

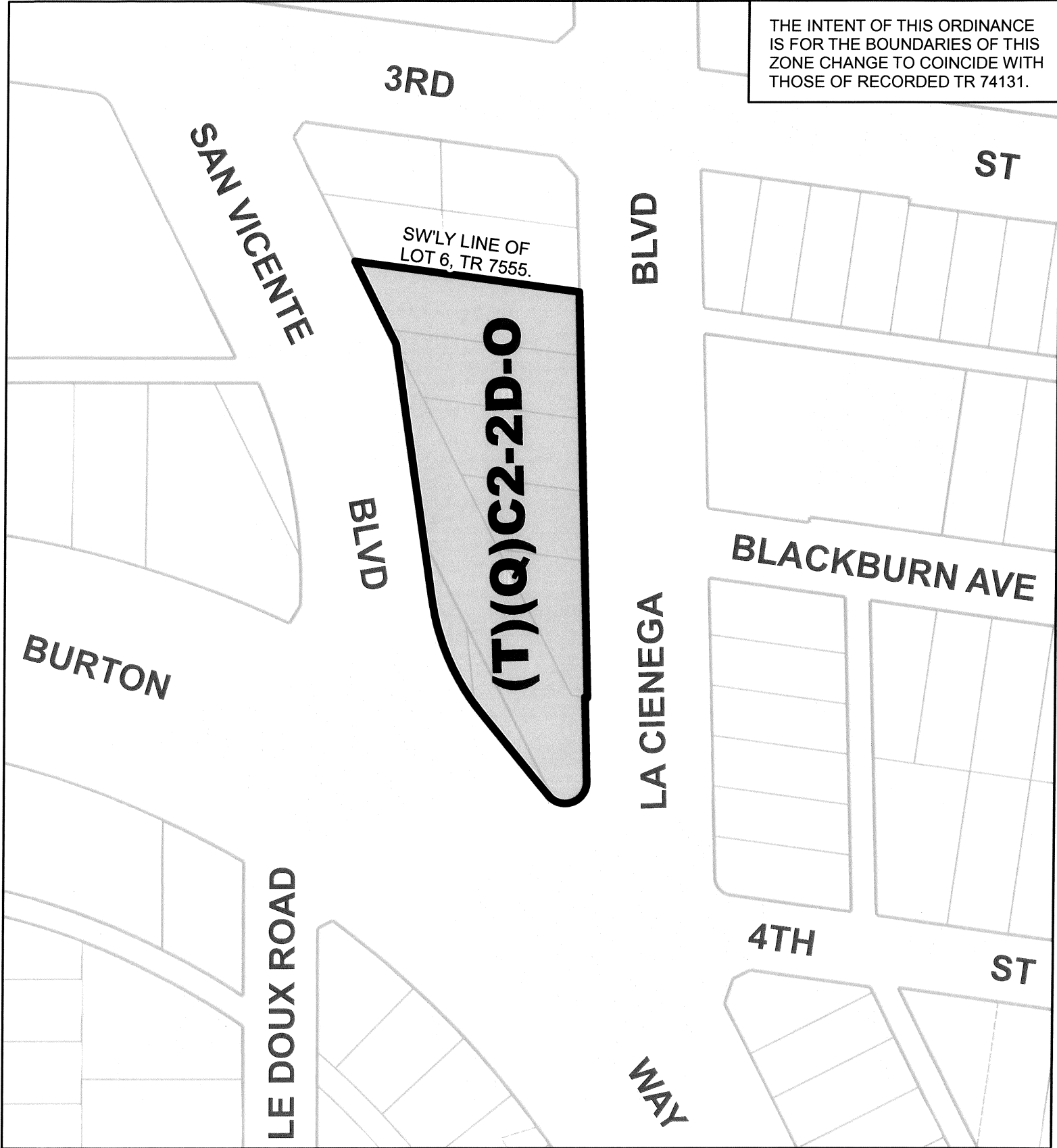
ORDINANCE NO. _____

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.

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 74131.



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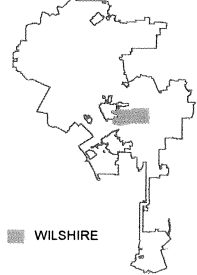


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City of Los Angeles



WILSHIRE

As approved by the Planning and Land Use Management Committee on January 18, 2017

(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.

