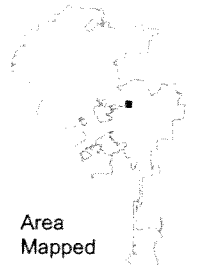
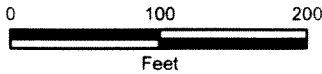
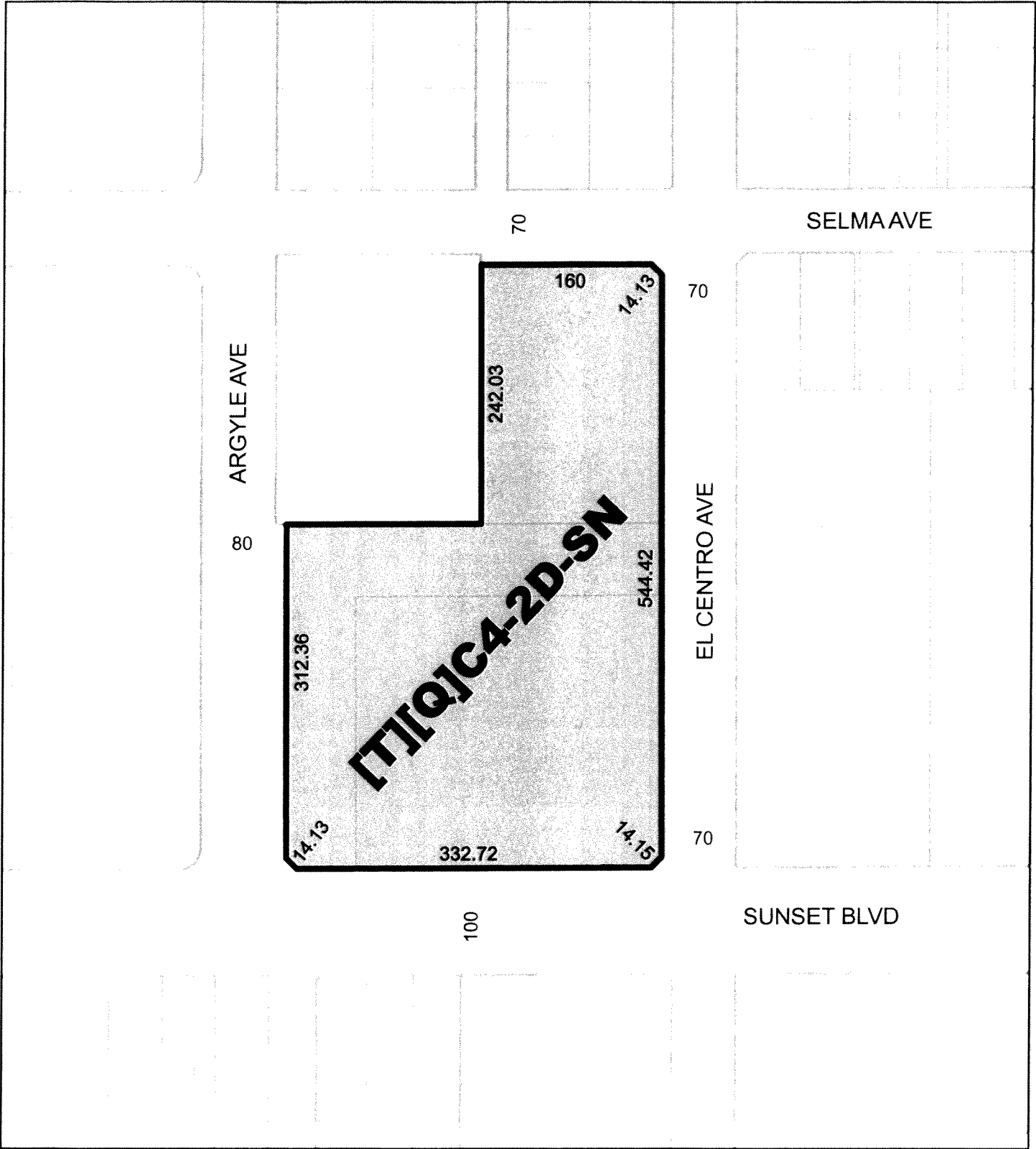


ORDINANCE NO. _____

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. 148.5 A 189, 147 A 189	CPC-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-SPR
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AAI 92

110515

Area Mapped

(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.

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.

A. Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped “Exhibit A” and dated December 10, 2015, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. 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.
 - a. **Design.** The project has been conditioned by the City Planning Commission to incorporate the following features:
 - i. **Orange Grove.** The podium levels of the project shall include the orange grove areas as shown on Page 15 of the attached “Exhibit A”.
 - ii. **Façade.** The facades of the buildings shall include a varied grid pattern reflecting a series of square and rectangular shapes in a manner consistent with, and consisting of the materials identified, on Page 26 of the attached “Exhibit A”.
2. **Development Services Center.** Prior to sign-off on building permits by the Department of City Planning’s Development Services Center for a project with a 6.0:1 FAR directly adjacent to the Palladium, the Department of City Planning’s Major Projects Section, in consultation with its Office of Historic Resources, shall confirm, via signature, that the project’s building plans substantially conform to the conceptual plans stamped as Exhibit “A”, as approved by the City Planning Commission.

Note to Development Services Center: The plans presented to, and approved by, the City Planning Commission (CPC) included specific architectural details that were significant to the approval of the project. Plans submitted at plan check for condition clearance shall include a signature and date from Major Projects Section planning staff to ensure plans are consistent with those presented at CPC.
3. **Density.** Development of the project site shall be limited to the development of 731 residential dwelling units and 24,000 square feet of retail and restaurant uses (identified as Option 1 in the EIR).
4. **Height.** The height of structures on the project site, as measured from grade, shall not exceed 350 feet (359 feet to the parapet).
5. **Floor Area.** Pursuant to Municipal Code Section 12.21.1-A, the total floor area within the project site shall not exceed 927,354 square feet, including the 63,354 square-foot Palladium.
6. **Yards.**
 - a. Front Yard: Sunset Boulevard

- b. Rear Yard: Selma Avenue
- c. Side Yard: Northwesterly property lines abutting property located at 1546 North Argyle Avenue and 6224 West Selma Avenue.
- d. Side Yard: El Centro Avenue

7. **Vehicular Parking.**

- a. Palladium: The project shall provide a minimum of 317 replacement parking spaces to serve the existing Palladium.
- b. Residential: The project shall provide parking in accordance with the provisions of Los Angeles Municipal Code Section 12.21-A,4. However, in the event the applicant should develop the project as condominiums, the project shall provide parking in accordance with the Advisory Agency's parking policy for condominiums.
- d. Retail/Restaurant: The project site is located in the Los Angeles State Enterprise Zone, and shall provide parking in accordance with the provisions of Los Angeles Municipal Code Section 12.21-A,4(x)(3).
- e. The project may be eligible for further parking reductions based on its location near transit and for the provision of bicycle parking spaces in accordance with the LAMC.

