caused by any temporary bus stop relocations and bus line re-routings.
 - g. All temporary construction traffic control plans in the City involving temporary traffic signal modifications, the relocation of any signal equipment, and the installation of crash cushions or temporary roadway striping shall be prepared, submitted and signed by a registered Civil or Traffic Engineer in the state of California, on DOT standard plan format, for review and approval by DOT's Design Division.
 - h. Additionally, all other temporary construction traffic control proposals in the City involving the use of flashing arrow boards, traffic cones, barricades, delineators, construction signage, etc., shall require the review and approval by DOT's

Central District Office.

15. **General Conditions.**

- a. All transportation improvements and associated traffic signal work within the City of Los Angeles must be guaranteed through the B-Permit process of the Bureau of Engineering, prior to the issuance of any building permit and shall be completed prior to the issuance of the first certificate of occupancy for the project. Temporary certificates of occupancy may be granted in the event of any delay through no fault of the applicant, provided that, in each case, the applicant has demonstrated reasonable efforts and due diligence to the satisfaction of DOT.
- b. If a proposed traffic mitigation measure does not receive the required approval, a substitute mitigation measure may be provided subject to the approval of DOT or other governing agency with jurisdiction over the mitigation location, upon demonstration that the substitute measure is equivalent or superior to the original measure in mitigating the project's significant traffic impact.
- c. Any improvements along state highways and at freeway ramps require approval from the State of California Department of Transportation (Caltrans). The applicant may be required to obtain an encroachment permit or other approval from Caltrans for each of these improvements before the issuance of any building permits, to the satisfaction of Caltrans, DOT, and the Bureau of Engineering.

ADMINISTRATIVE CONDITIONS OF APPROVAL

16. **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 Department of City Planning for placement in the subject file.
17. **Code Compliance.** Area, height, and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.
18. **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 assigns. The agreement shall be submitted to the Department of City Planning's Development Services Center for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

Notice: Certificates of Occupancies for the subject properties 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.
19. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials or legislation or their successors, designees or amendment to any legislation.
20. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department and any designated agency, or the agency's

successor and in accordance with any stated laws or regulations, or any amendments thereto.

21. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the buildings submitted to the Department of City Planning and the Department of Building and Safety.
22. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
23. **Mitigation Monitoring.** The applicant shall identify mitigation monitors who shall provide periodic status reports on the implementation of the Environmental Conditions specified herein (Mitigation Monitoring and Reporting Program – MMRP), as to area of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the Environmental Conditions.
24. **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 relating to 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.

Environmental Conditions & Mitigation Monitoring

Mitigation Measure A-1: Temporary fencing with screening material shall be used to buffer views of construction equipment and materials, when feasible.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once, for each phase of construction

Action Indicating Compliance: Compliance report submitted by contractor prior to start of Construction

Mitigation Measure A-2: The Applicant shall prepare a street tree plan to be reviewed and approved by the City's Department of Public Works, Urban Forestry. All plantings in the public right-of-way shall be installed in accordance with the approved street tree plan.

Monitoring Phase: Pre-Construction (Design Phase)

Enforcement Agency: Department of Public Works, Urban Forestry

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once

Action Indicating Compliance: Plan approval

- Mitigation Measure A-3:** All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the City of Los Angeles Department of City Planning.
- Monitoring Phase:** Pre-Construction (Design Phase)
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning
Monitoring Frequency: Once
Action Indicating Compliance: Plan approval
- Mitigation Measure A-4:** All new street and pedestrian lighting within the public right-of-way shall be approved by the Bureau of Street Lighting and shall be tested in accordance with the requirements of the Bureau of Street Lighting.
- Monitoring Phase:** Pre-Construction (Design Phase)
Enforcement Agency: Bureau of Street Lighting
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Once
Action Indicating Compliance: Plan approval; Field inspection sign-off
- Mitigation Measure A-5:** All new street and pedestrian lighting shall be shielded and directed away from any light-sensitive offsite uses.
- Monitoring Phase:** Pre-Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Once
Action Indicating Compliance: Field inspection sign-off
- Mitigation Measure A-6:** Architectural lighting shall be directed onto the building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties.
- Monitoring Phase:** Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Once
Action Indicating Compliance: Field inspection sign-off
- Mitigation Measure B-1:** General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403 which include:
- The contractor shall keep the construction area sufficiently damped to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

- All materials transported off-site shall be either sufficiently watered or securely covered to prevent the generation of excessive amount of dust.
- All clearing, grading, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent the generation of excessive amounts of dust.
- Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the site.
- Sweep daily all paved parking and staging areas.
- 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 fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.
- Replace ground cover in disturbed areas as quickly as possible. Areas to remain uncovered for an extended period are to be hydro-seeded with indigenous wild flower seeds.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly, during the time the listed equipment will be used

