

4. Mitigation Monitoring Program

A. Introduction

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, specifically Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. Where appropriate, the EIR identified project design features, which were voluntarily incorporated into the project description, and applies mitigation measures needed to avoid or reduce potentially significant environmental impacts. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the project design features and mitigation measures identified in the EIR.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the EIR.

B. Organization

As shown on the following pages, each identified mitigation measure and Project design feature for the Project is listed and categorized by environmental issue area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the mitigation measure or Project design feature.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or who physically monitors the Project for compliance with mitigation measures or Project design features.

Monitoring Phase – the phase of the Project during which the mitigation measure or Project design feature shall be monitored.

- Pre-Construction, including the design phase
- Construction
- Pre-Operation
- Operation (Post-construction)

Monitoring Frequency – the frequency of which the mitigation measure or 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 or Project design feature has been implemented.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted; and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency. All departments listed in the MMP are within the City of Los Angeles, unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted. It is noted that while certain agencies outside of the City of Los Angeles (City) are listed as the monitoring/enforcement agencies for individual project design features and mitigation measures listed in this MMP, the City, as Lead Agency for the Project, is responsible for overseeing and enforcing implementation of the MMP as a whole.

C. Administrative Procedures and Enforcement

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 measure 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.

Further, specifically during the construction phase and prior to the 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 City of Los Angeles 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 promptly notify the Applicant of any non-compliance with the mitigation measures and Project design features. If the Applicant does not correct the non-compliance within two days from the time of notification, the Construction Monitor shall report such non-compliance to the Enforcement Agency. Any continued non-compliance shall be appropriately addressed by the Enforcement Agency.

D. Program Modification

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the Project design features and mitigation measures contained in this MMP. The enforcing departments or agencies may determine substantial conformance with the Project design features and mitigation measures in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a Project design feature or mitigation measure may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, including by preparing an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modification to or deletion of the Project design features or mitigation measures. Any addendum or subsequent CEQA clearance that may be required in connection with the modification or deletion shall explain why the Project design feature or mitigation measure is no longer needed, not feasible, or the other basis for modifying or deleting the Project design feature or mitigation measure. Under this process, the modification or deletion of a Project design feature or mitigation measure shall not in and of itself require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the Project design features or mitigation measures results in a substantial change to the Project or the non-environmental conditions of approval.

E. Mitigation Measures

Aesthetics

No Mitigation Measures required.

Air Quality

Construction

AIR-MM-1 All off-road construction equipment greater than 50 horsepower (hp) shall meet U.S. EPA Tier 4 (final) off-road emission standards, where available, to reduce NO_x, PM₁₀, and PM_{2.5} emissions at the Project Site. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by ARB.

Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by ARB regulations. At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and ARB or SCAQMD operating permit shall be provided.

Enforcement Agency: South Coast Air Quality Management District (SCAQMD)

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

Monitoring Phase: Pre-Construction; Construction

Monitoring Frequency: Once at Project plan check; Periodic field inspection

Action Indicating Compliance: Field inspection sign-off

AIR-MM-2 On-road medium-duty and larger diesel-powered trucks with a gross vehicle weight rating of at least 14,001 pounds shall, at a minimum, comply with USEPA 2010 on-road emissions standards for PM₁₀ and NO_x. Contractor requirements to utilize such on-road haul trucks or the next cleanest vehicle available will be included as part of the Project construction contracts.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance: Field inspection sign-off

AIR-MM-3 Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues shall have their engines turned off after five (5) minutes when not in use, to reduce vehicle emissions.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance: Field inspection sign-off

Operation

AIR-MM-4 Property managers shall require all building services to use low-VOC cleaning supplies.

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

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

Monitoring Phase: Operation

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance: Field inspection sign-off

AIR-MM-5 Property managers shall require the use of low-VOC paints and coatings for property management. These coatings shall meet regulatory requirements from the SCAQMD.

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

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

Monitoring Phase: Operation

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance: Field inspection sign-off

AIR-MM-6 Property managers shall require building maintenance services to use electric lawnmowers, leaf-blowers, and chainsaws.

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

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

Monitoring Phase: Operation

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance: Field inspection sign-off

Biological Resources

No Mitigation Measures required.

