

CONDITIONS OF APPROVAL

A. Other Entitlements Conditions of Approval

1. **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 Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and dated October 10, 2016, 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.
3. **Development Services Center.** Prior to sign-off on building permits by the Department of City Planning's Development Services Center for the project, the Department of City Planning's Major Projects Section 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.

4. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21-A,16. Long-term bicycle parking shall be provided at a rate of one per dwelling unit or guest room. Additionally, short-term bicycle parking shall be provided at a rate of one per ten dwelling units or guest rooms, with a minimum of two short-term bicycle parking spaces. For commercial uses, long- and short-term bicycle parking shall be provided at a rate of 1 per 2,000 sq. ft. Based upon the number of dwelling units, 190 long-term and 18 short-term bicycle parking spaces shall be provided onsite for residential uses, and 12 long-term and 7 short-term bicycle parking spaces shall be provided for commercial uses.
5. **Site Plan Review.** The project is hereby approved for a development consisting of 100 affordable housing units for seniors, 35 affordable housing units for young people, ages 18-24, an LGBT facility with approximately 69,250 square feet of floor area, including a 7,085-square-foot senior center, a 15,465-square-foot youth center, approximately 17,040 square feet of administrative offices, approximately 5,215 square feet of accessory recreational space, a 4,520-square-foot kitchen/service area, 55 transitional living and emergency guest rooms with a capacity for 100 beds (including 60 transitional living beds and 40 emergency overnight beds), and 1,885 square feet of retail.
6. **Density Bonus.** A maximum of 135 units, 100% of up to 135 dwelling units, shall be reserved as affordable units at the Moderate level or of a greater affordability level, as defined by the State Density Bonus Law 65915(C)(2). The project shall be limited to a maximum of 135 residential units.

Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make up to 135 units available as Restricted Affordable Units to households

earning less than 120% of the area median income, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA.

7. **Side Yards.** The requested off-menu incentive allows for a 3 foot side yard setback for the south side yard of the proposed Youth Housing.
1. **Emergency Beds.** Pursuant to LAMC Section 12.22.A.24(g)(3), the Off-Menu incentive shall allow 40 emergency overnight beds in lieu of the max 30 emergency beds permitted by LAMC Section 12.14.A.44.
2. **Automobile Parking.** Parking would be provided for the following uses and with no more than 350 spaces in total:
 - a. Senior Housing: One parking space per Restricted Affordable Unit, except: 0.5 parking space for each dwelling unit restricted to Low or Very Low Income Senior Citizens or Disabled Persons pursuant to 12.22-A,25(d)(2).
 - b. Youth Housing: One parking space per Restricted Affordable Unit pursuant to 12.22-A,25(d)(2).
 - c. Senior & Youth Housing Manager's Units: Parking shall be provided pursuant to 12.21-A,4.
 - d. Commercial parking: Parking shall be provided pursuant to 12.21-A,4(x)(3).
 - e. Youth Center EOB Housing (10 Guest Rooms): Parking shall be provided pursuant to 12.21-A,4(b)(1) and may be reduced 25% pursuant to 12.21-A,4(w).
 - f. Youth Center EOB Housing (1 Dormitory): Parking shall be provided pursuant to 12.03 definition of "Dormitory" and may be reduced 25% pursuant to 12.21-A,4(w).
 - g. Youth Center TLP Housing (9 Guest Rooms): Parking shall be provided pursuant to 12.21-A,4(b)(1).
 - h. Youth Center TLP Housing (25 Guest Rooms): Parking shall be provided pursuant to 12.21-A,4(b)(2) for guest rooms in excess of 30.
10. **Mitigation Monitoring.** Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (Mitigation Monitoring Program, Section 15097 of the CEQA Guidelines provides additional direction on mitigation monitoring or reporting). The City of Los Angeles Department of City Planning is the Lead Agency for the proposed project.

An Environmental Impact Report has been prepared to address the potential environmental impacts of the proposed project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the project. The MMP is subject to review and approval by the Lead Agency as part of the certification of the EIR

and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the EIR, with an accompanying identification of the following:

Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored; Pre-Construction, including the design phase Construction Occupancy (post-construction) Enforcement Agency, the agency with the authority to enforce the mitigation measure; and Monitoring Agency, the agency to which reports including feasibility, compliance, implementation, and development are made.