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 January 18, 2017, 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. Prior to the issuance of a building permit, plans shall be submitted to the Major Projects staff for signature and inclusion in the case file that shall incorporate the following design elements:
 - i) Gates and fences preventing access to pedestrians and/or bicycles from the publically accessible outdoor areas are prohibited.
 - ii) Planters shall provide a minimum soil depth of 24 inches for shrubs and 30 inches for small trees.
 - iii) Dog waste stations and trash receptacles shall be provided around the perimeter of the project and in the residential and publically accessible outdoor areas.
 - iv) A building, including balconies, may project over the required sidewalk easement at a height of 20 feet and above to accommodate street trees, as shown in revised "Exhibit A" stamp dated January 18, 2017. Projections permitted in the public right-of-way must comply with LAMC regulations or obtain a revocable permit from Department of Public Works.
 - v) Provide a minimum 6-foot continuous path of travel at all sidewalks.
 - vi) Provide continuous landscaped parkways, except adjacent to bus stops and in other locations determined by staff to be inappropriate for parkways.
 - vii) If trees are not planted in continuous landscaped parkways, they shall be planted in large tree wells that are at least 10 feet long and a minimum of 7 feet wide where the required sidewalk width is 15 feet or more; 6 feet wide where the required sidewalk width is more than 10 feet but less than 15 feet; and 4 feet wide where the required sidewalk width is 10 feet.
 - viii) The applicant shall be required to landscape and maintain free of trash in perpetuity the existing median along La Cienega Boulevard, north of San Vicente Boulevard, and the four existing medians along San Vicente Boulevard and

Burton Way. The median improvements should be in substantial conformance with "Exhibit A."

- ix) Provide a 1,650 square foot community room available to community groups with online concierge service for reserving the room. The community room should be in substantial conformance with "Exhibit A."
 - x) The applicant shall coordinate with Los Angeles County Metropolitan Transportation Authority (Metro) to install a new bus shelter with a shade structure along La Cienega Boulevard north of San Vicente Boulevard with amenities such as phone charging stations, wi-fi access and a real-time informational display. The bus shelter should be in substantial conformance with "Exhibit A."
 - xi) Solar panels shall be installed on the project's rooftop space and/or equipment.
2. **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 Council.
- Note to Development Services Center:** The plans presented to, and approved by, the City Council 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 City Council.
3. **Above Grade Parking.** Prior to the issuance of a building permit, the project proponent shall submit a detailed parking structure screening and podium parking screening plan to the Major Projects staff for signature and inclusion in the case file. The Department of City Planning's Major Projects Section shall confirm, via signature, that the parking structure and podium parking screening substantially satisfies the intent of the City Council's actions on this matter.
- a. Above grade parking levels shall have an external screen, integrated into the architecture, designed to improve the building's appearance over the basic concrete structure, and designed to adequately screen headlights from view, pursuant to LAMC requirements for natural ventilation in open garages.
 - b. Interior garage lighting shall not produce glaring sources towards adjacent residential units while providing safe and adequate lighting levels pursuant to LAMC requirements.
 - c. Signage and wayfinding shall be integrated with the architecture of the parking structure.
4. **Bicycle Parking.** The project shall provide bicycle parking spaces pursuant to LAMC Section 12.21-A,16, except where alternative stall siting has been approved in substantial conformance with the site plan labeled as Exhibit "A" stamped and dated January 18, 2017.

5. **Landscape Plan.** Prior to the issuance of a building permit, the project proponent shall submit a detailed landscape plan prepared by a licensed landscape architect for all landscaped areas of the project site. The landscape plan shall include specific plant types and maintenance information. The landscape plan shall be submitted to the Major Projects staff for signature and inclusion in the case file.
6. **Maintenance.** The subject property, including associated parking facilities, sidewalks, landscaped parkways, medians and planters, shall be maintained in an attractive condition and shall be kept free of trash and debris. Trash receptacles shall be located throughout the site.

B. Administrative Conditions

7. **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.
8. **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.
9. **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 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.
10. **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.
11. **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.
12. **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.
13. **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.
14. **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 per Condition No. Q-1 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. Said modifications may not alter the maximum height or square footage included in these conditions.

15. Indemnification and Reimbursement of Litigation Costs. 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, in whole or in part, 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.

16. **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.

This MMP shall be enforced throughout all phases of the project. The applicant shall be responsible for implementing each project design feature and mitigation measure and shall be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that each project design feature and mitigation measures has been implemented. The applicant shall maintain records demonstrating compliance with each project design feature and mitigation measure. Such records shall be made available to the City upon request.

17. **Mitigation Monitoring Enforcement and Modification.** Prior to issuance of building permits, the applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP. The Construction Monitor shall also prepare documentation of the applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the applicant and Construction Monitor and be included as part of the applicant's Annual Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two businesses days if the applicant does not correct the non-compliance within a reasonable time of notification to the applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

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.

18. **Mitigation Measures and Project Design Features.** The development of the project site is hereby bound to the following Mitigation Measures and Project Design Features, which are conditions of approval for the project.