Action Indicating Compliance: Compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure B-2:

The project applicant shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the project site throughout the project construction. The project applicant shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. These measures include the following:

- Use heavy-duty diesel-powered equipment with cooled exhaust gas recirculation that meets 2010 model year United States Environmental Protection Agency NOX standards at the project site, where commercially available (defined as a minimum of five vendors with such equipment being readily available). At a minimum, truck fleets used for material delivery and soil import/export shall use trucks that meet EPA 2007 model year NOX emissions requirements.
- Apply NOX control technologies, such as fuel injection timing retard for diesel engines and air-to-air cooling when such technologies are readily available.
- During construction, trucks and vehicles in loading and unloading queues should turn their engines off when not in use to reduce idling vehicle emissions. Truck and equipment shall be limited to five minutes or less.

- Construction activities should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions and keep all construction equipment in proper tune in accordance with manufacturer's specifications.
- Maintain records on fuel use, hours of operation, and periodic maintenance of all construction equipment.
- If a minimum of five union and five non-union vendors featuring such equipment are available, require all on-site construction equipment to meet EPA Tier 3 or higher emissions standards according to the following schedule:
 - Project start, to December 31, 2014: 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 BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions 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 CARB regulations.
 - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions 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 CARB regulations.
 - A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
 - Encourage construction contractors to apply for SCAQMD "SOON" funds.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly, during the time the listed equipment will be used

Action Indicating Compliance: Compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure B-3:

The project applicant shall implement measures to reduce emissions of pollutants generated from haul routes and construction traffic to include the following:

- Configure construction parking to minimize traffic interference.

- Provide temporary traffic control during all phases of construction activities to improve traffic flow on public roadways (e.g., flag person).
- Schedule construction activities that affect traffic flow on public roadways to off-peak hours.
- Re-route construction trucks off congested streets.
- Consolidate truck deliveries.
- Utilize proper planning to reduce re-work and multiple handling of earth materials.
- Select equipment that is properly sized to minimize trips/use.
- Maximize off-site construction (i.e., prefabricating and pre-painting)

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly, during the time the listed equipment will be used

Action Indicating Compliance: Compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure B-4:

Electricity from power poles and solar-powered generators rather than temporary diesel- or gasoline-powered generators shall be used unless electricity use is unavailable.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly, during the time the listed equipment will be used

Action Indicating Compliance: Compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure B-5:

The project applicant shall ensure that the construction contractor utilizes architectural coatings and solvents that comply with SCAQMD Section 1113 or, if feasible, that have a lower VOC content. Coatings used for the project must contain a VOC rating of 75 grams/liter of VOC or less.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly, during the time the listed materials will be used

Action Indicating Compliance: Compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure B-6:

The Applicant shall schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly, during the period over which the deliveries will occur

Action Indicating Compliance: Compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure B-7:

Fundamental Building Systems Commissioning — verify building systems are designed, installed and calibrated to operate as intended. Commissioning process activities shall be completed for the following energy-related systems: Heating, ventilating, air conditioning, and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls, lighting and daylighting controls, domestic hot water systems, and any renewable energy systems (wind, solar, etc.):

- Designate an individual as the Commissioning Authority (CxA) to lead, review and oversee the completion of the commissioning process activities.
- The Owner shall document the Owner's Project Requirements (OPR). The design team shall develop the Basis of Design (BOD). The CxA shall review these documents for clarity and completeness. The Owner and design team shall be responsible for updates to their respective documents.
- Develop and incorporate commissioning requirements into the construction documents.
- Develop and implement a commissioning plan.
- Verify the installation and performance of the systems to be commissioned.
- Complete a summary commissioning report.
- The commissioning report shall be submitted to the Department of Building and Safety prior to the issuance of the building permit.

Monitoring Phase: Pre Construction (Design Phase); Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Upon submittal of commissioning report to Department of Building and Safety; field inspection by Department of Building and Safety

Action Indicating Compliance: Approval of commissioning report by Department of Building and Safety; field inspection sign-off by Department of Building and Safety

Mitigation Measure B-8:

Demonstrate a 15 percentage increase in the proposed building performance rating compared to the baseline building performance rating required by the current Title 24 standards. The increase in energy efficiency shall be verified in the commissioning report.

