

(Conditions as approved by the Planning and Land Use Management Committee
on January 18, 2017)

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a Certified Recorded Copy of the Covenant and Agreement executed with the Los Angeles County Flood Control District as outlined under comments No. 2 of Permit No. PCFL 201602446 dated August 25, 2016 be submitted to Land Development & GIS Division of Bureau of Engineering prior to the recordation of the final map.
2. That prior to the recordation of the final map, a letter be submitted to Land Development & GIS Division of Bureau of Engineering from the Los Angeles County Flood Control District stating that satisfactory arrangements, including Covenant & Agreement, for comments Nos. 3 to 25 as outlined under Permit No. PCFL 201602446 dated August 25, 2016 have been made regarding the existing storm drain system and the easement within this tract.
3. That a Covenant and Agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgment of Easement must be recorded and an application to do work in any sanitary sewer easement and to construct over the existing sanitary sewer facilities must be submitted to the City Engineer.
4. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
5. That a set of drawings for airspace lots be submitted to the City Engineer showing the following:
 - a. Plan view at different elevations.
 - b. Isometric views.
 - c. Elevation views.
 - d. Section cuts at all locations where air space lot boundaries change.
6. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.

Note: Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements above, through Bureau of Street Services Street Tree Division.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

7. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated October 7, 2016, Log No. 93008-01 and attached to the case file for Tract No. 74131.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

8. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. The submitted Map does not comply with the maximum density (400 SF of lot area/dwelling unit) requirement of C2 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - c. The submitted Map does not comply with the maximum height limit requirement of the 1VL Height District. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - d. Provide a copy of the CPC case CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR. Show compliance with all the conditions/requirements of the case as applicable.
 - e. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication.
 - f. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes: Each Air Space lot shall have access to a street by one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

9. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure: (MM)
 - a. A minimum of 20-foot reservoir space(s) be provided between any ingress security gate(s) and the property line. A minimum of 60-foot and 40-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving more than 300 and 100 parking spaces respectively.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk, LAMC 12.21-A,5(i)a.
 - c. The applicant complies with LADOT's traffic assessment letter stated in the April 1, 2015 DOT letter to Karen Hoo, City Planner, Department of City Planning. All subsequent revisions such as the supplemental traffic assessment letter of February 11, 2016 shall remain in effect.
 - d. That a fee in the amount of \$205.00 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
 - e. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department

of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Room 550.

FIRE DEPARTMENT

10. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following: (MM)
- a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - f. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - g. **L.A.M.C. 57.09.03.B Exception:** When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building. This policy does not apply to single-family dwellings or to non-residential buildings.

- h. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building, but, in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
- i. Entrance to the main lobby shall be located off the address side of the building.
- j. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- k. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- l. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- m. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- n. Adequate public and private fire hydrants shall be required.
- o. **Helipads on Highrise Buildings.** Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing pads are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternative to a full FAA-approved helicopter landing pad.
- p. **FPB #105 Section 510, Emergency Responder Radio Coverage.** 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communications systems.

Note: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY

APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

11. Arrangements shall be made for compliance with the Los Angeles Department of Water and Power (LADWP) Water System Rules and requirements, satisfactory to the LADWP memo dated June 13, 2016. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

12. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

13. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

14. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

15. That the Quimby fee be based on the proposed C2 Zone. (MM)

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

16. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Replacement by a minimum of 24-inch box trees in the parkway and on the site of the 20 trees to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency. (MM) **Note:** Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

17. Density Bonus Residential Density. The project density shall be limited to the (T)(Q)C2-2D-O Zone, within the General Commercial category of the Wilshire Community Plan, and a 16 percent Density Bonus.

18. Affordable Units.

- a. A minimum of 7 units shall be reserved as Very Low Income units for 5 percent of the base dwelling units, as defined by the State Density Bonus Law 65915 (C)(2);
- b. A minimum of 1 unit shall be reserved as a Very Low Income unit (not Density Bonus – based on additional unit to reflect 5 percent of total units for Very Low Income);
- c. A minimum of 6 units shall be reserved as Moderate Income units (not Density Bonus; and
- d. If less than 145 residential units are developed, the number of affordable units shall be adjusted to be consistent with 5 percent of total units for Very Low Income Households and 6 units for Moderate Income Households.