Aesthetics

PDF AES-1: All light sources associated with project construction activities would be shielded and/or aimed so that no direct beam illumination would spill over outside of the project boundary. However, construction lighting shall not be so limited as to compromise the safety of construction workers.

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

Monitoring Frequency:	and Safety
Action Indicating	Periodic field visits
Compliance:	Field inspection sign-off

PDF AES-2: All outdoor lighting, including architectural lighting, would be designed and installed with shielding and directed toward the interior of the project site so that the light source does not project directly upon any adjacent property.

Monitoring Phase:	Operation
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	Once, Prior to issuance of building permit
Action Indicating	Issuance of building
Compliance:	permits

PDF AES-3: The use of spotlights, floodlights, klieg lights, or similar high-intensity light source for outdoor lighting at the project site during construction would be prohibited.

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

PDF AES-4: Glass used in building facades would be anti-reflective or treated with anti-reflective coating in order to minimize glare (i.e., minimize the use of glass with mirror coatings). Consistent with applicable energy and building code requirements, including Section 140.3 of the California Energy Code as may be amended, glass with coatings required to meet the Energy Code requirements shall be permitted.

Monitoring Phase:	Construction
Enforcement Agency:	Department of City Planning, Department of Building and Safety
Monitoring Agency:	Department of City Planning, Department of Building and Safety
Monitoring Frequency:	Once at project plan check; once during field inspection
Action Indicating	Plan approval and issuance of
Compliance:	applicable building permit; issuance of Certificate of Occupancy

PDF AQ-1: During the demolition phase, all on-site equipment greater than 50 horsepower (hp) shall meet, at a minimum, USEPA Tier IV interim engine certification requirements. As an alternative, the Applicant may opt to apply other available technologies to the construction equipment that would achieve a comparable reduction in PM emissions to that of Tier IV construction equipment. Where alternatives to USEPA Tier IV are chosen for the proposed project, the Applicant shall be required to show evidence to the City of Los Angeles and the South Coast Air Quality Management District that these alternative technologies would achieve comparable PM emissions reductions that are no less than what could be achieved by Tier IV construction equipment. A copy of each unit's certified tier specification, Best Available Control Technology documentation, and California Air Resources Board or Air Quality Management District operating permit shall be available on-site at the time of mobilization of each applicable unit of equipment to allow the Construction Monitor to compare the on-site equipment with the inventory and certified Tier specification and operating permit.

Monitoring Phase:	Construction
Enforcement Agency:	South Coast Air Quality Management District
Monitoring Agency:	Department of City Planning, Department of Building and Safety
Monitoring Frequency:	Periodic field inspections during demolition phase
Action Indicating Compliance:	Field inspection sign-off

Cultural Resources

PDF CUL-1: In the event of the unanticipated discovery of archaeological materials, the contractor shall immediately cease all work activities in the area (within approximately 50 feet) of the discovery and notify the City of Los Angeles Department of City Planning, Office of Historic Resources of the discovery. The discovery shall be evaluated by a qualified archaeologist, defined as an archaeologist meeting the Secretary of Interior's Professional Qualification Standards for Archeology, who is obtained by contacting the California Historical Resources Information System – South Central Coastal Information Center at California State University, Fullerton, or the Register of Professional Archaeologists. Construction shall not resume until the qualified archaeologist has conferred with the City of Los Angeles on the significance of the resource.

If it is determined that the discovered archaeological resource constitutes a historical resource or unique archaeological resource under CEQA, avoidance and preservation in place is the preferred manner of mitigation. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, an Archaeological Resources Treatment Plan (Plan) shall be prepared and implemented by a qualified archaeologist in consultation with the City of Los Angeles. The City of Los Angeles shall consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resource, beyond that which is scientifically important, are considered. The Plan shall include provisions for the recovery and analysis of important data, reporting, and curation at an appropriate accredited facility. If a resource is determined to be a unique archaeological resource as defined in Section 21083.1(g), the provisions of Section 21083.2(b) shall apply.

Monitoring Phase:	Construction
Enforcement Agency:	Department of City Planning, Office of Historic Resources

Monitoring Agency:	Department of City Planning, Office of Historic Resources; Department of Building and Safety
Monitoring Frequency:	At time of resource discovery, should it occur
Action Indicating Compliance:	If unanticipated discoveries are found, submittal of compliance certification report by a qualified archaeologist

MM CUL-2: Prior to start of earthmoving activities, a qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP) Standards shall be retained to conduct pre-construction worker paleontological resources sensitivity training. The training session shall focus on the recognition of the types of paleontological resources that could be encountered within the project site, procedures to be followed if they are found, pertinent laws protecting paleontological resources, and safety measures for working with paleontological monitors. The City of Los Angeles shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance.