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:

The project applicant shall be obligated to provide certification prior to the issuance of site or building plans that compliance with the required mitigation measures has been achieved. All departments listed below are within the City of Los Angeles unless otherwise noted. The project applicant shall be responsible for implementing all mitigation measures unless otherwise noted.

11. The mitigations measures and project design features here are conditions of approval for the project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the project.

A. Aesthetics, Views, Light/Glare, and Shading

(1) Project Design Features

Project Design Feature A-1: New onsite utilities that may be required to serve the Project shall be installed underground, where practical.

Enforcement Agency: Department of City Planning; Department of Building and Safety
 Monitoring Agency: Department of Building and Safety
 Monitoring Phase: Pre-construction
 Monitoring Frequency: Once at project plan check
 Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit

Project Design Feature A-2: Mechanical, electrical, and roof top equipment, as well as building appurtenances, shall be screened from public view.

Enforcement Agency: Department of City Planning; Department of Building and Safety
 Monitoring Agency: Department of Building and Safety
 Monitoring Phase: Pre-construction; pre-operation
 Monitoring Frequency: Once at project plan check; once during field inspection
 Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Project Design Feature A-3: Trash areas associated with the proposed buildings shall be enclosed or otherwise screened from view from public rights-of-way.

Enforcement Agency: Department of City Planning; Department of Building and Safety
 Monitoring Agency: Department of Building and Safety

Monitoring Phase: Pre-construction; pre-operation
Monitoring Frequency: Once at project plan check; once during field inspection
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Project Design Feature A-4:The Project includes courtyards, roof terraces and a plaza that break up the massing and provides landscaped areas visible throughout the site.

Enforcement Agency: Department of City Planning; Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once at project plan check
Action Indicating Compliance: Plan check approval and issuance of applicable building permit

Project Design Feature A-5:The project buildings include varied heights, massing and materials to add visual interest, reduce bulk, enhance walkability, improve aesthetic character, and enliven the street frontages in the pedestrian zone.

Enforcement Agency: Department of City Planning; Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once at project plan check
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit

Project Design Feature A-6:The project buildings include landscaped features along Santa Monica Boulevard, N. McCadden Place, and N. Las Palmas Avenue to beautify the street frontage and enhance the pedestrian and visual experience.

Enforcement Agency: Department of City Planning; Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once at project plan check
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit

Project Design Feature A-7:The Project includes a public plaza on the East Site along N. McCadden Place to create a welcoming entrance into the Project Site, enhance the pedestrian experience and to create a connection to the courtyard across the street at the existing Village at Ed Gould Plaza.

Enforcement Agency: Department of City Planning; Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once at project plan check
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit

Project Design Feature A-8:The Project includes widening the sidewalk along N. McCadden Place to promote pedestrian safety, to incorporate more landscaping along the street edge, and to emphasize the campus design and connection to the existing Village at Ed Gould Plaza.

Enforcement Agency: Department of City Planning; Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once at project plan check
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit

Project Design Feature A-9:All onsite exterior lighting will be automatically controlled by photo sensor to illuminate only when required.

Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction; pre-operation
Monitoring Frequency: Once at project plan check; Once during field inspection
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Project Design Feature A-10: All new street and pedestrian outdoor lighting required for the Project will be shielded and directed towards the interior of the Project Site so that the light source does not project directly upon any adjacent residential property from the ground and above.

Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction; pre-operation
Monitoring Frequency: Once at project plan check; once during field inspection
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

B. Air Quality

Project Design Features

Project Design Feature B-1: Use of adhesives, sealants, paints, finishes, carpet, and other materials that emit low quantities of volatile organic compounds (VOCs) and/or other air quality pollutants.

Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once during field inspection
Action(s) Indicating Compliance: Field inspection sign-off

C. Greenhouse Gas Emissions

Project Design Features

Project Design Feature C-1: The design of the new buildings shall incorporate features to be capable of achieving at least Silver certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED)-CS® or LEED-NC® Rating System as of January 1, 2011. Such LEED® features shall include energy-efficient buildings, a pedestrian- and bicycle-friendly site design, and water conservation measures, among others.

Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once at project plan check
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit

Project Design Feature C-2:The Project would not include hearths (woodstove and fireplaces) installed in the residences.

Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction; pre-operation
Monitoring Frequency: Once at project plan check; Once during field inspection
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Project Design Feature C-3:The Project would encourage carpooling and the use of electric vehicles by providing that at least 5 percent of the total code-required parking spaces provided for all types of parking facilities, but in no case less than one location, shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Only raceways and related components are required to be installed at the time of construction. When the application of the 5 percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

Enforcement Agency: Department of City Planning; Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction; pre-operation
Monitoring Frequency: Once at project plan check; once during field inspection
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Project Design Feature C-4:At least 5 percent of the total code-required parking spaces shall be equipped with EV charging stations. Plans shall indicate the proposed type and location(s) of charging stations. Plan design shall be based on Level 2 or greater EVSE at its maximum operating capacity. When the application of the 5 percent requirement results in a fractional space, round up to the next whole number.

Enforcement Agency: Department of City Planning; Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction; pre-operation
Monitoring Frequency: Once at project plan check; once during field inspection
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

D. Geology and Soils

Mitigation Measure D-1: Footings for buildings with subterranean levels shall be founded in firm older alluvium.

Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once during field inspection
Action(s) Indicating Compliance: Field inspection sign-off

Mitigation Measure D-2: Footings for on-grade buildings shall be founded within a new compacted fill cap or shall extend into older alluvium. If utilized for support, the fill cap shall extend a minimum of 5 feet below the existing ground surface and 3 feet below the bottom of foundations. The bottom of the fill cap shall extend into competent natural soil.

Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once during field inspection
Action(s) Indicating Compliance: Field inspection sign-off

Mitigation Measure D-3: If existing fill material is to be re-used, any construction debris in the existing fill material shall be removed.

Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once during field inspection
Action(s) Indicating Compliance: If existing fill is to be re-used, field inspection sign-off

Mitigation Measure D-4: If fill is to be placed in the upper 6 to 8 inches of the surface exposed by the excavation, the fill shall be scarified, moisture conditioned to 2 or 4 percent over optimum moisture content, and compacted to 90 percent relative compaction. If localized areas of relatively loose soils prevent proper compaction, over-excavation and re-compaction shall occur.

Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once during field inspection
Action(s) Indicating Compliance: Field inspection sign-off

Mitigation Measure D-5: A shoring plan shall be implemented during construction to provide stable excavations and prevent settlement due to the removal of adjacent soil.

Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction; construction
Monitoring Frequency: Once at project plan check; Once during field inspection during excavation
Action(s) Indicating Compliance: Approval of shoring plan by City of Los Angeles Department of Building and Safety (pre-construction); field inspection sign-off (construction)

Mitigation Measure D-6: The performance of the shoring system shall be monitored. The monitoring shall consist of periodic surveying of the lateral and vertical locations of the tops of all the soldier piles and the lateral movement along the entire lengths of selected soldier piles. Periodic monitoring of the load on selected anchors, where applicable, shall also occur.

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections

Action(s) Indicating Compliance: Field inspection sign-off and quarterly compliance report by project contractor

Mitigation Measure D-7: Prior to issuance of grading permits, the project applicant shall submit final design plans and a geotechnical engineering report to the Department of Building and Safety for review and approval. The design-level geotechnical engineering report shall be used for final design of the foundation system for the structures and will take into consideration the engineering properties beneath the proposed structures and the projected loads. The final report shall specify exact design coefficients that are needed by structural engineers to determine the type and sizing of structural building materials. The final report shall be subject to the specific performance criteria imposed by the Los Angeles Building Code. The final geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist and include appropriate measures to minimize seismic hazards and ensure structural safety of the proposed structure. The proposed structures shall be designed and constructed in accordance with all applicable provisions of the Los Angeles Building Code.

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at project plan check prior to issuance of grading permit

Action(s) Indicating Compliance: Issuance of grading permit

G. Noise

Project Design Features

Project Design Feature F-1: Power construction equipment (including combustion engines), fixed or mobile, would be equipped with state-of-the-art noise shielding and muffling devices (consistent with manufacturers' standards), including the use of solar and electric generators. All equipment would be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action(s) Indicating Compliance: Field inspection sign-off

Project Design Feature F-2: Project construction would not include the use of driven (impact) pile systems.

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once during field inspection
Action(s) Indicating Compliance: Field inspection sign-off

Project Design Feature F-3: All outdoor mounted mechanical equipment would be enclosed or screened from offsite noise-sensitive receptors.