19. Changes in Restricted Units. Deviations that increase or decrease the number of restricted affordable units or that change the number or composition of units shall be consistent with LAMC Section 12.22-A,25.

20. Housing Requirements.

- a. 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 the units available to Very Low Income

Households and the units available to Moderate Income Households as set forth in Condition No. 18 above, 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.

b. The developer shall make a contribution of \$500,000, prior to the issuance of the Certificate of Occupancy, to be deposited in a new account in the City's Affordable Housing Trust Fund, entitled "Housing Assistance in Council District Five."

21. Residential Automobile Parking. Vehicle parking shall be provided consistent with LAMC Section 12.21-A,4 and with LAMC Section 12.22-A,25 Parking Option 1, which requires 1 on-site parking space for each residential unit of 0-1 bedroom, 2 on-site parking spaces for each residential unit of 2-3 bedrooms, and 2½ on-site parking spaces for each residential unit of 4 or more bedrooms.

22. Adjustment of Parking. In the event that the number of Restricted Affordable Units should increase or decrease, or the composition of such units should change (i.e. the number of bedrooms), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.

23. 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:

Limit the proposed development to one master ground lot and four airspace lots and a maximum of 145 residential units.

a. Off-street parking for residential and commercial uses shall comply with the requirements of Case No. CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR. In the event that Case No. CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR is not approved, the project shall comply with the following requirements:

Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus 1/4 guest parking spaces per dwelling unit. All guest spaces shall be readily accessible, conveniently located, specifically reserved for

guest parking, posted and maintained satisfactory to the Department of Building and Safety.

Commercial parking shall comply with LAMC Section 12.24-A.

Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 North Spring Street, Room 750).

- b. 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.
- c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- d. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- e. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- f. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.

24. Prior to the issuance of the building permit or the recordation of the final map, a copy of the CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR is not approved, the subdivider shall submit a tract modification.

25. 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.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

26. Mitigation Monitoring. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Department of City Planning General Form CP-6770) in a manner satisfactory to the Department of City Planning requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 9, 10, 15, 16, 26, 27 and 28 of the Tract’s approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

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.

27. **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.
the City.

28. 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 and Safety
Monitoring Frequency:	Periodic field visits
Action Indicating 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 Compliance: Issuance of building 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 Compliance: Field inspection sign-off

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 Compliance: Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Air Quality

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 Planning; Department of Building and Safety
Monitoring Agency:	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

Monitoring Frequency:

and Safety

At time of resource discovery, should it occur

Action Indicating

If unanticipated

Compliance:

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 Planning

Monitoring Frequency:

Periodic during excavation and grading and at time of resource discovery, should it occur

Action Indicating

Submittal of a final

Compliance:

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 building permit
Action Indicating Compliance:	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:	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 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:	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:	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

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 and Safety and Los Angeles Fire Department
Monitoring Agency:	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 Compliance: Field inspection sign-off

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 Compliance: Field inspection sign-off

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 Compliance:	Field inspection sign-off

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

Monitoring Agency:	Safety 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

29. **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 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm 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.

DEPARTMENT OF CITY PLANNING - STANDARD COMMERCIAL CONDOMINIUM CONDITIONS

- CC-1. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- CC-2. In order to expedite the development, the applicant may apply for a building permit for a commercial/residential building. However, prior to issuance of a building permit for a commercial/residential building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for a commercial/residential building will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for a commercial/residential building and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time

as they are accepted for public use.

- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade streetlights: five (5) on San Vicente Boulevard and four (4) on La Cienega Boulevard.

Notes: The quantity of streetlights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve San Vicente Boulevard adjoining the subdivision by the construction of the following:
 - (1) Concrete curbs, concrete gutters, and a concrete sidewalk with tree wells. Landscaping areas may be provided satisfactory to the City Engineer.

- (2) Suitable surfacing to join the existing pavement to the roadway.
- (3) Construct an access ramp at the intersection with La Cienega Boulevard to comply with ADA requirements.
- (4) Any necessary removal and reconstruction of existing improvements.
- (5) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However, the existing or proposed zoning may not permit this number of units.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05-N.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.