Monitoring Phase:	Pre-construction
Enforcement Agency:	Department of City Planning; Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	Once, prior to start of earthmoving activities
Action Indicating Compliance:	Submit sign-in/attendance sheet to the City of Los Angeles to ensure compliance

MM CUL-3: The qualified paleontologist, or a paleontological monitor working under the direct supervision of the qualified paleontologist, shall monitor all ground-disturbing activity below a depth of three feet below the existing ground surface. The location, duration, and timing of monitoring shall be determined by the qualified paleontologist in consultation with the Applicant, and shall be based on a review of geologic maps and grading plans. Monitors shall have the authority to temporarily halt or divert work away from exposed fossils in order to safely and expediently recover the fossil specimens. Any significant fossils collected during project-related excavations shall be prepared to the point of identification, cataloged, and curated into an accredited repository with retrievable storage. The qualified paleontologist, based on observations of subsurface soil stratigraphy or other factors, may reduce or discontinue monitoring, as warranted, if the qualified paleontologist determines that the possibility of encountering fossiliferous deposits is low. Monitors shall prepare daily logs detailing the types of activities and soils observed, and any discoveries. The qualified paleontologist shall prepare a final monitoring and mitigation report to be submitted to the City of Los Angeles and filed at the local repository. The final report should include but not be limited to an introduction of the project; methods; applicable laws, ordinances, regulations, and standards; institution/agency record search results; monitoring and mitigation results; and recommendations.

Monitoring Phase:	Construction
Enforcement Agency:	Department of City

Monitoring Agency:	Planning; Department of Building and Safety Department of Building and Safety
Monitoring Frequency:	During excavation and grading at a frequency determined in consultation with a qualified paleontologist and at time of resource discovery, should it occur
Action Indicating Compliance:	Submittal of a final monitoring and mitigation report to the City of Los Angeles by the qualified paleontologist

MM CUL-4: If construction or other project personnel discover any potential fossils during construction, regardless of the depth of work or location, work within 50 feet of the discovery location shall cease until the qualified paleontologist has assessed the discovery and made recommendations as to the appropriate treatment as required by CUL-3.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	At time of resource discovery, should it occur
Action Indicating Compliance:	If unanticipated discoveries are found, submittal of compliance certification report by a qualified paleontologist

PDF CUL-5: At least 30 days prior to the start of ground disturbance, the Applicant shall retain a Native American monitor listed on the Native American Heritage Commission contact list as traditionally and culturally affiliated with the project area to observe all ground-disturbing activities (including but not limited to pavement removal, potholing, auguring, boring, grading, excavation, and trenching). In the event that tribal cultural resources are encountered, the contractor shall immediately cease all work activities in the area (within approximately 50 feet) and notify the City of Los Angeles who will implement treatment measures in consultation with the Native American monitor to reduce impacts to tribal cultural resources were they to occur as a result of a discovery. Construction shall not resume until treatment measures are implemented and concluded. The qualified Native American monitor shall prepare a final monitoring and mitigation report to be submitted to the City of Los Angeles and filed at the local repository. The final report should include but not be limited to an introduction of the project; methods; applicable laws, ordinances, regulations, and standards; institution/agency record search results; monitoring and mitigation results; and recommendations.

Monitoring Phase:	Pre-construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of City

Monitoring Frequency:	Planning Periodic during excavation and grading and at time of resource discovery, should it occur
Action Indicating Compliance:	Submittal of a final monitoring and mitigation report to the City of Los Angeles by the Native American monitor

Geology and Soils

PDF GEO-1: Once the Applicant has prepared a site-specific, design-level geotechnical study for the proposed project to supplement the preliminary, predevelopment geotechnical investigation, the study will be reviewed by the City. The study shall be prepared by a registered geotechnical engineer and shall include recommendations applicable to foundation design, earthwork, shoring and site preparation that will minimize the effects of anticipated ground shaking and any other identified geologic hazards. The analysis shall include measures to reduce the potential to expose people or structures to the risk of loss, injury or death to acceptable levels as established in the California Building Code (CBC) and City ordinances. The analyses shall be prepared in accordance with applicable City ordinances and policies and consistent with the applicable CBC section in effect at the time of preparation of the site specific report, Seismic Hazards Mapping Act, and Zone 4 requirements, which requires structural design that can mitigate potential risks from expansive soils, liquefaction hazards, and ground accelerations expected from known active faults to acceptable levels. The following measures designed to reduce the potential for liquefaction hazards would include, but not be limited to:

- Subsurface soil improvement, such as by removal and replacement of soil, compaction, or mixing;
- Deep foundations extending below the liquefiable layers;
- Mitigation for liquefaction hazards suggested by CGS Guidelines for Evaluating and Mitigating Seismic Hazards (CGS Special Publication 117A) including edge containment structures, removal or treatment of liquefiable soils, modification of site geometry, lowering the groundwater table, in-situ ground densification, deep foundations, reinforced shallow foundations, and structural design that can withstand predicted displacements.