Cultural Resources

CUL-MM-1 Cultural Resources (Archaeological Resources)

During the construction phase and prior to the issuance of building permits, the Project applicant shall be responsible for coordinating with a certified archaeologist to implement and enforce the following:

- a. The services of an archaeologist, qualified for historic resource evaluation, as defined in CEQA and Office of Historic Preservation (OHP) Guidelines, shall be secured to prepare an Archaeological Resources Monitoring and Mitigation Plan (Monitoring Plan), conduct archaeological monitoring, and summarize the results in technical report. The Monitoring Plan shall include, but not be limited to, a construction worker training; monitoring protocol for ground-disturbing and discovery and processing protocol for inadvertent discoveries of cultural resources consistent with CUL-MM-1; and a protocol for determining circumstances in which additional or reduced levels of monitoring (e.g. spot checking) may be appropriate. The qualified archaeologist shall be listed, or be eligible for listing, in the Register of Professional Archaeologist (RPA). Recommendations may be obtained by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton.

- b. Prior to the commencement of ground-disturbing repair activities, at the project kickoff, the selected qualified archaeologist or their designee shall provide a briefing to construction crews to provide information on regulatory requirements for the protection of archaeological resources. As part of this training, construction crews shall be briefed on proper procedures to follow should unanticipated archaeological resources discoveries be made during construction. Workers will be provided contact information and protocols to follow if inadvertent discoveries are made. Additionally, workers will be shown examples of the types of archaeological resources that would require notification of the Project archaeologist.

- c. In the event of a discovery, or when requested by the Project archaeologist, the contractor shall divert, direct, or temporarily halt ground disturbing activities in an area in order to evaluate potentially significant archaeological resources.
 - i. It shall be the responsibility of the Project archaeologist to: determine the scope and significance of the find; determine the appropriate documentation; ensure preservation, conservation, and/or relocation of the find; and determine when grading/excavation activities may resume in the area of the find.

 - ii. Determining the significance of the find shall be guided by California Public Resources Code Division 13, Chapter 1, Section 21083.2, subdivision (g) and (h). If the find is determined to be a “unique archaeological resource”, then the applicant, in conjunction with the recommendation of the Project archaeologist, shall comply with Section 21083.2, subdivisions (b) through (f).

 - iii. If at any time the Project Site, or a portion of the Project Site, is determined to be a “historical resource” as defined in California Code of Regulations Chapter 3, Article 1, Section 15064.5, subdivision (a), the Project archaeologist shall prepare and issue a mitigation plan in conformance with Section 15126.4, subdivision(b).

 - iv. If the Project archaeologist determines that continuation of the Project or Project-related activities will result in an adverse impact on a discovered historic resource which cannot be mitigated, all further activities resulting in the impact shall immediately cease, and the Lead Agency shall be contacted for further evaluation and direction.

 - v. The applicant shall comply with the recommendations of the Project archaeologist with respect to the documentation, preservation, conservation, and/or relocation of the find.

- vi. The Construction Monitor shall also prepare and submit documentation of the Applicant's compliance with the Mitigation Measure CUL-MM-1 during construction every 30 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 Compliance Report. The Construction Monitor shall be obligated to report to the Enforcement Agency any non-compliance with the mitigation measure within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the Construction Monitor, or if the non-compliance is repeated. Such noncompliance shall be appropriately addressed by the Enforcement Agency.
- d. Monitoring activities may cease when:
- i. Initial grading and all excavation activities have concluded; or
 - ii. By written consent of the Project archaeologist, agreeing that no further monitoring is necessary. In this case, a signed and dated copy of such agreement shall be submitted to the City for retention in the administrative record for Case No. ENV-2016-4889-EIR.
- e. At the conclusion of monitoring activities, the Project archaeologist shall prepare and submit a report of the findings to the South Central Coastal Information Center (SCCIC), located at: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- f. At the conclusion of monitoring activities, the Project archaeologist shall prepare a signed statement indicating the first and last dates monitoring activities took place, and submit to the City, for retention in the administrative file for Case No. ENV-2016-4889-EIR.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of grading permit; again if materials are encountered

Action Indicating Compliance: Issuance of grading permit; field inspection sign-off; submittal of compliance documentation prepared by qualified archaeologist

CUL-MM-2 Cultural Resources (Paleontological Resources)

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor, who shall be responsible for coordinating with a certified paleontologist to implement and enforce the following:

a. If any paleontological materials are encountered during the course of Project development, the Construction Monitor, in accordance with CUL-MM-2 shall coordinate with the services of a paleontologist, and all further development activity shall halt and the following shall be undertaken:

i. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology-USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum-who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.