Monitoring Phase: Pre Construction (Design Phase); Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Upon submittal of commissioning report to Department of Building and Safety

Action Indicating Compliance: Approval of commissioning report by Department of Building and Safety

Mitigation Measure B-9: The project shall incorporate tank-less (on demand) water heaters into the residential units. The installation of tank-less water shall be verified by the Department of Building and Safety prior to issuance of Certificate of Occupancy.

Monitoring Phase: Pre Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety

Mitigation Measure B-10: Consistent with the City's Green Building Code, require all lighting fixtures, including signage, to be energy efficient; require that new traffic signals have light-emitting diode (LED) bulbs; and emphasize the use of energy efficient compact fluorescent and/or LED light bulbs in light fixtures. Where feasible, use solar powered lighting.

Monitoring Phase: Pre Construction (Design Phase); Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Upon submittal of commissioning report to Department of Building and Safety; field inspection by Department of Building and Safety

Action Indicating Compliance: Approval of commissioning report by Department of Building and Safety; field inspection sign-off by Department of Building and Safety

Mitigation Measure B-11: The project shall utilize light colored paving and roofing materials.

Monitoring Phase: Pre Construction (Design Phase); Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Plan review; field inspection by Department of Building and Safety

Action Indicating Compliance: Plan approval; field inspection sign-off by Department of Building and Safety

Mitigation Measure B-12: The project shall utilize passive heating, natural cooling, solar hot water systems, and reduced pavement.

Monitoring Phase: Pre Construction (Design Phase); Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Plan review/submittal of commissioning report to Department of Building and Safety; field inspection by Department of Building and Safety

Action Indicating Compliance: Plan/commissioning report approval by Department of Building and Safety; field inspection sign-off by Department of Building and Safety

Mitigation Measure B-13: Provide a designated area for the parking of zero emission vehicles (ZEVs) at the project site.

Monitoring Phase: Pre Construction (Design Phase); Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Plan review; field inspection by Department of Building and Safety

Action Indicating Compliance: Plan approval; field inspection sign-off by Department of Building and Safety

Mitigation Measure B-14: The use of either 2010-compliant diesel trucks or alternatively fueled delivery trucks (e.g., food, retail, and vendor supply delivery trucks) at commercial/retail businesses located within the project shall be encouraged by the Applicant.

Monitoring Phase: Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Annual

Action Indicating Compliance: Annual compliance report submitted by building management to Department of Building and Safety

Mitigation Measure B-15: The Project shall use electric lawn mowers and leaf blowers, electric or alternatively fueled sweepers with HEPA filters, electric or alternatively fueled maintenance vehicles, and use water-based or low VOC cleaning products for maintenance of the buildings.

Monitoring Phase: Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Annual

Action Indicating Compliance: Annual compliance report submitted by building management to Department of Building and Safety

Mitigation Measure D-1: If vapor extraction or excavation activities are performed during soil remediation, such activities shall be performed in compliance with all applicable regulations, including SCAQMD rules and Cal-OSHA.

Monitoring Phase: Pre-Construction; Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once during each subject activity

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety

Mitigation Measure D-2: A qualified environmental consultant shall monitor the site during removal of slabs/pavement and substructures to observe for evidence of any USTs, toxic materials, contaminated soils, or contaminated groundwater. Observations shall include the use of a photo-ionization detector calibrated to detect perchloroethylene (PCE) in addition to visual and olfactory observations of the soil. If contamination is discovered, grading within such area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented so as to render the area suitable for grading activities to resume. The potentially contaminated area shall be evaluated to determine the nature and extent of contamination, if any. Any contamination above regulatory limits shall be excavated/disposed of, treated in-situ (in place), or otherwise managed in accordance with applicable regulatory requirements. Contaminated soils shall be remediated to the satisfaction of the DTSC, and written confirmation of completion of the soils remediation to the agency's satisfaction shall be submitted to the City of Los Angeles Department of Building and Safety prior to issuance of a certificate of occupancy.

Monitoring Phase: Pre-Construction; Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: California Department of Toxic Substances Control; Department of Building and Safety

Monitoring Frequency: Once during each subject activity

Action Indicating Compliance: Field inspection sign-off; acceptance of monitoring and soils remediation report by Department of Building and Safety

Mitigation Measure D-3: Prior to issuance of demolition permits, the Applicant shall submit verification to the City of Los Angeles Department of Building and Safety that an asbestos survey has been conducted at all existing buildings located on the project site. If asbestos is found, the Applicant shall follow all procedural requirements and regulations of South Coast Air Quality Management District Rule 1403.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once

Action Indicating Compliance: Plan approval and issuance of demolition permit

Mitigation Measure D-4: Prior to issuance of demolition permits, the Applicant shall submit verification to the City of Los Angeles Department of Building and Safety that a lead-based paint survey has been conducted at all existing buildings located on the project site. If lead-based paint is found, the Applicant shall follow all procedural requirements and regulations, including California Code of Regulations, Title 8,