8. **Bicycle Parking.** The project shall provide bicycle parking pursuant to Section 12.21-A,16, of the LAMC.

9. **Palladium.** In the event that a project is approved for the property immediately adjoining the Hollywood Palladium theater, located at 6201 Sunset Boulevard, at a density of 6.0:1 FAR, and provided that all administrative and legal appeals and challenges have been resolved permitting a project with an intensity of 6.0:1 FAR, then prior to the issuance of building permits for such project, the applicant shall nominate the Hollywood Palladium theater building as a Historic-Cultural Monument in accordance with the Los Angeles Cultural Heritage Ordinance, Municipal Code Sections 22.171 et seq. In the event the applicant does not nominate the Hollywood Palladium Theater building as a Historic-Cultural Monument, the applicant will not oppose any other entity nominating the building as a Historic Cultural Monument. Section .511 of the Hollywood Redevelopment Plan states that "[t]he [Community Redevelopment Agency] shall deny requests for housing incentive units, development in the Regional Center Commercial designation above an FAR of 4.5:1 and variations for sites on which a structure determined by the Agency to be significant was demolished after the adoption of this Plan or is proposed to be demolished; however, under exceptional circumstances where a significant structure has been substantially damaged and must be demolished due to circumstances beyond the control of the owner, the Agency may grant requests for housing incentive units, development within the Regional Center Commercial designation above and FAR of 4.5:1 and variations." Development density from the Palladium building site will be used for a project developed on the adjoining property, and shall not be used to redevelop the Palladium building site. Development rights shall be limited to the repair or reconstruction of the Palladium building in the event of damage or loss.

10. **Loading.** Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys, and/or other public rights-of-way shall not be used for

the parking or loading or unloading of vehicles, except as approved for temporary construction activities. Draft EIR pg 4.L-27 provides that "The Project could require full time travel-lane and sidewalk closures along Argyle Avenue, Selma Avenue and El Centro Avenue during the construction period. The construction activity could require removal of on-street parking for temporary truck staging or to accommodate travel-lanes." Alternative modes of travel for pedestrians shall be secure, well lit, and free of debris in instances where sidewalks are closed for purposes of accommodating construction activities, including but not limited to, sidewalk repair and replacement, planting of street trees, and or street light installation and/or repair.

11. **Maintenance.** The project site including sidewalks, passageways, courtyard areas, and landscaping shall be maintained in an attractive condition and shall be kept free of trash and debris. Trash receptacles shall be located throughout the Project Site.

ADMINISTRATIVE CONDITIONS OF APPROVAL

12. **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.
13. **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.
14. **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.
15. **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.
16. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
17. **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.
18. **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.
19. **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, Fire Department, or other City 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.

20. **Indemnification.** Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City. The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its

representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

21. **Mitigation Monitoring.** Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

This Mitigation Monitoring Program (“MMP”) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that:

In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. Where appropriate, the Project’s Draft and Final EIRs identified mitigation measures and project design features to avoid or to mitigate potential impacts identified to a level where no significant impact on the environment would occur, or impacts would be reduced to the extent feasible. This MMP is designed to monitor implementation of the Project’s mitigation measures as well as its project design features.

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

- **Enforcement Agency:** The agency with the power to enforce the Mitigation Measure/Project Design Feature.
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation and development are made.

- **Monitoring Phase:** The phase of the Project during which the Mitigation Measure/Project Design Feature shall be monitored.
- **Monitoring Frequency:** The frequency at which the Mitigation Measure/Project Design Feature shall be monitored.
- **Action Indicating Compliance:** The action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure/Project Design Feature has been implemented.

The Project's MMP will be in place throughout all phases of the Project. The Project applicant will be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide a certification report to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure or project design feature has been implemented. The City's existing planning, engineering, review, and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

The certification report shall be submitted to the Project Planner at the Los Angeles Department of City Planning. Each report will be submitted to the Project Planner annually following completion/implementation of the applicable mitigation measures and project design features and shall include sufficient information and documentation (such as building or demolition permits) to reasonably determine whether the intent of the measure has been satisfied. The City, in conjunction with the Applicant, shall assure that Project construction and operation occurs in accordance with the MMP.

After review and approval of the final MMP by the City, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant subject to the approval by the City. The City, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed changes or modification. The flexibility is necessary due to the nature of the MMP, the need to protect the environment in the most efficient manner, and the need to reflect changes in regulatory conditions, such as but not limited to changes to building code requirements, updates to LEED "Silver" standards, and changes in Secretary of Interior Standards. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the City.

MITIGATION MEASURES AND PROJECT DESIGN FEATURES

MM-AQ-1: The Applicant shall implement the following measures to reduce the emissions of air pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site:

- The most current grade of ultra-low sulfur diesel (ULSD) fuel approved by CARB and available in the South Coast Air Basin shall be used for all heavy-duty diesel-powered equipment operating and/or refueling at the Project Site
- Truck and equipment idling and queuing time shall be limited to five minutes or less, when equipment is not in active use, in accordance with the CARB Airborne Toxic Control Measure;
- The use of the electricity infrastructure surrounding the construction sites shall be used wherever available and possible rather than electrical generators powered by internal combustion engines;

- Utilize construction equipment having the minimum practical engine size (i.e., lowest appropriate horsepower rating for the intended job);
- All construction equipment operating on-site shall be properly maintained (including engine tuning) at all times in accordance with manufacturers' specifications and schedules;
- Tampering with construction equipment to increase horsepower or to defeat emission control devices shall be prohibited;
- The use of all construction equipment shall be suspended during a second-stage smog alert in the immediate vicinity of the Project Site.