ii. In the event of a discovery, or when requested by the Project paleontologist, the contractor shall divert, direct, or temporarily halt ground disturbing activities in an area in order to evaluate potentially significant paleontological resources. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

iii. The Construction Monitor shall also prepare and submit documentation of the Applicant's compliance with Mitigation Measure CUL-MM-2 during construction every 30 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 Compliance Report. The Construction Monitor shall be obligated to report to the Enforcement Agency any non-compliance with the mitigation measure within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the Construction Monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

iv. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.

v. The Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.

b. At the conclusion of monitoring activities, the Project paleontologist shall prepare a signed statement indicating the first and last dates monitoring activities took place, and submit it to the Department of City Planning, for retention in the administrative file for Case No. ENV-2016-4889-EIR. Copies of the paleontological survey, study, or report shall also be submitted to the Los Angeles County Natural History Museum.

c. Prior to the issuance of any building permit, the Applicant shall submit a letter to the case file indicating what, if any, paleontological reports, have been submitted, or a statement indicating that no material was discovered.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of grading permit; again if materials are encountered

Action Indicating Compliance: Issuance of grading permit; field inspection sign-off; submittal of compliance documentation prepared by qualified paleontologist

Geology and Soils

No Mitigation Measures required.

Greenhouse Gas Emissions

No Mitigation Measures required.

Hazards and Hazardous Materials

HAZ-MM-1 Prior to issuance of a grading permit, the six unused hoists, associated reservoir tanks, and associated appurtenances (at the location of the former automotive repair uses at 1013 W. Olympic Boulevard) shall be properly removed to the satisfaction of the Los Angeles Fire Department and Department of Building and Safety. Prior to removal, any fluid that remains within the tanks and hoists shall be removed from the equipment and transported off-site for disposal at an appropriate, permitted facility in accordance with all applicable regulations.

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

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

Monitoring Phase: Prior to issuance of grading permit

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Contractor sign-off; issuance of grading permit

HAZ-MM-2 If potentially impacted soil (based on the presence of discolored/stained soil or odors emanating from the soil) is encountered near the hoists, such soil shall be properly removed, handled, and disposed of in accordance with federal, state, and local regulations at the time of hoist system removal.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance: Field inspection sign-off

HAZ-MM-3 In the unlikely event any unknown Underground Storage Tanks (USTs) are discovered during Project construction, they shall be properly closed to the satisfaction of the Los Angeles Fire Department and in accordance with local, state, and federal regulations.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance: Field inspection sign-off

Hydrology and Water Quality

No Mitigation Measures required

Land Use and Planning

No Mitigation Measures required.

Noise

Construction Noise

NOI-MM-1 Noise and groundborne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest off-site land uses.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Periodically during construction

Action Indicating Compliance: Field inspection sign-off

NOI-MM-2 Construction and demolition activities shall be scheduled so as to avoid operating several loud pieces of equipment simultaneously.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Periodically during construction

Action Indicating Compliance: Field inspection sign-off

NOI-MM-3 Portable noise sheds for small, noisy equipment, such as air compressors, dewatering pumps, and generators shall be provided.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Periodically during construction

Action Indicating Compliance: Field inspection sign-off

NOI-MM-4 Power construction equipment (including combustion engines), fixed or mobile, will be equipped with state-of-the-art noise shielding and muffling devices (consistent with manufacturers' standards). All equipment will be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. The construction contractor will keep documentation on-site demonstrating that the equipment has been maintained in accordance with manufacturer's specifications.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Once, at field inspection

Action Indicating Compliance: Field inspection sign-off

NOI-MM-5 During construction of Towers B and C, and the associated podium, a temporary and impermeable noise barrier shall be erected along the Project's eastern boundary. The noise barrier shall provide a minimum 10 dBA reduction at the 916 Georgia Street multi-family residential units east of the Project Site. The supporting structure shall be 12-foot-high and engineered and erected according to applicable codes. At plan check, building plans shall include documentation prepared by a noise consultant verifying compliance with this measure. The temporary barrier shall remain in place until all windows have been installed up to a height of 150 feet.

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

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

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at Project plan check prior to issuance of grading permit. Once at field inspection

Action Indicating Compliance: Plan approval and issuance of grading permit; Field inspection sign-off

NOI-MM-6 Two weeks prior to the commencement of construction at the Project Site, notification shall be provided to the immediate surrounding off-site properties that discloses the construction schedule, including the various types of activities and equipment that would be occurring throughout the duration of the construction period.