Section 1532.1, for proper removal and disposal of the lead based paint.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once

Action Indicating Compliance: Plan approval and issuance of demolition permit

Mitigation Measure D-5: During subsurface excavation activities, including borings, trenching, and grading, Cal-OSHA worker safety measures shall be implemented as required to preclude an exposure to unsafe levels of soil gases, including but not limited to methane.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety

Mitigation Measure D-6: Testing for methane gases shall be conducted prior to issuance of building permit pursuant to the City of Los Angeles Department of Building and Safety requirements. If necessary, a methane control system, such as an impermeable membrane and passive subslab venting and detection system, shall be incorporated into the design of the buildings pursuant to the City of Los Angeles Department of Building and Safety requirements.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once

Action Indicating Compliance: Issuance of building permit

Mitigation Measure D-7: If construction dewatering is necessary, prior to issuance of a grading permit for activities involving construction dewatering, evidence shall be provided to the City of Los Angeles Department of Building and Safety that a valid National Pollutant Discharge Elimination System (NPDES) or Industrial Waste Discharge Permit is in place. The NPDES or Industrial Waste Discharge Permit shall include provision for evaluating the groundwater for potential contamination and, if necessary, the need for treatment of dewatering discharge. If contaminated groundwater is discovered onsite, treatment and discharge of the contaminated groundwater shall be conducted in compliance with applicable regulatory requirements including LARWQCB standards.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once

Action Indicating Compliance: Issuance of grading permit

Mitigation Measure D-8: Prior to issuance of demolition permits, the Applicant shall submit verification to the City of Los Angeles Department of Building and Safety that a survey for the presence of organochlorine pesticides from termiticide applications has been conducted at all existing buildings located on the project site. If such residual pesticides are found, the Applicant shall follow all applicable investigation and mitigation protocols contained in the Department of Toxic Substances Control publication *Interim Guidance, Evaluation of School Sites with Potential Soil Contamination as a Result of Lead From Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers*, dated June 9, 2006, for proper removal and disposal of the residual pesticides.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once

Action Indicating Compliance: Plan approval and issuance of demolition permit

Mitigation Measure E-1: All wastes from construction of the project shall be disposed of properly. Appropriately labeled recycling bins shall be used to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure E-2: Leaks, drips, and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure E-3: Material spills shall not be hosed down at the pavement. Dry cleanup methods shall be used wherever possible.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly
Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure E-4: Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or cover with tarps or plastic sheeting.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Quarterly
Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety

Mitigation Measure E-5: Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Quarterly
Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety

Mitigation Measure E-6: All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Quarterly
Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure E-7: The project shall prepare a Standard Urban Stormwater Mitigation Plan (SUSMP), which shall meet the most recent requirements of the Los Angeles Regional Water Quality Control Board. The SUSMP shall outline specific Best Management Practices to be implemented on the site.

Monitoring Phase: Pre-Construction (Design Phase); Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Quarterly
Action Indicating Compliance: Plan Approval; Quarterly compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure F-1: Project plans shall be submitted to the Department of City Planning's Urban Design Studio for review and compliance with the Walkability Checklist prior to submittal for plan check. A provision of the Checklist is that along long blocks, passageways or paseos should be incorporated into midblock developments which facilitate pedestrian movement through the depth of the block to the front of the parallel block. During daytime hours, public pedestrian access shall be allowed through the midblock in the emergency access lane.

Monitoring Phase: Pre-Construction (Design Phase)

Enforcement Agency: Department of City Planning

Monitoring Agency: Department of City Planning

Monitoring Frequency: Once

Action Indicating Compliance: Plan Approval

Mitigation Measure G-1: The project shall comply with the City of Los Angeles Noise Ordinance no. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

Monitoring Phase: Construction

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

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

Monitoring Frequency: Quarterly

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety; Quarterly compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure G-2: Exterior noise generating construction activities shall be limited to Monday through Friday from 7:00 A.M. to 6:00 P.M., and from 8:00 A.M. to 6:00 P.M. on Saturdays.

Monitoring Phase: Construction

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

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

Monitoring Frequency: Quarterly

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety; Quarterly compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure G-3: To the extent feasible, construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes significantly high noise levels.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety; Quarterly compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure G-4: Effective temporary noise barriers, when they are feasible, shall be used to block the line-of-sight between the construction equipment and the noise-sensitive receptors.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety; Quarterly compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure G-5: Noise-generating construction equipment operated at the project site shall be equipped with effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety; Quarterly compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure G-6: The project shall comply with the Noise Insulation Standards of Title 24 of the California Code of Regulations, which ensure an acceptable interior noise environment.