Enforcement Agency: SCAQMD; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off; Compliance certification report by Project contractor

MM-ARCH-1: The Applicant shall retain a qualified archaeological monitor who meets the Secretary of the Interior's Professional Qualifications Standards for an archaeologist who shall be present during construction excavations such as grading, trenching, grubbing, or any other construction excavation activity associated with the Project. The frequency of monitoring shall be determined by the archaeological monitor based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus fill soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Prior to the onset of construction activities an Archaeological Resource Mitigation Plan (ARMP) shall be prepared. The ARMP shall include protocols for implementation of the Archaeological Mitigation Measures; and shall also require implementation of a pre-construction testing program with a sampling of soil testing at representative test trenches.

Enforcement Agency: Los Angeles Department of City Planning

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

Monitoring Phase: Construction

Monitoring Frequency: Periodic per recommendations of archaeological monitor

Action Indicating Compliance: Compliance report by qualified archaeological monitor.

MM-ARCH-2: In the event that archaeological resources are unearthed during ground-disturbing activities, the archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the find so that the find can be evaluated. Work shall be allowed to continue outside of the vicinity of the find. All archaeological resources unearthed by Project construction activities shall be evaluated by the archaeologist. The Applicant shall coordinate with the archaeologist and the City to develop an appropriate treatment plan for the resources if they are determined to be potentially eligible for the California Register or potentially qualify as unique archaeological resources pursuant to CEQA. Treatment may include implementation of

archaeological data recovery excavations to remove the resource or preservation in place.

- Enforcement Agency:** Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Construction
- Monitoring Frequency:** At time of resource discovery, should it occur
- Action Indicating Compliance:** If archaeological resources are unearthed, submittal of compliance certification report and treatment plan by a qualified archaeological monitor

MM-ARCH-3: The archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted by the Applicant to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register. The Applicant, in consultation with the archaeologist and the City shall designate repositories meeting State standards in the event that archaeological material is recovered. Project material shall be curated in accordance with the State Historical Resources Commission's Guidelines for Curation of Archaeological Collections.

- Enforcement Agency:** Los Angeles Department of City Planning
- Monitoring Agency:** Los Angeles Department of City Planning
- Monitoring Phase:** Post-construction
- Monitoring Frequency:** Once upon completion of excavation
- Action Indicating Compliance:** Compliance report by qualified archaeological monitor.

MM-ARCH-4: If human remains are encountered unexpectedly during implementation of the Project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the Applicant, inspect the site of the discovery of the Native American remains and may recommend means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the Applicant to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the Applicant shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the Applicant has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human

remains. The Applicant shall discuss all reasonable options with the descendants regarding the descendants' preferences for treatment.

Whenever the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the Applicant or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in Subdivision (k) of PRC Section 5097.94, if invoked, fails to provide measures acceptable to the Applicant, the Applicant or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

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

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing through grading and excavation

Action Indicating Compliance: If human remains are encountered unexpectedly, submittal of written evidence to the Los Angeles Department of City Planning of compliance with State Health and Safety Code Section 7050.0 and Public Resources Code Section 5097.98

MM-PALEO-1: A qualified Paleontologist shall attend a pre-grade meeting and develop a paleontological monitoring program for excavations into older Quaternary Alluvium deposits. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified Paleontologist shall supervise a paleontological monitor who shall be present during construction excavations into older Quaternary Alluvium deposits. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring inspections shall be determined by the Paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered.

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

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once prior to issuance of building permits for program approval; Periodic during excavation

Action Indicating Compliance: Issuance of grading permit and development of paleontological resources monitoring program; Compliance report by qualified paleontologist

MM-PALEO-2: If a potential fossil is found, the Paleontological Monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. At the Paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.

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

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: At time of resource discovery, should it occur

Action Indicating Compliance: If no unanticipated discoveries are found and grading occurs within the older Quaternary Alluvium, compliance certification report by qualified paleontologist; if unanticipated discoveries are found, submittal of a report and mitigation plan(s) by a qualified paleontologist.

MM-PALEO-3: Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning;

Monitoring Phase: Construction

Monitoring Frequency: At time of resource recovery, should resources be discovered

Action Indicating Compliance: If no unanticipated discoveries are found and grading occurs within the older Quaternary Alluvium, compliance certification report by qualified paleontologist; if unanticipated discoveries are found, submittal of a report by a qualified paleontologist.

MM-PALEO-4: Following the completion of the above measures, the Paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Project Applicant to the lead agency, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Construction

Monitoring Frequency: Once upon the completion of excavation

Action Indicating Compliance: If no unanticipated discoveries are found and grading occurs within the older Quaternary Alluvium, compliance certification report by qualified paleontologist; if unanticipated discoveries are found, submittal of a by a qualified paleontologist

PDF-HIST-1: Palladium Preservation and Enhancement Plan. The Applicant shall contribute to the preservation and enhancement of the Palladium through improvements to be selected at the Applicant's election, including from the following list of potential improvements, provided that the proposed improvement to be implemented must be (1) selected by the Applicant as a priority improvement and approved by its tenant for the Palladium, (2) approved by the Department of City Planning's Office of Historic Resources ("OHR") and (3) in compliance with the Secretary of the Interior's Standards for Rehabilitation, as certified by a qualified historic preservation consultant who shall monitor work under the Palladium Preservation and Enhancement Plan for conformance with the Standards.

A. Timing. A draft Palladium Preservation and Enhancement Plan proposed by the Applicant shall be submitted to Hollywood Heritage and OHR no later than 30 calendar days prior to any design review required from same and prior to the issuance of building permits for the Project, which will include identification of character-defining features and the significance of such features. A final Plan shall be approved by OHR prior to issuance of final certificates of occupancy for the Project. At the Applicant's option, earlier review by OHR may be requested such as during schematic design and design development. An Historic Structure Report shall also be prepared in conjunction with the final Preservation and Enhancement Plan.