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

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

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, two weeks prior to commencement of construction

Action Indicating Compliance: Contractor sign-off

NOI-MM-7 Construction staging areas shall be as far from noise sensitive receptors as reasonably possible.¹

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

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

Monitoring Phase: Construction

Monitoring Frequency: Once, at field inspection

Action Indicating Compliance: Field inspection sign-off

NOI-MM-8 Construction activities shall utilize rubber-tired equipment in place of steel-track equipment.

¹ *In accordance with the LA CEQA Thresholds Guide, noise-sensitive uses include residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds and parks.*

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

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

Monitoring Phase: Construction

Monitoring Frequency: Once, at field inspection

Action Indicating Compliance: Field inspection sign-off

NOI-MM-9 The construction contractor shall avoid using vibratory rollers and packers near noise sensitive receptors.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Once, at field inspection

Action Indicating Compliance: Field inspection sign-off

NOI-MM-10 The construction contractor shall use drilled piles or the use of a sonic or vibratory pile driver where geological conditions permit their use. The construction shall not utilize driven (impact) pile systems except in locations where the underlying geological conditions render drilled piles or sonic or vibratory pile drivers ineffective or infeasible.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Periodically during construction

Action Indicating Compliance: Field inspection sign-off

Population and Housing

No Mitigation Measures required.

Public Services – Fire Protection

FIR-MM-1 Automatic fire sprinkler systems will be installed in all new non-high-rise buildings (i.e. Towers A, B, and C). Based on correspondence with the Los Angeles Fire Department (LAFD), the Project shall comply with the following requirements:

- Access for Fire Department apparatus and personnel to and into all structures shall be required.
- One or more Knox Boxes will be required to be installed for LAFD access to Project. Location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).
- 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- The entrance to a residence lobby must be within 50 feet of the desired street address curb face.
- 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.
- 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.
- 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.
- The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. 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.
 - b. 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.
- 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-foot horizontal travel distance from the edge of the public street, private street or Fire Lane.

This stairwell shall extend onto the roof.

- An entrance to the main lobby shall be located off the address side of the building.
- Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet visual line of sight of the main entrance stairwell or to the satisfaction of the Fire Department.
- 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.
- The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- Submit plot plans indicating access road and turning area for Fire Department approval.
- Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- 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.
- All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- 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 communication systems.
- City of Los Angeles Fire Department Hydrants and Access design requirements for the Outdoor and indoor use of dependent access (attended parking) Mechanical Car Stackers – 2, 3, & 4 by levels high. The provisions of this document shall regulate the use of Mechanical Car Stackers by addressing the arrangement, location and size of areas, height, separations, housekeeping, and fire protection.
- The Project shall comply with Requirement 10 regarding helicopter facilities and alternative compliance options.
- Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.
- During demolition, the Fire Department access will remain clear and unobstructed.
- That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately

maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

- A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

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

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

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Plan approval

Public Services – Police Protection

No Mitigation Measures required.

Public Services – Libraries

No Mitigation Measures required.

Transportation/Traffic

Intersection LOS

TR-MM-1 Transportation Demand Management (TDM) Program. The Project Applicant shall develop and implement a TDM program, which includes design elements and trip reduction strategies, to reduce the Project's overall trip generation by discouraging single occupancy vehicle use and by promoting the use of alternative travel modes.

A preliminary TDM program shall be prepared and provided for LADOT review prior to the issuance of the first building permit for this Project and a final TDM program approved by LADOT is required prior to the issuance of the first certificate of occupancy for the Project. The preliminary plan will include, at a minimum, measures consistent with the City's Trip Reduction Ordinance. As recommended by the transportation study, the TDM program could include, but is not limited to, the following:

- Transportation Management Coordinator (TMC) who promotes the benefits of TDM to employees and residents, hotel guests, and patrons of the development through an educational program;
- Centrally located transportation information center and kiosks for employees, residents, and guests of the hotel;
- Bicycle and pedestrian-friendly environment with secured bicycle facilities or bicycle valet system, bicycle sharing or rental program, exclusive access points, and wayfinding signs;
- Promotion and support of carpools and rideshare through a ride-matching service provided by the TMC;
- Incentives, such as discounted transit passes, for using alternative travel modes;
- Parking incentives and administrative support for formation of carpools/vanpools;
- On-site TDM coordinator;

- Contribution to the Los Angeles Bicycle Plan – Prior to the issuance of any certificates of occupancy, the Project proposes to contribute a one-time fixed-fee of \$150,000 to be deposited in the City’s Bicycle Plan Trust Fund for implementation of bicycle improvements in the Project area;
- Support existing and/or future efforts by LADOT for Mobility Hubs by providing amenities such as bicycle parking, rentals, shared vehicle rentals, transit information, etc. at the Project Site (subject to design feasibility).