Monitoring Phase: Pre-Construction (Design Phase)

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once

Action Indicating Compliance: Plan Approval

Mitigation Measure G-7: Construct all exterior walls including exterior windows of the proposed residential units with construction assemblies having a minimum STC 30 (Sound Transmission Class) for units facing north (i.e. Lexington Avenue), a minimum STC 35 for units facing south, east and west (i.e. Las Palmas Avenue and Santa Monica Boulevard), as required to meet the 45 dBA (CNEL) at the interior of the residential units.

Monitoring Phase: Pre-Construction (Design Phase); Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once during each phase

Action Indicating Compliance: Plan Approval; Field inspection sign-off by Department of Building and Safety

Mitigation Measure H-1: Project building plans including a plot plan shall be submitted for approval by the Los Angeles Fire Department either prior to the recordation of the final map or the approval of a building permit.

Monitoring Phase: Pre-Construction (Design Phase)

Enforcement Agency: Los Angeles Fire Department

Monitoring Agency: Department of Building and Safety; Los Angeles Fire Department

Monitoring Frequency: Once

Action Indicating Compliance: Plan Approval showing LAFD signoff

Mitigation Measure H-2: The Applicant shall consult with the Los Angeles Fire Department and incorporate fire prevention and suppression features appropriate to the design of the project.

Monitoring Phase: Pre-Construction (Design Phase)

Enforcement Agency: Los Angeles Fire Department

Monitoring Agency: Department of Building and Safety; Los Angeles Fire Department

Monitoring Frequency: Once

Action Indicating Compliance: Plan Approval showing LAFD signoff

Mitigation Measure H-3: The project shall comply with all applicable State and local Codes and Ordinances found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles, unless otherwise approved.

Monitoring Phase: Pre-Construction (Design Phase)

Enforcement Agency: Los Angeles Fire Department

Monitoring Agency: Department of Building and Safety; Los Angeles Fire Department

Monitoring Frequency: Once

Action Indicating Compliance: Plan Approval showing LAFD signoff

Mitigation Measure H-4: The Applicant shall consult with the Los Angeles Police Department Crime Prevention Unit regarding crime prevention features appropriate for the design of the project.

Monitoring Phase: Pre-Construction (Design Phase)

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Los Angeles Police Department

Monitoring Frequency: Once

Action Indicating Compliance: Plan Approval

Mitigation Measure H-5: Entryways, elevators, lobbies, and parking areas shall be well illuminated and designed to eliminate areas of concealment.

Monitoring Phase: Pre-Construction (Design Phase)
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Los Angeles Police Department
Monitoring Frequency: Once
Action Indicating Compliance: Plan Approval

Mitigation Measure H-6: Upon project completion, the Applicant shall provide the Hollywood Division Commanding Officer with a diagram of each portion of the property, including access routes and provide additional information that might facilitate police response.

Monitoring Phase: Pre-Construction (Design Phase)
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Los Angeles Police Department
Monitoring Frequency: Once
Action Indicating Compliance: Plan Approval

Mitigation Measure H-7: Prior to construction, the Applicant is required to contact the LAUSD Transportation Branch regarding potential impact to school bus routes.

Monitoring Phase: Pre-Construction (Design Phase)
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Los Angeles Unified School District
Monitoring Frequency: Once
Action Indicating Compliance: Plan Approval

Mitigation Measure H-8: Maintain unrestricted access for school buses during construction.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Quarterly
Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure H-9: Comply with provision of the California Vehicle Code by requiring construction vehicles to stop when encountering school buses using red flashing lights.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Quarterly
Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety; Field inspection sign-off by Department of Building and Safety

Mitigation Measure H-10: Do not endanger passenger safety or delay student drop-off or pick-up due to changes in traffic patterns, lane adjustments, altered bus stops, or traffic lights.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety; Field inspection sign-off by Department of Building and Safety

Mitigation Measure H-11: Maintain safe and convenient pedestrian routes to LAUSD schools.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety; Field inspection sign-off by Department of Building and Safety

Mitigation Measure H-12: Maintain on-going 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.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Los Angeles Unified School District

Monitoring Frequency: Quarterly

Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety; Field inspection sign-off by Department of Building and Safety

Mitigation Measure H-13: Install appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety and Department of Transportation

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety; Field inspection sign-off by Department of Building and Safety

Mitigation Measure H-14: Do not haul past affected school sites, except when school is not in session. If that is infeasible, do not haul during school arrival or dismissal times.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety; Field inspection sign-off by Department of Building and Safety

Mitigation Measure H-15: No staging or parking of construction-related vehicles, including worker transport vehicles, adjacent to school sites.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety; Field inspection sign-off by Department of Building and Safety

Mitigation Measure H-16: Provide crossing guards when safety of student may be compromised by construction-related activities at impacted school crossings.