B. Potential Elements for Inclusion. The following includes a list of proposed potential improvements to be considered for inclusion in the Palladium Preservation and Enhancement Plan. This list is based, in part, on surveys of the Palladium conducted by Historic Resources Group, which prepared the Project's Historic Resources Assessment Report and conducted a prior historic review of the Palladium in conjunction with the Palladium's 2008 rehabilitation. This list is also based on improvements recommended in comment letters on the Draft EIR, as well as needed functional improvements to the Palladium's operations, to ensure that it remains a first-class entertainment venue. Prior to construction of any improvements, the Applicant shall propose those improvements it determines to be priority improvements and seek to obtain the approvals referenced in items 1, 2 and 3 of the first paragraph above.

- Visually enhance the blank eastern wall of the Palladium with temporary and reversible images, potentially through a "Memory Lane" that exhibits historic images and posters of Palladium events and historic moments;
- Improve the Palladium's existing back-stage space, back-of-house service, and loading operations, which do not meet current performance and production needs - replace the 2008 addition on the northern side of the Palladium, and potentially the previously altered, original extension in the same location, with subterranean and/or overhead bridge connections to the new building on the north side. Additionally, relocate the existing outdoor truck loading area to a subterranean level, with subterranean access from Argyle and Selma Avenues. These enhancements would provide additional staging areas for the Palladium's operations within the new building; improve loading operations; eliminate any potential pedestrian-vehicular conflicts on El Centro Avenue; and provide substantially more open space on the rear side of the Palladium for walking and gathering;
- Improve accessibility to, and utilization of, the Palladium's existing southern storefront spaces, better integrate the storefront spaces with the proposed Project, and improve queuing - provide doors and potential window openings within the Palladium's western wall to connect pedestrians from Sunset Court to the Palladium's storefronts;
- Prepare a design program for the Palladium's existing southern storefront spaces. The nonstructural storefront partitions on the southern façade of the

Palladium building were altered prior to the Palladium's 2008 rehabilitation project, and were not uniform or character-defining. The 2008 rehabilitation funded by the CRA removed non-character-defining features, reconstructed missing original features, and built new features such as storefronts that are compatible with the historic building. Similar to the intent and implementation of the 2008 rehabilitation, a design program for these storefronts will include a uniform set of components that provide for a coherent design among the different storefront bays while allowing for layout options that meet the needs of tenants, for instance allowing alterations of the locations and numbers of doors, windows, and mullions;

- Prepare a historically compatible signage plan for the Palladium's existing southern storefront spaces, potentially including such elements as sign dimensions and options for materials, construction, illumination, colors, and finishes. Historically there have been many different styles and types of tenant signage used on the building, and consideration will be given to historic signage design precedents that are documented in archival photographs of the Palladium when designing new signage for the storefronts. However signage may or may not be needed for the existing storefront spaces;
- Flush opaque entrance lobby doors on Sunset and Argyle - Replace with fully glazed doors that recall original design documented in the original Gordon Kaufmann drawings;
- Ballroom ceiling - Repair and replace textured acoustical plaster as needed;
- Ballroom floor - Stripping, screening, varnishing, and waxing on a 10 year cycle;
- Lobby finish, lighting, and restoration - Install compatible sconces, wall covering, and carpet;
- Public toilets – Remove and reinstall clean, durable multiple-accommodation facilities;
- Ballroom chandeliers - Dust and wash glass; reduce corrosion and wax metal on a 10 year cycle;
- Wood roof framing - Annual inspection and local treatment by licensed exterminator
- Metal flashings, fasciae, hardware - Maintenance of finishes and operating parts on a 10 year cycle;
- Exterior Walls - Maintenance of painted surfaces on a 10 year cycle;
- Neon and specialty signage and lighting - Maintenance of ballasts, tubes, boxes, shields, faces on a 10 year cycle;
- HVAC system - Engineering and replacement of major components on a 15 year cycle;
- Roof - Replacement on a 20 year cycle;
- Toilet fixtures, fittings, & accessories - Replacement of heavy use toilet components on a 10 year cycle;

Enforcement Agency: Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Agency: Los Angeles Department of City Planning, Office of Historic Resources

Monitoring Phase: Pre Construction, Construction, Operations

Monitoring Frequency: Submittal of draft Plan prior to issuance of building permits; approval of final Plan by OHR prior to issuance of final certificates of occupancy; periodic thereafter based on Plan details

Action Indicating Compliance: Approval of Plan by OHR; Compliance report by historic consultant/monitor

PDF-HIST-2: Historic Interpretive Exhibit. An Historic Interpretive Exhibit shall be incorporated into the Project at key locations to increase general public and patron awareness and appreciation of the history and significance of Hollywood and the Hollywood Palladium. The exhibit shall provide informative visual displays and/or media that may address such topics as: the building's architectural style and architect; identification of other historical buildings in the Project vicinity and their relationship to the Palladium; use of the Project Site prior to construction of the Palladium and the historic Hollywood context; and the layers of history at the site: agriculture, motion picture industry, musical recording, live entertainment, radio, and television. The display shall be designed and implemented pursuant to input from Hollywood stakeholders. The Historic Interpretive Exhibit may be located within the Palladium building itself, or as an outdoor interpretive program reviewed and approved by the Office of Historic Resources. The Historic Interpretive Exhibit will not be housed in separate new construction appended to the exterior of the Palladium building.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Construction, Operations

Monitoring Frequency: Once during construction for consistency with the PDF; Once during operations

Action Indicating Compliance: Compliance report by Applicant

MM-GS-1: Prior to issuance of a grading permit, a qualified geotechnical engineer shall prepare and submit to the Department of Building and Safety a final geotechnical report that provides recommendations for seismic safety and design requirements for foundations, retaining walls/shoring and excavation to meet applicable State and City regulatory requirements. A qualified geotechnical engineer shall be retained by the Applicant to be present on the Project Site during excavation, grading, and general site preparation activities to monitor the implementation of the recommendations specified in the Geology and Soils Report, final geotechnical report, and any other subsequent Geology and Soils Reports prepared for the Project, subject to City review and approval. When and if needed, the geotechnical engineer shall provide structure-specific geologic and geotechnical recommendations which shall be documented in a report to be approved by the City and appended to the Project's previous Geology and Soils Reports.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction and Construction

Monitoring Frequency: Once, prior to issuance of grading permit; Periodic field inspections during construction

Action Indicating Compliance: Issuance of grading permits; Field inspection sign-off; Geotechnical Engineers site visit reports as needed

PDF-GHG-1: Construction Measures: The Project shall utilize off-road diesel-powered construction equipment that meet or exceed the CARB and USEPA Tier 4 off-road emissions standards for those equipment rated at 50 hp or greater during Project construction. Pole power (electricity delivered from the utility grid) shall be the primary source of power for use with on-site electric tools, equipment, lighting, etc., except where/when infeasible due to site constraints; diesel generators, if needed, shall be rated between 75 horsepower (hp) and 750 hp and meet or exceed applicable Tier 4 standards. Total diesel generator usage during construction shall not exceed 312,000 horsepower-hours. Cranes and concrete pumps shall be electrified with pole power. The Project shall utilize on-road haul trucks that meet or exceed the model year 2010 emission standards. These requirements shall be included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each unit's certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment.