Enforcement Agency: Department of City Planning; Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction; pre-operation
Monitoring Frequency: Once at project plan check; once during field inspection
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Project Design Feature F-4: Trash collection areas shall be fully enclosed.

Enforcement Agency: Department of City Planning; Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction; pre-operation
Monitoring Frequency: Once at project plan check; once during field inspection
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Project Design Feature F-5: Outdoor amplified sound systems would be designed so as not to exceed a maximum noise level of 79 dBA (Leq) at a distance of 50 feet from the amplified sound system.

Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Operation
Monitoring Frequency: Once during field inspection
Action(s) Indicating Compliance: Field inspection sign-off

Mitigation Measure F-1: A temporary and impermeable sound barrier shall be erected along the northern and southern property lines of the Project Site (along Santa Monica Boulevard). The temporary sound barrier shall be designed to provide a minimum 5-dBA noise reduction at the SAE Institute (receptor location R5) to the south and 8-dBA noise reduction at the residential and theater uses to the north (receptor locations R1 and R2).

Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once during field inspection
Action(s) Indicating Compliance: Field inspection sign-off

Mitigation Measure F-2: The contractor shall employ the following construction methods to minimize the generation of ground-borne vibration at the adjacent buildings to the west and east of the Project Site:

a) Utilize smaller pieces of construction equipment, such as a small bulldozer and hand held compactors, when construction occurs within 15 feet of the adjacent offsite buildings.

- b) Avoid using a jackhammer within 8 feet of the adjacent offsite buildings; use a saw to cut the asphalt.
- c) Utilize mini-caisson or alternative methods for installation of piles within 15 feet of the adjacent offsite buildings.
- d) Retain the services of a qualified vibration consultant to monitor ground-borne vibration at the adjacent buildings to the west and east of the Project Site during site excavation (when the use of heavy construction equipment, such as a large bulldozer, drill rig, or loaded truck occurs) within 15 feet of the offsite building structures adjacent to the Project Site. If the measured ground-borne vibration levels exceed 0.2 inch/second (PPV) at the adjacent offsite structures, the Project contractor shall evaluate and employ alternative construction methods, so that the ground-borne vibration levels would be below 0.2 inch/second (PPV) at the adjacent offsite structures to the west and east.

Enforcement Agency: Department of Building and Safety
 Monitoring Agency: Department of Building and Safety
 Monitoring Phase: Construction
 Monitoring Frequency: Once during field inspection
 Action(s) Indicating Compliance: Field inspection sign-off

G.1 Public Services—Fire Protection

Project Design Features

Project Design Feature G.1-1: The Project shall install automatic fire sprinklers in all proposed buildings.

Enforcement Agency: Department of Building and Safety
 Monitoring Agency: Department of Building and Safety
 Monitoring Phase: Pre-construction; pre-operation
 Monitoring Frequency: Once at project plan check; once during field inspection
 Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

G.2 Public Services—Police Protection

Project Design Features

Project Design Feature G.2-1: During construction, the project applicant shall implement appropriate temporary security measures, including security fencing, lighting, and locked entry.

Enforcement Agency: Los Angeles Police Department; Department of Building and Safety
 Monitoring Agency: Department of Building and Safety
 Monitoring Phase: Construction
 Monitoring Frequency: Once during field inspection
 Action(s) Indicating Compliance: Field inspection sign-off

Project Design Feature G.2-2: During operation, the Project shall include private onsite security, a closed circuit security camera system, and keycard entry for the residential buildings and the residential parking areas.

Enforcement Agency: Los Angeles Police Department; Department of City Planning; Department of Building and Safety
 Monitoring Agency: Department of Building and Safety; Department of City Planning
 Monitoring Phase: Pre-construction; pre-operation

Monitoring Frequency: Once at project plan check; once during field inspection
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Project Design Feature G.2-3: The Project shall include sufficient lighting of building entries and walkways to provide for pedestrian orientation and clearly identify a secure route between parking areas and points of entry into buildings.

Enforcement Agency: Los Angeles Police Department; Department of City Planning; Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction; pre-operation
Monitoring Frequency: Once at project plan check; once during field inspection
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Project Design Feature G.2-4: The Project shall include sufficient lighting of parking structures, elevators, and lobbies to reduce areas of concealment.