Enforcement Agency: City of Los Angeles Department of Transportation

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Construction; Pre-occupancy

Monitoring Frequency: Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Approval of TDM program from Los Angeles Department of Transportation; issuance of Certificate of Occupancy; submittal of compliance report

TR-MM-2 Downtown Transportation Management Organization (TMO). The Project Applicant shall contribute to the formation of and participation in the Downtown TMO. Project representatives would attend organization meetings for the TMO, provide parking and travel demand data to the TMO, pay any established dues to the TMO, and make available information to Project tenants relative to the services provided by the TMO.

The TMO would offer similar services to those described in the Project’s TDM plan, but would have a much wider reach than the Project’s local TDM plan and can result in much greater trip reduction benefits. The TMOs in other major employment centers of Los Angeles County have proved beneficial in reducing traffic and improving air quality. A TMO in Downtown can be instrumental in promoting the use of transit and the City’s bike share and car share programs that will be installed in the coming years within the Downtown area. The TMO’s activities would help augment or implement some of the strategies described above for the Project-specific TDM plan. TMOs typically implement and promote TDM strategies, such as the following:

- Employee flex time and modified work schedules;
- Vanpool and carpool programs;
- Provide information on rail, bus, and shuttle services;
- Satellite parking;
- Non-vehicular commuting;
- Parking management strategies;

- Telecommuting programs;
- Matching services for multi-employer carpools/vanpools (to serve areas that are identified as underserved by transit);
- Promotion and implementation of pedestrians, bicycle, and transit stop enhancements (such as transit/bicycle lanes).

Enforcement Agency: City of Los Angeles Department of Transportation

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Pre-occupancy

Monitoring Frequency: Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Written verification of Project contribution to the formation of and participation in Downtown TMO, submitted to and approved by the City of Los Angeles Department of Transportation

TR-MM-3 Blaine Street & Olympic Boulevard. The Project Applicant shall restripe Blaine Street within the existing roadway width to provide an additional southbound through lane. This would allow the southbound approach to accommodate one shared through/left turn lane and one shared through/right turn lane.

Enforcement Agency: City of Los Angeles Department of Transportation

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Pre-construction; Pre-occupancy

Monitoring Frequency: Prior to issuance of building permits; Prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Guarantee through Bureau of Engineering's B-Permit process prior to issuance of building permits; Written verification of implementation by the City of Los Angeles Department of Transportation prior to issuance of Certificate of Occupancy. Temporary certificates of occupancy may be granted in the event of any delay through no fault of the applicant, provided that, in each case, the applicant has demonstrated reasonable efforts and due diligence to the satisfaction of LADOT.

TR-MM-4 Georgia Street & Olympic Boulevard – Georgia Street Widening. The Project Applicant shall widen Georgia Street to provide an exclusive southbound right-turn

lane. This would allow the southbound approach to accommodate one shared through/left-turn lane and one right-turn lane.

Enforcement Agency: City of Los Angeles Department of Transportation

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Pre-construction; Pre-occupancy

Monitoring Frequency: Prior to issuance of building permits; Prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Guarantee through Bureau of Engineering's B-Permit process prior to issuance of building permits; Written verification of implementation by the City of Los Angeles Department of Transportation prior to issuance of Certificate of Occupancy. Temporary certificates of occupancy may be granted in the event of any delay through no fault of the applicant, provided that, in each case, the applicant has demonstrated reasonable efforts and due diligence to the satisfaction of LADOT.

TR-MM-5 Grand Avenue & 17th Street/I-10 Westbound On-Ramp. The Project Applicant shall restripe 17th Street within the existing roadway width to provide an additional westbound throughlane. This would allow the westbound approach to accommodate one shared through/left turn lane and two through lanes.

Enforcement Agency: City of Los Angeles Department of Transportation

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Pre-Construction; Pre-occupancy

Monitoring Frequency: Prior to issuance of building permits; Prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Guarantee through Bureau of Engineering's B-Permit process prior to issuance of building permits; Written verification of implementation by the City of Los Angeles Department of Transportation prior to issuance of Certificate of Occupancy. Temporary certificates of occupancy may be granted in the event of any delay through no fault of the applicant, provided that, in each case, the applicant has demonstrated reasonable efforts and due diligence to the satisfaction of LADOT.