Enforcement Agency: SCAQMD; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

PDF-GHG-2: Green Building Measures: The Project shall be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code and meet the standards of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design® (LEED®) Silver Certification level or its equivalent. Green building measures would include but are not limited to the following:

- The Project would implement a construction waste management plan to recycle and/or salvage a minimum of 70 percent of nonhazardous construction debris or minimize the generation of construction waste to 2.5 pounds per square foot of building floor area. (LEED® Materials and Resources Credit 5 [v4]);
- Trees and other landscaping (approximately 53,600 square feet or 35 percent of the Site area) would provide shading and capture carbon dioxide emissions;
- Roof-top Terraces would include approximately 37,300 square feet of landscaped area. The remaining roof-top areas would use high-albedo/reflective roofs such as light-colored, build-up "white" roofs to reduce energy loads and the urban heat-island effect;
- The Project would be designed to optimize energy performance and reduce building energy cost by 10 percent for new construction compared to the Title 24 Building Standards Code. (LEED® Energy and Atmosphere Credit 2 [v4]);

- The Project would be designed to optimize energy performance and reduce building energy cost by installing energy efficient appliances that meet the USEPA ENERGY STAR rating standards or equivalent;
- The Project would include double-paned windows to keep heat out during summer months and keep heat inside during winter months;
- The Project would include lighting controls with occupancy sensors to take advantage of available natural light;
- The parking structure would be designed with occupancy-sensor controlled lighting that would place lighting fixtures in a low power state in unoccupied zones. A demonstration project by the United States Department of Energy indicated that the use of occupancy-sensor controlled lighting achieved a reduction of 50 percent or more in lighting energy use compared to a similarly lighted parking structure without occupancy-sensor controls. For the purposes of this assessment, compliance with this feature is assumed to achieve a minimum 50 percent reduction in the energy required for parking structure lighting;
- The Project would reduce overall potable water use by a minimum of 30 percent compared to baseline water consumption as defined by LEED® Water Efficiency Prerequisite 2 [v4] by installing water fixtures that exceed applicable standards, weather-based irrigation controllers, drip/subsurface irrigation, use of drought tolerant/California native plants, and collection of stormwater for use in landscaping. (LEED® Water Efficiency Credit 2 [v4]);
- The Project would provide on-site recycling areas, consistent with City of Los Angeles strategies and ordinances, with the goal of achieving 70 percent waste diversion by 2020, and 90 percent by 2025;
- The Project would utilize low VOC paint during building construction for all residential and non-residential interior coating;

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

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

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Once at plan check prior to issuance of building permit; Once after operation

Action Indicating Compliance: Issuance of Building Permit (Pre-construction); Compliance certification report (Operation)

MM-HAZ-1: Prior to issuance of a building permit, the Applicant shall investigate the purpose of the on-site groundwater monitoring wells to determine whether they are still necessary. If it is determined that the wells are not associated with any ongoing investigation, they shall be properly abandoned in accordance with applicable regulations and guidelines. In addition, the USTs shall be removed pursuant to the previous LAFD review and closure letter.

Enforcement Agency: Los Angeles Department of Building and Safety; LAFD; RWQCB

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

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once at onset of building activities

Action Indicating Compliance: Compliance report

MM-HAZ-2: Prior to enhancement activities involving any alterations to the Palladium in areas where asbestos could be found, the Applicant shall submit verification to the City of Los Angeles Department of Building and Safety that an asbestos survey for the proposed area of alteration has been conducted. If asbestos is found, the Applicant shall follow all procedural requirements and regulations of the SCAQMD Rule 1403.

Enforcement Agency: Los Angeles Department of Building and Safety; SCAQMD

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre- Construction; Construction if asbestos if found

Monitoring Frequency: Once prior to Palladium building alterations; on-going during alterations if asbestos is found

Action Indicating Compliance: Compliance report by Project contractor

MM-HAZ-3: Prior to enhancement activities involving any alterations to the Palladium, the Applicant shall submit verification to the City of Los Angeles Department of Building and Safety that a lead-based paint survey for the proposed area of alteration has been conducted. If lead-based paint is found for the proposed area of alteration, the Applicant shall follow all procedural requirements and regulations for its proper removal and disposal.

Enforcement Agency: Los Angeles Department of Public Works; CalEPA

Monitoring Agency: Los Angeles Department of Public Works

Monitoring Phase: Pre-construction; Construction if lead based paint is present

Monitoring Frequency: Once prior to Palladium building alterations; on-going during alterations if lead-based paint is found

Action Indicating Compliance: Compliance report by Project contractor

MM-HAZ-4: Fluorescent light ballast and other product labels for existing building features that might be altered during restoration activities for the Palladium shall be inspected prior to demolition. If the labels do not include the statement "No PCBs", the product(s) shall be properly removed by a licensed PCB removal contractor and disposed of as PCB-containing waste prior to demolition.

Enforcement Agency: Los Angeles Department of Building and Safety; CalEPA

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during alteration activities

Action Indicating Compliance: Compliance report by Project contractor

PDF-Land Use-1: Prior to the issuance of a building permit for above grade construction for the Project, the Applicant shall either (1) record a covenant to tie the Project Site's

two lots; or (2) record a phase of an approved tract map for the Project which merges the Site's two lots into one master ground lot.