Monitoring Phase: Construction

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

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety; Field inspection sign-off by Department of Building and Safety

Mitigation Measure H-17: Install barriers and/or fencing to secure construction equipment and site to prevent trespassing, vandalism, and attractive nuisances.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety; Field inspection sign-off by Department of Building and Safety

Mitigation Measure H-18: Provide security patrols to minimize trespassing, vandalism, and short-cut attractions.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Quarterly

Action Indicating Compliance: Quarterly compliance report submitted by contractor to Department of Building and Safety; Field inspection sign-off by Department of Building and Safety

Mitigation Measure H-19: In consultation with the City of Los Angeles Department of Recreation and Parks, the Applicant shall do one or more of the following: (1) dedicate additional parkland to meet the requirements of Section 17.12 of the LAMC; (2) pay in-lieu fees for any land dedication requirement shortfall; or (3) provide on-site improvements equivalent in value to said in lieu fees.

Monitoring Phase: Pre-Construction (Design Phase)
Enforcement Agency: Department of Recreation and Parks
Monitoring Agency: Department of Recreation and Parks
Monitoring Frequency: Once
Action Indicating Compliance: Approval and recordation of final map

Mitigation Measure I-1:

Prior to the start of construction, the project Applicant shall devise a Construction Staging and Traffic Management Plan to be implemented during construction of the proposed project. The Construction Staging and Traffic Management Plan shall identify all traffic control measures (including the use of flag persons and appropriate detour signage) to be implemented by the construction contractor through the duration of demolition and construction activities associated with the proposed project. The Construction Staging and Traffic Management Plan shall be subject to final approval by LADOT.

Monitoring Phase: Pre-Construction; Construction
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation
Monitoring Frequency: Once
Action Indicating Compliance: Approval of Construction Staging and Traffic Management Plan

Mitigation Measure I-4:

Transportation Demand Management Program. A preliminary TDM program shall be prepared and provided to LADOT for review prior to the issuance of the first building permit for the project, and a final TDM program approved by LADOT shall be required prior to the issuance of the first certificate of occupancy for the project. The TDM program shall include, but not be limited to, the following strategies:

- Site Design - The proposed project shall be designed to maximize connectivity and enhance pedestrian, bicycle, and transit amenities to encourage walking, biking, and transit. Amenities would include:
 - - Wide sidewalks along both Santa Monica Boulevard (consistent with the current Hollywood Community Plan designation for Santa Monica Boulevard) and Las Palmas Avenue;
 - Street trees, street furniture such as benches, and landscaped pathways between buildings;
 - Improved pedestrian lighting;
 - Decorative awnings and street lamps within the retail areas of the Project Site; and
 - Improved bus shelters, lighting, and landscaping.
- Flexible/Alternative Work Programs - The project shall include business services to facilitate work-at-home arrangements for project residents. Additionally, non-residential uses shall include opportunities for

flexible/alternative work schedules and telecommuting programs, as appropriate.

- **Unbundled Parking** - Unbundled parking typically separates the cost of purchasing or renting parking spaces from the cost of the purchasing or renting a dwelling unit. Saving money on a dwelling unit by forgoing a parking space acts as an incentive that minimizes auto ownership. Similarly, paying for parking (by purchasing or leasing a space) acts as a disincentive that discourages auto ownership and trip-making. Accordingly, all project leases/sales shall include parking as an option only.
- **Parking Cash Out** - California's parking cash out program was enacted as State law in 1992. This law applies to employers of 50 persons or more and who do not own the parking spaces they provide to employees. Accordingly, commuters who are offered subsidized or no cost parking shall be offered the cash equivalent paid by their employer (e.g., \$100 per month) if they forgo their parking space and use alternative travel modes such as biking or taking a bus to work.
- **Alternative Transportation Support Services** - The project shall include provisions/facilities in order to offer the following services to residents and employees:
 - Discounted transit passes through a transit pass discount program;
 - Information regarding transit routes and schedules, as well as all onsite pedestrian, bicycle, and transit amenities, including shared car and shared bicycle services;
 - Administrative support for the formation of carpools/vanpools;
 - Car share services for residents; and
 - A guaranteed ride home program, potentially via a shared car program.
- **Bicycle Repair Area** - The proposed project shall provide a self-service bicycle repair area where cyclists can use tools shared by both residents and employees to repair their bicycles.
- **Bicycle Parking** – The proposed project shall locate short-term bicycle parking along the project frontages and within the project site, including the 40-foot wide north-south passageway linking Santa Monica Boulevard to Lexington Avenue.
- **Contribution to City of Los Angeles Bicycle Plan Trust Fund** – The proposed project shall contribute a one-time fixed fee of \$100,000 to the City's Bicycle Plan Trust Fund

to implement bicycle improvements within the Hollywood area.