Implementation of these features, and those contained in the geotechnical report shall use proven methods, generally accepted by registered engineers, to reduce the risk for geologic hazards, such as those from ground-failure, liquefaction, and expansive soils.

Project plans for foundation design, earthwork, and site preparation shall incorporate all of the measures in the investigation. The City of Los Angeles shall review and approve the investigation and recommended measures and shall require compliance with the recommended measures in the plans for grading, foundation, structural, and any other relevant building permits.

Monitoring Phase:	Pre-construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

Monitoring Frequency:	Once, Prior to issuance of building permit
Action Indicating Compliance:	Completion and approval of geotechnical report, Issuance of building permits

Greenhouse Gas Emissions

PDF GHG-1: The project would encourage carpooling and the use of electric vehicles by providing that at least 20 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 20 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.

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.

Monitoring Phase:	Pre-Construction/ Construction
Enforcement Agency:	Department of City Planning; Department of Building and Safety
Monitoring Agency:	Department of City Planning
Monitoring Frequency:	Once, Prior to issuance of building permit
Action Indicating Compliance:	Issuance of building permits

Hazards and Hazardous Materials

MM HAZ-1: Prior to building demolition, a Toxicity Characteristic Leaching Procedure analysis must be performed to determine the method of building material disposal.

Monitoring Phase:	Pre-construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	Once prior demolition, Prior to issuance of

**Action Indicating
Compliance:**

building permit
Issuance of building
permits

MM HAZ-2: The exterior of the existing building must be characterized for disposal in the State of California prior to demolition. As described in Mitigation Measure HAZ-1, a Toxicity Characteristic Leaching Procedure analysis must be performed to determine the method of disposal. Identified lead based paint (LBP) shall be removed by a LBP abatement contractor prior to building demolition. The LBP abatement contractor shall have the proper lead training and wear personal protective equipment during LBP removal. In addition, the proposed project would be required to comply with California Occupational Safety and Health Administration (Cal/OSHA) regulations regarding lead-based paints. The California Code of Regulations, Section 1532.1, requires testing, monitoring, containment, and disposal of lead-based paints and materials, such that exposure levels do not exceed Cal/OSHA standards. The contractor shall follow all procedural requirements and regulations for proper removal and disposal of lead-based paints.

**Monitoring Phase:
Enforcement Agency:**

Construction
Department of Building
and Safety

Monitoring Agency:

Department of Building
and Safety

**Monitoring Frequency:
Action Indicating
Compliance:**

Periodic field inspections
Field inspection sign-off

MM HAZ-3: Prior to the issuance of a grading permit, the construction contractor shall demonstrate that they have retained a qualified environmental professional to prepare and implement a site-specific Health and Safety Plan in accordance with federal Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910.120) and California Division of Occupational Safety and Health Administration (Cal/OSHA) regulations (8 CCR Title 8, Section 5192). The Health and Safety Plan shall be submitted to the City for review and approval. The Health and Safety Plan shall include all required measures to protect construction workers and the general public potentially exposed to hazardous materials by including engineering controls, monitoring, and security measures to prevent unauthorized entry to the construction area and to reduce hazards outside of the construction area. If prescribed contaminant exposure levels are exceeded, personal protective equipment shall be required for workers in accordance with state and federal regulations. The plan shall include designated personnel responsible for implementation of the Health and Safety Plan. Submittal of the Health and Safety Plan to the City shall not be construed as approval of the adequacy of the contractor's health and safety professional, the contractor's plan, or any safety measure taken in or near the construction site. The contractor shall be solely and fully responsible for compliance with all laws, rules, and regulations applicable to health and safety during the performance of the construction work.

**Monitoring Phase:
Enforcement Agency:**

Pre-construction
Department of Building
and Safety

Monitoring Agency:

Department of Building
and Safety

Monitoring Frequency:

Once prior to construction, Prior to
issuance of

**Action Indicating
Compliance:**

building permit
Approval of Health and Safety
Plan, Issuance of building permits

MM HAZ-4: Prior to the issuance of a grading permit, the City shall require the construction contractor to prepare and implement a Soil and Groundwater Management Plan, subject to review by the City that specifies the method for handling and disposal of contaminated soil and groundwater prior to demolition, excavation, and construction activities. The plan shall include all necessary procedures to ensure that excavated materials and fluids generated during construction are stored, managed, and disposed of in a manner that is protective of human health and in accordance with applicable laws and regulations. The plan shall include the following information.