Enforcement Agency: Los Angeles Department of City Planning
Monitoring Agency: Los Angeles Department of City Planning
Monitoring Phase: Pre-Construction
Monitoring Frequency: Once prior to issuance of building permits facilitating new construction
Action Indicating Compliance: Review and sign-off by the Department of City Planning

PDF-NOISE-1: Equipment Control: The Project contractor(s) shall equip all construction equipment, fixed or mobile, with properly operating and maintained noise mufflers, consistent with manufacturers' standards.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic Field Inspections
Action Indicating Compliance: Field Inspection Sign-off within compliance report

PDF-NOISE-2: Vibration Control: As a precaution to avoid or minimize potential construction vibration damage, monitoring shall occur during excavation activities and during placement of foundation structures within 20 feet of the original Palladium building. Construction activities within this area shall utilize lower vibratory equipment options when they are available. In the event damage occurs, the monitor shall be authorized to halt construction activities until such activities are adjusted to avoid or minimize damage to the Building.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Daily observation during excavation/foundation work within 20 feet of the original Palladium building
Action Indicating Compliance: Field Inspection Sign-off within compliance report

PDF-NOISE-3: Control of Amplified Sound: The sound levels of amplified sound equipment in ground level open space areas shall be adjusted during Project operations to avoid exceeding the following limits at the Project property lines: For the property line along Argyle Avenue – 66 dBA; for the property line along Sunset Boulevard – 71 dBA; for the property line along El Centro Avenue – 66 dBA; and for the property line along Selma Avenue Properties – 62 dBA.

Enforcement Agency: Los Angeles Department of City Planning
Monitoring Agency: Los Angeles Department of City Planning
Monitoring Phase: Operations
Monitoring Frequency: Annually for first three years of Project operations

Action Indicating Compliance: Field inspection report**MM-NOISE-1:** Temporary construction noise barriers shall be implemented as follows:

- The Project shall ensure the provision of a 5 dBA noise barrier between the Project construction and the existing residential development on the northwest corner of Selma Avenue and Argyle Avenue (existing buildings between the residential development and the Project at the time of construction may contribute to the sound attenuation); and an 8 dBA, 16 foot high noise barrier between the Project and the Le Bon Hotel (allowing for a gate that may be opened from time to time for Site entry).
- If the following related projects adjacent to the Project Site (i.e. at Columbia Square, the Selma and Vine project, or 6250 Sunset project) are occupied by new residents at the time of Project construction, then temporary noise barriers shall be provided between the Project construction and those occupied units. Based on the exceedance of the thresholds noted in the above analysis (given the distance from the Project Site and existing sound levels at the respective locations), the barriers shall provide a sound reduction of 5 dBA between the Project Site and the 6250 Sunset project, and approximately 10 dBA between the Project and the remaining future projects.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections

Action Indicating Compliance: Field inspection sign-off; Compliance certification report submitted by Project contractor

MM-NOISE-2: Engine idling from construction equipment such as bulldozers and haul trucks shall be limited, to the extent feasible.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections

Action Indicating Compliance: Field inspection sign-off; Compliance certification report submitted by Project contractor

PDF-FIRE-1: Fire and Emergency Service Provisions: The following Fire and Emergency Medical Measures shall be provided for the long term operations of the Project.

- Owner supplied AED's (defibrillators) on selected floors to be used by on-site security as necessary. Security personnel to be fully trained on the use and operation of the AED's;
- Training on the AED's for tenant floor wardens and others; tenants to be encouraged to purchase their own AED's;
- CERT/first aid training for all floor wardens and others;

- CERT/first aid training made available and encouraged for all building occupants, if it can be accessed on-line;
- Joint trainings for LAFD personnel and building personnel site

Enforcement Agency: Los Angeles Fire Department
Monitoring Agency: Los Angeles Fire Department
Monitoring Phase: Operations
Monitoring Frequency: Annually for first three years of Project operations
Action Indicating Compliance: Field inspection report

MM-FIRE-1: Prior to the issuance of a building permit, the Applicant shall have additional consultation with the LAFD and shall incorporate all fire prevention and suppression features deemed appropriate by LAFD to the final design of the Project.

Enforcement Agency: Los Angeles Fire Department
Monitoring Agency: Los Angeles Fire Department; Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once, prior to issuance of a building permit
Action Indicating Compliance: Approval of the plot plan by the Los Angeles Fire Department and Department of Building and Safety

MM- FIRE-2: Prior to the issuance of building permits, Project building plans including a plot plan and floor plan of the buildings shall be submitted for approval by the LAFD for review of all regulatory measures. The plot plan shall include the following minimum design features: location and grade of access roads and fire lanes, roadway widths, distance of buildings from an edge of a roadway of an improved street, access road, or designated fire lane, turning areas, and fire hydrants.

Enforcement Agency: Los Angeles Fire Department
Monitoring Agency: Los Angeles Fire Department; Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once, prior to issuance of a building permit
Action Indicating Compliance: Approval of the plot plan by the Los Angeles Fire Department and Department of Building and Safety

PDF-POL-1: Project Security Features: The Project's security shall include, but not be limited to, the following design features:

- Installing and utilizing an extensive security camera network, with approximately 40-50 cameras throughout the underground and above-grade parking structure; the elevators; the common and amenity spaces; the lobby areas; and the rooftop and ground level outdoor open spaces.
- Maintaining all security camera footage for at least 30 days, and providing such footage to LAPD as needed.
- Maintaining approximately 30-40 staff on site, including at the lobby concierge desk and within the car valet areas. Designated staffers will be

dedicated to monitoring the Project's security cameras and directing staff to locations where any suspicious activity is viewed.

- Requiring background checks of all residents, both prior to entering into a new lease at the Project, and prior to renewal of that lease.
- Controlling access to all building elevators, residences, and resident-only common areas through an electronic key fob specific to each user.
- Training staff on sound security policies for the Project's buildings.

Enforcement Agency: Los Angeles Police Department
Monitoring Agency: Los Angeles Police Department
Monitoring Phase: Operations
Monitoring Frequency: Annually for first three years of Project operations
Action Indicating Compliance: Field inspection report

PDF-POL-2: Site Uses: No nightclub shall be included in the Project, except that the Hollywood Palladium is permitted to continue its current operations as an event and concert venue.

Enforcement Agency: Los Angeles Department of City Planning
Monitoring Agency: Los Angeles Department of City Planning
Monitoring Phase: Pre-construction
Monitoring Frequency: Once at Project approval
Action Indicating Compliance: Certificate of occupancy

MM-POL-1: Prior to the occupancy of the Project, the Applicant shall provide the Hollywood Area Commanding Officer with a diagram of each portion of the property, including access routes, and additional information to facilitate potential LAPD responses.