- Mobility Hub Programs - The project Applicant shall coordinate with LADOT to evaluate the potential for the proposed project to participate in the City's Integrated Mobility Hubs program, which includes shared cars and bikes and secure bike parking.
- Hollywood Transportation Management Organization - The proposed project shall join the future Hollywood Transportation Management Organization (TMO) being developed in association with other major Hollywood employers in the area (e.g., Paramount, NBC/Universal, and Capitol Records). The TMO would help augment or implement some of the project-specific strategies described above.
- Electric Vehicle Charging – The proposed project shall provide a minimum of 20% of project parking spaces with pre-conduit, wire-able outlets to accommodate electrical vehicle charging stations.
- Shared Ride Service – The proposed project shall include a shared ride service within the project parking area.

Monitoring Phase: Pre-Construction; Construction; Pre-Occupancy; Occupancy

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

Monitoring Frequency: Quarterly/Annually

Action Indicating Compliance: TDM program approval; Issuance of building permit; Issuance of certificate of occupancy; Quarterly compliance report submitted by contractor to Department of Transportation; Annual compliance report submitted by building management to Department of Transportation

Mitigation Measure I-5:

Bicycle rack parking that is secure, convenient, and easily accessible, shall be added onsite and within the public right of way with the approval of Bureau of Street Services, Department of Public Works through their A Permit process. The copy of the A permit will be submitted to Department of Building and Safety prior to approval of Certificate of Occupancy. Bicycle parking spaces shall be provided at the rate of two percent of the number of automobile parking spaces required for non-residential uses.

Monitoring Phase: Construction; Pre-Occupancy

Enforcement Agency: Department of Public Works, Bureau of Street Services

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once

Action Indicating Compliance: Issuance of certificate of occupancy

- Mitigation Measure I-6:** Highland Avenue & Santa Monica Boulevard. Install systems loops for the northbound right-turn movement.
- Monitoring Phase:** Pre-Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Transportation
Monitoring Frequency: Once
Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety for the listed modifications; Issuance of certificate of occupancy
- Mitigation Measure I-7:** Las Palmas Avenue & Santa Monica Boulevard. Install systems loops for the northbound and southbound directions and for the eastbound and westbound left-turn movements.
- Monitoring Phase:** Pre-Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Transportation
Monitoring Frequency: Once
Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety for the listed modifications; Issuance of certificate of occupancy
- Mitigation Measure I-8:** Wilcox Avenue & Santa Monica Boulevard. Install systems loops for the eastbound and westbound left-turn movements.
- Monitoring Phase:** Pre-Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Transportation
Monitoring Frequency: Once
Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety for the listed modifications; Issuance of certificate of occupancy
- Mitigation Measure I-9:** Cahuenga Boulevard & Santa Monica Boulevard. Install systems loops for the eastbound and westbound left-turn movements.
- Monitoring Phase:** Pre-Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Transportation
Monitoring Frequency: Once
Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety for the listed modifications; Issuance of certificate of occupancy
- Mitigation Measure I-10:** Vine Street & Santa Monica Boulevard. Install systems loops for all left-turn movements.
- Monitoring Phase:** Pre-Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Transportation
Monitoring Frequency: Once

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety for the listed modifications; Issuance of certificate of occupancy

Mitigation Measure I-11: Western Avenue & Santa Monica Boulevard. Install systems loops for the eastbound and westbound right-turn movements.

Monitoring Phase: Pre-Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety for the listed modifications; Issuance of certificate of occupancy

Mitigation Measure I-12: US-101 northbound off-ramp & Santa Monica Boulevard. Install system loops utilizing video detection for the eastbound and westbound directions.

Monitoring Phase: Pre-Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety for the listed modifications; Issuance of certificate of occupancy

Mitigation Measure I-13: Cole Avenue & Santa Monica Boulevard. Install system loops for the eastbound and westbound left-turn movements and for the northbound and southbound directions.