- Step-by-step procedures for evaluation, handling, stockpiling, storage, testing, and disposal of excavated material, including criteria for reuse and offsite disposal. All excavated materials shall be inspected prior to initial stockpiling, and spoils that are visibly stained and/or have a noticeable odor shall be stockpiled separately to minimize the amount of material that may require special handling.

To ensure appropriate containment of excavated materials, the excavated affected soils that exceed state hazardous waste criteria would be placed in lined, sealed containers or wrapped and enclosed by tarps and transported by licensed hazardous waste haulers and disposed of at a licensed hazardous waste management facility approved for the specific hazardous materials to be disposed of. The contractor shall follow all procedural requirements and regulations for proper removal and disposal of affected soils.

- Procedures to be implemented if unknown subsurface conditions or contamination are encountered, such as previously unreported tanks, wells, or contaminated soils.
- Detailed control measures for use and storage of hazardous materials to prevent the release of pollutants to the environment, and emergency procedures for the containment and cleanup of accidental releases of hazardous materials to minimize the impacts of any such release. These procedures shall also include reporting requirements in the event of a reportable spill or other emergency incident. At a minimum, the City or its contractor shall notify applicable agencies in accordance with guidance from the California Office of Emergency Services as well as the Los Angeles County Certified Unified Program Agency (CUPA) or County of Los Angeles Fire Department.
- Procedures for containment, handling and disposal of groundwater generated from construction dewatering, the method used to analyze groundwater for hazardous materials likely to be encountered at specific locations and the appropriate treatment and/or disposal methods.

Monitoring Phase:

Pre-construction

Enforcement Agency:

Department of Building
and Safety

Monitoring Agency:

Department of Building
and Safety

Monitoring Frequency:

Once prior to construction, Prior to
issuance of
building permit

Action Indicating Compliance:	Completion and implementation of Soil and Groundwater Management Plan; Issuance of building permits
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MM HAZ-5: The Applicant shall comply with the administrative procedures of Ordinance No. 175790, Methane Seeping Regulations, and Ordinance No. 161,552 of the Los Angeles Municipal Code, establishing a High Potential Methane Zone in the Fairfax area of the City of Los Angeles.

Monitoring Phase:	Pre-construction
Enforcement Agency:	Department of City Planning; Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	Once, Prior to issuance of building permit
Action Indicating Compliance:	Issuance of building permits

MM HAZ-6: The project site is located within a methane gas zone and shall be required to comply with the administrative procedures of Ordinance No. 175,790, Methane Seeping Regulations. Specifically, prior to construction the project shall comply with the following measures:

- All commercial buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements: a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade. The gas detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.
- All commercial and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.
- All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Department of Building

Monitoring Agency:	and Safety and Los Angeles Fire Department Department of Building and Safety
Monitoring Frequency:	Once, Prior to issuance of building permit
Action Indicating Compliance:	Approval of Methane Control System, Issuance of building permits

Hydrology and Water Quality

MM HYD-1: In the event that a permanent dewatering system is necessary for the proposed project, the Department of Building and Safety shall require the following measures:

- Pumping water to a beneficial use on site such as landscape irrigation or decorative fountains or lakes; or

- Return water to the groundwater basin by an injection well.

Monitoring Phase:	Pre-construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	Once, Prior to issuance of building permit
Action Indicating Compliance:	Issuance of building permits

MM HYD-2: In the event that temporary and/or permanent groundwater dewatering activities or interceptions to aquifers are required for project construction, a groundwater hydrology report shall be required to assess and approximate the drawdown amount in the groundwater table that such dewatering will cause and to disclose the spatial limits of dewatering and aquifer interception impacts.

Monitoring Phase:	Pre-construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	Completion of groundwater hydrology report, Prior to issuance of building permit
Action Indicating Compliance:	Issuance of building permits

MM HYD-3: In the event that temporary and/or permanent groundwater dewatering activities are required, the project Applicant shall file a Report of Waste Discharge with the Los Angeles Regional Water Quality Control Board, which is used to start the application process for all discharge requirements and will determine what permit the project will require to cover its dewatering discharges (either to surface water or groundwater). Coverage under the permit specified in the Regional Water Quality Board's response to the Report of Waste Discharge

shall be obtained prior to Project construction, and the Applicant shall adhere to all requirements of the approved permit to ensure either surface water quality, groundwater quality or both are not impacted by dewatering activities.