Enforcement Agency: Los Angeles Police Department; Department of City Planning; Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction; pre-operation
Monitoring Frequency: Once at project plan check; once during field inspection
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Project Design Feature G.2-5: The Project entrances to, and exits from, buildings, open spaces around buildings, and pedestrian walkways shall be designed, to the extent practicable, to be open and in view of surrounding sites.

Enforcement Agency: Los Angeles Police Department; Department of City Planning; Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Phase: Pre-construction; pre-operation
Monitoring Frequency: Once at project plan check; once during field inspection
Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Mitigation Measures

Mitigation Measure G.2-1: Prior to the issuance of a building permit, the project applicant shall consult with the Los Angeles Police Department's Crime Prevention Unit regarding the incorporation of crime prevention features appropriate for the design of the Project, including applicable features in the Los Angeles Police Department's Design Out Crime Guidelines.

Enforcement Agency: Los Angeles Police Department; Department of City Planning
Monitoring Agency: Department of City Planning
Monitoring Phase: Pre-construction
Monitoring Frequency: Once
Action Indicating Compliance: Written confirmation of consultation and receipt of plan by Los Angeles Police Department

Mitigation Measure G.2-2: Prior to the issuance of a certificate of occupancy, the project applicant shall submit a diagram of the Project Site to the Los Angeles Police Department West Bureau Commanding Officer that includes access routes and any additional information that might facilitate police response.

Enforcement Agency: Los Angeles Police Department; Department of City Planning

Monitoring Agency: Department of City Planning

Monitoring Phase: Pre-operation

Monitoring Frequency: Once

Action Indicating Compliance: Written confirmation of receipt of plan by Los Angeles Police Department

H. Traffic, Access, and Parking

Project Design Features

Project Design Feature H-1: Prior to the start of construction, the project applicant shall prepare a work site traffic control plan and submit it to the Los Angeles Department of Transportation for review and approval. The work site traffic control plan shall identify the location of any temporary street parking or sidewalk closures, provide for the posting of signs advising pedestrians of temporary sidewalk closures and providing alternative routes, provide for the installation of other construction-related warning signs, and show access to abutting properties. Furthermore, the project applicant shall temporarily lease spaces from nearby parking lots to the extent feasible.

Enforcement Agency: Los Angeles Department of Transportation

Monitoring Agency: Los Angeles Department of Transportation

Monitoring Phase: Pre-construction

Monitoring Frequency: Once

Action(s) Indicating Compliance: Written verification of approval of work site traffic control plan from Los Angeles Department of Transportation

Project Design Feature H-2: The project applicant shall develop and implement a Transportation Demand Management (TDM) Plan that includes strategies to promote non-auto travel and reduce the use of single-occupant vehicle trips. The Transportation Demand Management Plan shall be subject to review and approval by the Department of City Planning and LADOT. The Transportation Demand Management Plan may include, but is not limited to, the following:

Carpools: Assist staff members in the formation of carpools. Based on demand, designate parking spaces within the onsite parking structure for parking by recognized staff carpools that are located within a preferred and convenient area of the structure.

Public Transit: Provide new employees with a one-month transit pass at no cost to the employee.

Staggered/Flexible Work Schedules: To the extent feasible, allow staff to work staggered and/or flexible work schedules. This may include a compressed work week (e.g., four 10-hour work days per week) and/or staggered work schedules that allow for arrival and departure outside of the regular peak weekday commute periods (e.g., 7:00 a.m.–10:00 a.m. and 3:00 p.m.–6:00 p.m.).

Enforcement Agency: City of Los Angeles Department of Transportation

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Operation

Monitoring Frequency: Annually during operation

Action(s) Indicating Compliance: Annual compliance report

I. Water Supply and Infrastructure

Project Design Features

Project Design Feature I-1: The project design shall incorporate the following design features to support water conservation:

Residential bathroom faucets with a maximum flow rate of 1.0 gallon per minute and kitchen faucets with a maximum flow rate of 1.5 gallons per minute. No showerhead in a shower stall shall have a flow rate greater than 1.75 gallons per minute.

High-efficiency clothes washers within common laundry rooms (commercial washers with water factor of 7.5 or less).

No-flush or waterless urinals in all non-residential restrooms as appropriate.

Non-residential restroom faucets with a maximum flow rate of 0.5 gallon per minute and of a self-closing design (i.e., that would automatically turn off when not in use).