Enforcement Agency: Los Angeles Police Department
Monitoring Agency: Los Angeles Police Department; Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once, prior to certificate of occupancy
Action Indicating Compliance: Sign-off on LAPD reviewed diagrams; Certificate of occupancy

MM-SCH-1: The Project shall pay required school mitigation fees pursuant to Government Code Section 65995 and in compliance with SB 50 (payment of developer fees).

Enforcement Agency: Los Angeles Department of Building and Safety; LAUSD
Monitoring Agency: Los Angeles Department of Building and Safety; LAUSD
Monitoring Phase: Pre-Construction
Monitoring Frequency: Once at Plan Check
Action Indicating Compliance: Receipt of payment from LAUSD

MM-PRK-1: In the event that the Project's amenities do not provide sufficient credit against the Project's land dedication and/or in lieu fee requirement, the Project applicant shall do one or more of the following: (1) dedicate additional parkland to meet the requirements of LAMC Section 17.12; (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.

Enforcement Agency: Los Angeles Department of Recreation and Parks; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Recreation and Parks; Los Angeles Department of Building and Safety

Monitoring Phase: Pre-operations

Monitoring Frequency: Once prior to certification of occupancy

Action Indicating Compliance: Certificate of occupancy

PDF-TRAF-1: A reciprocal easement agreement, or similar legal mechanism, shall be executed and recorded prior to issuance of final certificates of occupancy for the Project providing access for the Palladium lot located at 6221 Sunset Boulevard across the adjacent lot(s).

Enforcement Agency: Los Angeles Department of City Planning;

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

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, prior to issuance of certificate of occupancy

Action Indicating Compliance: Completion of agreement per review for certificate of occupancy

MM-TRAF-1: Off-site truck staging shall be provided in a legal area furnished by the construction truck contractor. Trucks may use access points along Selma Avenue, El Centro Avenue, Argyle Avenue and Sunset Boulevard as needed. Trucks shall not be permitted to travel along local residential streets.

Enforcement Agency: Los Angeles Department of Transportation;

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

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections

Action Indicating Compliance: Field inspection sign-off and compliance certification report submitted by project contractor

MM-TRAF-2: A flagman shall be placed at the truck entry and exit from the Project site onto Selma Avenue to control the flow of exiting trucks.

Enforcement Agency: Los Angeles Department of Transportation;

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

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections

Action Indicating Compliance: Field inspection sign-off; Compliance certification report submitted by project contractor

MM-TRAF-3: Deliveries and pick-ups of construction materials shall be scheduled during non-peak travel periods and coordinated to reduce the potential of trucks waiting to load or unload for protracted periods of time.

Enforcement Agency: Los Angeles Department of Transportation;
Monitoring Agency: Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections
Action Indicating Compliance: Field inspection sign-off; Compliance certification report submitted by Project contractor

MM-TRAF-4: Access shall remain unobstructed for land uses in proximity to the Project site during Project construction.

Enforcement Agency: Los Angeles Department of Transportation;
Monitoring Agency: Los Angeles Department of Transportation; Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections
Action Indicating Compliance: Field inspection sign-off; Compliance certification report submitted by Project contractor

MM-TRAF-5: Permanent lane or sidewalk closures are not anticipated for the Project long-term operations. Temporary lane or sidewalk closures, when needed for construction, shall be scheduled to avoid peak commute hours and peak school drop-off and pick-up hours to the extent possible. In the event of full-time lane or sidewalk closures during construction, a worksite traffic control plan, approved by the City of Los Angeles, shall be implemented to safely route traffic or pedestrians around any such lane or sidewalk closures.

Enforcement Agency: Los Angeles Department of Transportation
Monitoring Agency: Los Angeles Department of Transportation
Monitoring Phase: Construction
Monitoring Frequency: Once at time needed for closure is identified; Periodic field inspections during closure
Action Indicating Compliance: Field inspection sign-off; Compliance certification report submitted by Project contractor

MM-TRAF-6: A Construction Management Plan shall be developed by the contractor and approved by the City of Los Angeles. In addition to the measures identified above, a Construction Management Plan shall include the following:

- Identify the locations of the off-site truck staging and detail measures to ensure that trucks use the specified haul route, and do not travel through nearby residential neighborhoods.
- Schedule vehicle movements to ensure that there are no vehicles waiting off-site and impeding public traffic flow on the surrounding streets.
- Establish requirements for loading/unloading and storage of materials on the Project site.
- Establish requirements for the temporary removal of parking spaces, time limits for the reduction of travel lanes and closing or diversion of pedestrian facilities to ensure the safety of pedestrian and access to local businesses.
- Coordinate with the City and emergency service providers to ensure adequate access is maintained to the Project site and neighboring businesses.
- During construction activities when construction worker parking cannot be accommodated on the Project site, a Construction Worker Parking Plan shall be prepared which identifies alternate parking location(s) for construction workers and the method of transportation to and from the Project site (if beyond walking distance) for approval by the City. The Construction Worker Parking Plan shall prohibit construction worker parking on residential streets and prohibit on-street parking, except as approved by the City.

Enforcement Agency: Los Angeles Department of Transportation

Monitoring Agency: Los Angeles Department of Transportation

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once prior to issuance of Building Permit; Periodic field inspections during construction

Action Indicating Compliance with Mitigation Feature: Approval of Construction Traffic Management Plan from the Los Angeles Department of Transportation prior to issuance of Building Permit (Pre-construction); compliance certification report submitted by Project contractor (Construction)

MM-TRAF-7: The Project shall upgrade traffic signal controllers from a Type 170 to a Type 2070 at the following seven intersections within the Project study area:

- Yucca Street and Wilcox Avenue.
- Selma Avenue and Wilcox Avenue
- De Longpre Avenue and Wilcox Avenue
- Cole Avenue and Fountain Avenue
- Cahuenga Avenue and Fountain Avenue
- El Centro Avenue and Fountain Avenue
- Fountain Avenue and Gower Street

Enforcement Agency: Los Angeles Department of Transportation; Department of Public Works

Monitoring Agency: Los Angeles Department of Transportation; Department of Public Works