Monitoring Phase:	Pre-construction
Enforcement Agency:	Los Angeles Regional Water Quality Control Board
Monitoring Agency:	Los Angeles Regional Water Quality Control Board
Monitoring Frequency:	Once prior to construction in the event that temporary and/or permanent groundwater dewatering activities are required, Prior to issuance of building permit
Action Indicating Compliance:	Permit specified in the Regional Water Quality Board's response to the Report of Waste Discharge, Issuance of building permits

PDF HYD-4: All new sidewalks along the project's street frontages shall be paved with pervious (permeable) concrete or interlocking pavers to increase the opportunity for stormwater infiltration on the project site.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Public Works
Monitoring Agency:	Department of Public Works
Monitoring Frequency:	Once at project plan check; once during field inspection
Action Indicating Compliance:	Field inspection sign-off, Plan approval and issuance of applicable building permit

Noise

MM NOI-1: Construction activities shall be restricted to the hours of 7:00 a.m. to 4:00 p.m. Monday through Friday, 8:00 a.m. to 3:30 p.m. on Saturdays or national holidays, and shall be prohibited at any time on Sundays.

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

MM NOI-2: All mobile off-road construction equipment operating at the project site shall be equipped with properly operating mufflers consistent with manufacturers' standards. All equipment shall be properly maintained. Construction contractor shall keep documentation on-site demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications.

Monitoring Phase:	Construction
Enforcement Agency:	Department of City Planning; Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	Periodic field inspections
Action Indicating Compliance:	Field inspection sign-off

MM NOI-3: The construction contractor(s) shall locate stationary construction noise sources as far as possible from noise-sensitive uses (in accordance with the L.A. CEQA Thresholds Guide, noise-sensitive uses include residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheatres, playgrounds and parks), to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, or incorporate insulation barriers, or other measures to the extent feasible. All construction equipment engines shall be properly tuned and muffled according to manufacturers' specifications. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices and shall include the use of plug-in electrical or solar-powered generators. Construction contractor shall keep documentation on-site demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications.

Monitoring Phase:	Construction
Enforcement Agency:	Department of City Planning; Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	Periodic field inspections
Action Indicating Compliance:	Field inspection sign-off

MM NOI-4: Construction activities associated with the proposed project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

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

MM NOI-5: A temporary sound barrier at least eight feet in height shall be erected along the project site's western and southern property lines to minimize the amount of project construction noise to the maximum extent feasible at the Westbury Terrace condominium tower and Our Lady of Mount Lebanon-St. Peter Cathedral to the west, the multi-family residential buildings to

the southeast, and the mixed-use residential/retail building to the south.

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

MM NOI-6: All loading and unloading activities at the project site shall be located on-site and away from noise-sensitive uses (in accordance with the L.A. CEQA Thresholds Guide, noise-sensitive uses include residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds and parks) to the extent necessary to comply with Los Angeles Municipal Code noise requirements, including those set forth in Chapter XI, Article 2 of the Los Angeles Municipal Code. At Plan check, building plans shall include documentation prepared by a noise consultant verifying of compliance with this measure.

Monitoring Phase:	Construction
Enforcement Agency:	Department of City Planning; Department of Building and Safety
Monitoring Agency:	Department of City Planning; Department of Building and Safety
Monitoring Frequency:	Periodic field inspections
Action Indicating	Field inspection sign-off
Compliance:	

MM NOI-7: The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.

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

MM NOI-8: The operation of construction equipment that generates high levels of vibration, such as large bulldozers and loaded trucks, shall be prohibited within 10 feet of existing retail structures located directly north of the project site during project construction. Small bulldozers not exceeding 310 horsepower shall be used within 10 feet of the existing retail structures located directly north of the project site during demolition, grading, and excavation operations. The use of smaller bulldozers would result in vibration levels of 0.38 inches per second peak particle velocity (PPV) at these retail uses to the north of the project site, which would not exceed Caltrans' vibration criteria of 0.5 inches per second PPV for continuous/frequent

intermittent vibration sources.

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

MM NOI-9: All construction equipment engines shall be properly tuned and muffled according to manufacturers' specifications. All equipment shall be properly maintained. Construction contractor shall keep documentation on-site demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices and shall include the use of solar-powered generators.