Non-residential kitchen faucets (except restaurant kitchens) with a maximum flow rate of 1.5 gallons per minute. Restaurant kitchen faucets shall have pre-rinse self-closing spray heads with a maximum flow rate of 1.6 gallons per minute.

Minimum irrigation system uniformity of 75 percent.

Use of hydro-zoning, turf minimization, zoned irrigation and use of native/drought-tolerant plant materials.

Use of landscape to minimize precipitation runoff.

Enforcement Agency: Los Angeles Department of Water and Power

Monitoring Agency: Department of Building and Safety

Monitoring Phase: Pre-construction; pre-operation

Monitoring Frequency: Once at project plan check; once during field inspection

Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

J. Energy Resources

Project Design Features

Project Design Feature C-1: The new buildings and infrastructure shall be designed to be environmentally sustainable and to achieve the standards of the Silver Rating under the U.S. Green Building Council's Leadership in Energy Efficiency and Design (LEED®) green building program or equivalent green building standards.

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at project plan check

Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit

Project Design Feature C-2: The Project would not include hearths (woodstove and fireplaces) installed in the residences.

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Phase: Pre-construction; pre-operation

Monitoring Frequency: Once at project plan check; once during field inspection

Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Project Design Feature H-2:The project applicant shall develop and implement a Transportation Demand Management (TDM) Plan that includes strategies to promote non-auto travel and reduce the use of single-occupant vehicle trips. The TDM Plan shall be subject to review and approval by the Department of City Planning and LADOT. The TDM Plan may include, but is not limited to, the following:

Carpools: Assist staff members in the formation of carpools. Based on demand, designate parking spaces within the onsite parking structure for parking by recognized staff carpools that are located within a preferred and convenient area of the structure.

Public Transit: Provide new employees with a one-month transit pass at no cost to the employee.

Staggered/Flexible Work Schedules: To the extent feasible, allow staff to work staggered and/or flexible work schedules. This may include a compressed work week (e.g., four 10-hour work days per week) and/or staggered work schedules that allow for arrival and departure outside of the regular peak weekday commute periods (e.g., 7:00 a.m.–10:00 a.m. and 3:00 p.m.–6:00 p.m.).

Enforcement Agency: Los Angeles Department of Transportation

Monitoring Agency: Los Angeles Department of Transportation

Monitoring Phase: Operation

Monitoring Frequency: Once after the first year of certificate of occupancy

Action(s) Indicating Compliance: Compliance report

Project Design Feature I-1: The Project design shall incorporate the following design features to support water conservation:

Residential bathroom faucets with a maximum flow rate of 1.0 gallon per minute. and kitchen faucets with a maximum flow rate of 1.5 gallons per minute. No showerhead in a shower stall shall have a flow rate greater than 1.75 gallons per minute.

High-efficiency clothes washers within common laundry rooms (commercial washers with water factor of 7.5 or less).

No-flush or waterless urinals in all non-residential restrooms as appropriate.

Non-residential restroom faucets with a maximum flow rate of 0.5 gallon per minute and of a self-closing design (i.e., that would automatically turn off when not in use).

Non-residential kitchen faucets (except restaurant kitchens) with a maximum flow rate of 1.5 gallons per minute. Restaurant kitchen faucets shall have pre-rinse self-closing spray heads with a maximum flow rate of 1.6 gallons per minute.

Minimum irrigation system distribution uniformity of 75 percent.

Use of proper hydro-zoning, turf minimization, zoned irrigation and use of native/drought-tolerant plant materials.

Use of landscape contouring to minimize precipitation runoff.

Enforcement Agency: Los Angeles Department of Water and Power

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; pre-operation

Monitoring Frequency: Once at project plan check; once during field inspection

Action(s) Indicating Compliance: Plan check approval and issuance of applicable building permit (pre-construction); issuance of certificate of occupancy (pre-operation)

Administrative Conditions

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 may vary.
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 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 offices, 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 grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning 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. **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 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.

20. Security. Applicant shall do all of the following:

- a. The required security plan shall include 24/7 security patrols.
- b. "No Loitering" signs shall be posted at appropriate locations on the project site.
- c. The Center will continue its street outreach in the surrounding area at a radius of a minimum of 4 blocks.
- d. The Center's Youth Guidelines shall state that youth clients will not loiter within 4 blocks of the project site.
- e. Any graffiti shall be removed and/or painted with matching color within 4 business days.

