

January 8, 2016

Department of City Planning
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RE: Technical Corrections to Case No. CPC-2014-3706-VZC-HD-ZAA-SPR (C.F. 15-1320)

The following are technical corrections for consideration by the PLUM Committee.

1. Substitution of noise mitigation measure

12-3 Construction activities during all phases, including ~~and~~ demolition, shoring, excavation and lagging, subterranean garage, and concrete structure, activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. Specifically, the maximum allowable heavy equipment to operate simultaneously on site has been identified for each construction phase below. In addition, noise monitoring at off-site sensitive receptors shall be conducted on the peak construction days for each construction phase to ensure the peak construction noise levels disclosed in the Draft IS/MND would not be exceeded. The applicant shall submit an acoustic report to the Department of City Planning documenting the construction noise levels observed for each phase at the property line of adjacent residences. Noise monitoring and observations shall be conducted once during each phase of construction and shall be coordinated with the contractor to take place during peak noise-generating operations during each construction phase.

Maximum Simultaneous On-Site Heavy Equipment

Demolition: One excavator and one dump truck

Shoring: One hydraulic drill rig

Excavation & Lagging: One loader/dozer, one dump truck, and one small pump

Subterranean Garage: Two concrete pumps

Concrete Structure: Three concrete pumps

12-4 Where feasible, the project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices, including equipment having a manufacturing date after 2012 and shall have engines certified to meet at least AQMD Tier 3. Stationary concrete pumps shall be shielded with noise blankets.

2. Addition of Height District Finding

The inclusion of Finding No. 1.e located on page F-6. The new finds reads as follows:

- e. The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval and "D" development limitations imposed herein for the proposed project. Such limitations are necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.