Monitoring Phase:	Construction
Enforcement Agency:	Department of City Planning; Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	Periodic field inspections
Action Indicating Compliance:	Field inspection sign-off

Transportation and Circulation

PDF TR-1: A Construction Traffic Management Plan (CTMP) shall be prepared by the project applicant and submitted to the LADOT for review and approval. In addition, the CTMP shall be submitted to the City of Beverly Hills and emergency service providers for review to ensure that adequate access is maintained to the project site and neighboring businesses during construction. Any lane closures on La Cienega Boulevard shall also be reported to the County of Los Angeles Emergency Management Information System (EMIS). The CTMP would formalize how construction would be carried out and identify actions that would be required to reduce effects on the surrounding community. The CTMP shall include street closure information, a detour plan, haul routes, and a staging plan, as well as the following elements, as appropriate:

- Identify the specific haul route for trucks and include locations of off-site truck staging and detail measures to ensure trucks do not travel through nearby residential neighborhoods.
- Ensure haul route is in compliance with the City of Beverly Hills and City of Los Angeles heavy haul regulations.
- Identify locations in the immediate project vicinity where construction workers could park their vehicles during project construction. The chosen location shall be located in a nearby commercial area and not in a residential neighborhood.
- Construction related deliveries, haul trips, etc., shall be scheduled to occur outside the commuter peak hours (between 7:00 a.m. and 10:00 a.m. and

between 3:00p.m. and 6:00 p.m.) to the extent feasible.

- Establish requirements for:
 - The temporary removal of street parking spaces along San Vicente Boulevard during construction to minimize disruption to available parking. Measures would include, but not be limited to, posting signs that indicate the length of closure and dates of construction. In addition, the Applicant would be required to ensure that the temporary removal of street parking is conducted in coordination with the Los Angeles Department of Transportation (LADOT).
 - The temporary closure of travel lanes during construction to minimize interference with vehicular movement. Measures would include, but not be limited to, posting signs that indicate the length of temporary lane closure, instructions for the rerouting of vehicular traffic, and the dates of construction. In addition, the Applicant would coordinate with LADOT on temporary street closures to ensure that impeded vehicular movement on the streets surrounding the project site is minimized.
 - The closure and diversion of transit stops during project construction to minimize interference with transit access. Measures would include, but not be limited to, posting signs that direct transit passengers to the location of the relocated Metro Local Route 105 and Metro Rapid Route 705 bus stops and specify the effective dates of the relocation, and the rerouting of service, if necessary. In addition, the Applicant would be required to coordinate with Metro to ensure that access to transit services in the neighborhood is maintained during project construction.
 - The closure or diversion of pedestrian facilities along La Cienega Boulevard and San Vicente Boulevard during project construction to ensure the safety of pedestrians and access to local businesses. Measures would include, but not be limited to, rerouting pedestrian traffic to ensure that access to the neighborhood and businesses is maintained during project construction, sheltered pedestrian lanes, posting signs that would direct pedestrians through temporary detours, and specify the effective dates of such detours. In addition, the Applicant would be required to coordinate with LADOT to ensure that pedestrian access is maintained during project construction.
- Coordinate with the City, City of Beverly Hills, and emergency service providers to ensure adequate access is maintained to the project site and neighboring businesses. The CTMP shall include a detour plan for emergency access along La Cienega Boulevard that is maintained at all times during project construction.
- Notify all emergency service providers and the County of Los Angeles EMIS of the CTMP after approval by LADOT and prior to construction.

Monitoring Phase:	Pre-construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Los Angeles Department of Transportation

Monitoring Frequency:	Periodic field inspections
Action Indicating Compliance:	Approval of Construction Traffic Management Plan, Field inspection sign-off

19. **Construction Mitigation Conditions.** Prior to the issuance of a grading or building permit, or 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:

- CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.
- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
 - b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
 - c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.
- CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the

emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

- CM-9. Construction and demolition shall be restricted to the hours of 7:00 a.m. to 4:00 p.m. Monday through Friday, and 8:00 a.m. to 3:30 p.m. on Saturday.
- CM-10. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-14. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- CM-15. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-16. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-17. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-18. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-19. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-20. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-21. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop cloths to catch drips and spills.

As approved by the Planning and Land Use Management Committee on January 18, 2017

“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 not to exceed 4:1. (Note: The project includes On- and Off-Menu Density Bonus incentives for a maximum FAR of up to 6:1.)
2. **Height.** The height of the project shall be limited to 185 feet to the top of the main tower roof slab (El. 338.5 feet). Notwithstanding that height limit and Section 12.21.1 of the Municipal Code, elevators / overruns, mechanical equipment, accessory use structures, and screening may exceed the roof slab height by up to 36 feet (El. 374.5 feet).

Sec. ____. 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 at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L WOLCOTT, City Clerk

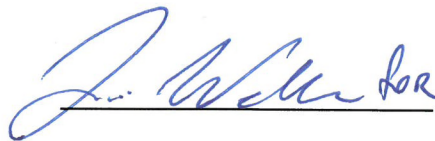
By _____
Deputy

Approved _____

Mayor

Pursuant to Sec. 559 of the City Charter, **I approve** this ordinance on behalf of the City Planning Commission and recommend that it be adopted.

January 18, 2017
See attached report



Vincent P. Bertoni, AICP
Director of Planning