Monitoring Phase: Pre-Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety for the listed modifications; Issuance of certificate of occupancy

Mitigation Measure I-14: In accordance with LADOT recommendations, the project Applicant shall survey and monitor the three residential street segments specified below both before and after project occupancy (i.e., before and following implementation of the TDM program detailed in Mitigation Measure I-4) to assess the level of impact, if any, resulting from project-related traffic.

- Las Palmas Avenue south of Fountain Avenue
- Lexington Avenue west of June Street

If impacts are substantiated, the Applicant shall work with the affected stakeholders and consult with LADOT and City Council District 4 to determine appropriate neighborhood traffic calming measures to be implemented. Improvements shall focus solely on

non-restrictive traffic calming measures which may include, but would not be limited to, traffic circles, speed humps, roadway narrowing effects (e.g., raised medians, traffic chokers, etc.), landscaping features, roadway striping changes, and stop sign patterns. Neighborhood improvements that can offset the effects of added traffic, including street trees, sidewalks, landscaping, neighborhood identification features, and pedestrian amenities, shall also be considered. The Applicant shall be responsible for conducting the engineering evaluation of the potential measures to determine feasibility and to design and implement the final measures approved by LADOT and supported by the affected stakeholders.

Monitoring Phase: Pre-Occupancy; Occupancy

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once for each phase

Action Indicating Compliance: Compliance report submitted by Applicant to Department of Transportation Compliance report submitted by building management to Department of Transportation Determination by Department of Transportation regarding need for/implementation of traffic calming measures

Mitigation Measure J-1:

The following water conservation features shall be incorporated as part of the project: high efficiency toilets (no more than 1.28 gallons per flush) and no flush urinals, plumbing fixtures that reduce potential water loss from leakage due to excessive wear of washers, automatic faucet/toilet controls (sensors), faucet flow restrictors, Energy-Star rated water appliances, individual water meters for the individual retail and restaurant businesses, low-flow shower heads in the residential units, a swimming pool/spa leak detection system, irrigation controls (weather sensors, etc.), a separate irrigation meter for landscaping, sub-metering of residential units, micro-irrigation (which excludes sprinklers and high-pressure sprayers) to supply water in non-turf areas, and self-closing nozzles on hoses.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once

Action Indicating Compliance: Field inspection sign-off by Department of Building and Safety for the listed features; Issuance of certificate of occupancy

Mitigation Measure J-2:

The construction contractor shall only contract for waste disposal services with a company that recycles demolition and construction-related wastes. The contract specifying recycled waste service shall be presented to the Department of Building and Safety prior to approval of the Demolition Permit for the proposed project.

Monitoring Phase: Pre-Demolition

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Once
Action Indicating Compliance: Issuance of Demolition Permit

Mitigation Measure J-3: To facilitate on-site separation and recycling of demolition and construction-related wastes, the construction contractor should provide temporary waste separation bins on-site during demolition and construction of the proposed project.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Quarterly
Action Indicating Compliance: Compliance report submitted by contractor to Department of Building and Safety

Mitigation Measure J-4: Recycling bins shall be provided at appropriate locations on the project site to promote recycling of paper, metal, glass, and other recyclable materials.

Monitoring Phase: Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Annual
Actions Indicating Compliance: Annual compliance report submitted by building management to Department of Building and Safety

Mitigation Measure V(c)-1: A qualified paleontologist shall be retained by the Applicant to perform inspections of excavation or grading activity in sediments five feet or more below the original ground surface. The frequency of inspections shall be based on consultation with the paleontologist and will depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. If fossils are found during monitoring, the paleontologist shall prepare a report summarizing the results of the monitoring program including methods of fossil recovery and curation, and a description of the fossils collected and their significance. A copy of the report shall be provided to the Applicant and to the City of Los Angeles, Department of Building and Safety. The fossils and a copy of the report will be deposited in an accredited curation facility.

Monitoring Phase: Pre-Construction; Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Based on consultation with the project paleontologist
Action Indicating Compliance: Paleontologist field inspection sign-off

Mitigation Measure VI(a)-1: The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

Monitoring Phase: Pre-Construction; Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Once
Action Indicating Compliance: Plan Approval

Mitigation Measure VI(a)-2: Prior to the issuance of building or grading permits, the applicant shall submit a Geotechnical Report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Once
Action Indicating Compliance: Issuance of Grading Permit

“D” Development Limitations

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 “D” Development Limitations.

1. **Floor Area.** The floor area of all buildings shall be in conformance with Height District No. 2D, permitting a Floor Area Ratio not to exceed 3.5:1.
2. **Maximum Height.** No building or structure located on the subject property shall exceed a height of 91 feet, as shown on the attached Exhibit A, pursuant to Section 12.21.1 of the Municipal Code.