Monitoring Phase: Pre-construction; Construction
Monitoring Frequency: Once at plan approval; on-going during construction
Action Indicating Compliance: Sign-off on road construction plans; Sign-off on completed construction work

MM-TRAF-8: The Project shall implement a travel demand management (TDM) program, consistent with the recommendations of LADOT. The exact measures to be implemented will be determined when the plan is prepared, prior to issuance of a final certificate of occupancy for the Project. The TDM program shall ensure appropriate implementation of the Project's sidewalks/plazas, street trees/landscaping, street and pedestrian amenities, lighting and bicycle provisions to encourage alternative modes of transportation. It shall also include other features as appropriate, such as, for example, unbundled parking, i.e. separating the cost of purchasing or renting parking spaces from the cost of purchasing or renting a dwelling unit; rideshare programs (which could include the provision of an on-site transit and rideshare information center that provides assistance to help people form carpools or access transit alternatives, or priority parking for carpools); a transit pass discount program (that typically includes negotiating with transit service providers to purchase transit passes in bulk at a discounted rate with resale to interested residents or employees at discounted prices), identification of an on-site TDM coordinator, making information available to residents and employees regarding alternative transportation options, monitoring and surveying requirements, a guaranteed ride home program, participation in the LADOT Mobility Hubs program (which could include secure bike parking, bike-share kiosks, car-share parking spaces and services, and/or electric scooter-share), contributing a one-time fixed-fee of \$100,000 to be deposited into the City's Bicycle Trust fund to implement bicycle improvements within the area of the Project, and/or participation in the Hollywood Transportation Management Organization (TMO) to be created by other major employers in Hollywood within the next few years. The Project is also providing ample bicycle parking and on-site bicycle repair facilities in compliance with Los Angeles City Municipal Code requirements.

Enforcement Agency: Los Angeles Department of Transportation
Monitoring Agency: Los Angeles Department of Transportation; Los Angeles Department of Public Works
Monitoring Phase: Pre-Operation; Operation
Monitoring Frequency: Once prior to issuance of a final certificate of occupancy; Annually during first three years of operations
Action Indicating Compliance: LADOT approval of Traffic TDM program; Annual consistency review

PDF-WS-1, Water Conservation Features: The Project shall provide a reduction in overall use of potable water by 30 percent, from that allowed under the California Building Code (CBC) per City Ordinance No. 181,480. Further, it shall include towards meeting this end the following water saving features:

- Showerheads – no more than one showerhead per stall at common residential, hotel, fitness and commercial uses;
- High Efficiency Clothes Washers (Commercial/Residential);
- Individual Metering or Submetering for water use at separate commercial uses;

- Water-Saving Pool Filter;
- Leak Detection System for swimming pool and Jacuzzi;
- Cooling Tower Conductivity Controllers or Cooling Tower pH Conductivity Controllers;
- Weather Based Irrigation Controller;
- Drought Tolerant Plants (as feasible at landscaping);
- California native plants - minimum 30% of total landscaping at ground level courtyards;
- Drip/subsurface irrigation (micro-irrigation);
- Hydro-zoning (group plants with similar water requirements);
- Zoned irrigation;
- Separate metering or submetering for exterior landscaping water use;
- Building commissioning to ensure systems are operating as designed;
- Weather Based Irrigation Controller;
- Rainwater Harvesting; and
- Landscaping Contouring to minimize precipitation runoff.

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

Monitoring Agency: Los Angeles Department of City Planning (approval of measures and performance standards); Los Angeles Department of Building and Safety (Operation)

Monitoring Phase: Construction; Operation

Monitoring Frequency: Once prior to issuance of final certificate of occupancy; Annually during first three years of operation

Action Indicating Compliance: Issuance of final certificate of occupancy; Annual compliance certification report (Operation)

PDF-ELEC-1: Green Building Measures: The Project shall be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code and meet the standards of the USGBC LEED® Silver Certification level or its equivalent. Green building measures would include, but are not limited to the following:

- Overall building efficiency would exceed Title 24 (2013) Building Envelope Energy Efficiency Standards by 10 percent;
- Use of glass/window areas for ventilation and daylight accessibility;
- Landscaping of roof decks;
- Roof top areas would be energy efficient, including landscaped terraces at some locations, with the remaining roof-top areas using high-albedo/reflective roofs such as light-colored, build-up "white" roofs to reduce energy loads and enhance air quality;
- Trees and other landscaping (approximately 53,600 sq.ft. , inclusive of the pool and rooftop terraces, or 35 percent of the Site area, would provide shading and capture carbon dioxide emissions;

- Installation of energy-efficient appliances (Energy Star™);
- Glass/window areas for ventilation and daylight accessibility;
- Double-paned windows to keep heat out during summer months and keep heat inside during winter months;
- Lighting controls with occupancy sensors to take advantage of available natural light; and
- Elevator TV monitors with programming that would provide residents real-time updates on energy usage in the building and tips on how they can conserve energy.
- Occupancy-sensor controlled lighting in the parking structure.

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

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

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Annually during first three years of operation

Action Indicating Compliance: Annual compliance certification report (Operation)

“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.** A project on this site may be developed at a Floor Area Ratio of between 4.5:1 and not to exceed 6:1 provided that:
 - a. The Community Redevelopment Agency, any successor to the Community Redevelopment Agency, or the Department of City Planning of Los Angeles, pursuant to the transfer by ordinance of redevelopment land use plans and function to the City of Los Angeles (CF No. 12-0014-S4), finds that the project conforms to the Hollywood Redevelopment Plan with findings are required by Section 506.2.3 of the Redevelopment Plan
 - b. The project applicant/subdivider enters into an Owner Participation Agreement.
 - c. The project’s historical analysis is approved by the Office of Historic Resources, and the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.
2. **Maximum Height.** No building or structure located on the subject property shall exceed a height of 350 feet, as shown on the attached Exhibit A, pursuant to Section 12.21.1 of the Municipal Code.

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 _____.

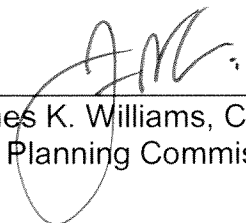
Holly L. Wolcott, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on December 10, 2015
recommends this ordinance be adopted by the City Council.



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

File No. _____