TR-MM-6 Transportation System Management (TSM) Improvements. Some of the signalized intersections within the Project study area require an upgrade to the traffic signal equipment and hardware. Many of the traffic signals at these intersections currently operate using newer controllers (Type 2070), which provide for enhanced and real-time operation of the traffic signal timing. When supplemented by additional roadway system loops and closed circuit television (CCTV) cameras, DOT can identify the cause of delay and implement instant signal timing remedies to improve the flow of vehicles and buses. Collectively, these traffic signal upgrades provide a system-wide benefit by reducing delays experienced by motorists at the study intersections. To enhance the traffic signal system in the area and improve the network capacity for real-time video monitoring of intersection, corridor, transit, and pedestrian operations by reducing delays experienced by motorists at study intersections, the following TSM improvements were identified:

- Install new CCTV cameras each at the cost of which is approximately \$25,000, at the intersections of Flower Street and Pico Boulevard and Flower Street and Venice Boulevard, the total cost of which is approximately \$50,000.
- Install new fiber optic cable 24SM on Flower Street from 12th Street to 18th Street, the cost of which is approximately \$75,000.

Prior to the issuance of any certificates of occupancy, the Project Applicant shall contribute a payment of a one-time fixed fee of \$125,000 to LADOT to fund the cost of the above TSM improvements.

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

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Construction

Monitoring Frequency: Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Written verification of payment of fees to the City of Los Angeles Department of Transportation or implementation of TSM improvements; issuance of Certificate of Occupancy

Tribal Cultural Resources

No Mitigation Measures required.

Utilities and Service Systems – Wastewater

No Mitigation Measures required.

Utilities and Service Systems – Water Supply and Infrastructure

No Mitigation Measures required.

Utilities and Service Systems – Solid Waste

No Mitigation Measures required.

Energy Conservation and Infrastructure

No Mitigation Measures required.

F. Project Design Features

In addition to the required Mitigation Measures, the Project also includes Project Design Features that are conditions of the Project that must be monitored and enforced in the same manner as Mitigation Measures.

Aesthetics

AES-PDF-1 Where Project construction is visible from pedestrian locations adjacent to the Project Site and perimeter walls or fencing do not already exist, temporary construction fencing shall be placed around the perimeter of the Project Site to screen construction activity from view at street level from off-site.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Once, during field inspection

Action Indicating Compliance: Field inspection sign-off

AES-PDF-2 The Project Applicant shall ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways that are accessible/visible to the public, and that such temporary barriers and walkways are maintained in a

visually attractive manner (i.e., free of trash, graffiti, peeling postings and of uniform paint color or graphic treatment) throughout the construction period.

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

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

Monitoring Phase: Construction

Monitoring Frequency: During field inspection(s)

Action Indicating Compliance: Field inspection sign-off

AES-PDF-3 All exterior windows and glass used on building surfaces shall be non-reflective or treated with an anti-reflective coating to minimize glare (e.g., 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 will be permitted.

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

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

Monitoring Phase: Construction

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

AIR-PDF-1 To the extent possible, petroleum-powered construction activity shall utilize electricity from power poles and/or solar-powered generators rather than temporary diesel power generators and/or gasoline power generators. If stationary petroleum-powered construction equipment, such as generators, must be operated

continuously, such equipment shall be located at least 100 feet from sensitive land uses, whenever possible.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance: Field inspection sign-offs

Biological Resources

BIO-PDF-1 Prior to the issuance of a grading permit, the Project Applicant shall demonstrate that the following requirements have been included in the Project construction plan:

1. Prior to the commencement of clearing/construction work, a qualified biologist monitor shall conduct a minimum of two (2) pre-construction surveys for nesting birds five (5) days apart. The last survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work.
2. All grading and construction contractors shall receive copies of construction plan elements required to reduce impacts to biological resources. Additionally, verbal instruction shall be provided by the qualified biologist monitor to all site workers to ensure clear understanding that biological resources are to be protected on the Project Site in accordance with the Migratory Bird Treaty Act (MBTA).

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

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

Monitoring Phase: Prior to issuance of grading permit; Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of grading permit

BIO-PDF-2 Prior to issuance of a building permit, the Project Applicant shall coordinate with the City and replace the four (4) protected Western Sycamore (*Platanus racemosa*) trees (three of which have a canopy diameter of 10 feet, and one has a

canopy diameter of 12 feet) removed during Project construction at a 4:1 ratio. Replacement trees shall be planted on-site. In addition, all tree protection measures in the Tree Report (recommendations 1-4 from the Tree Report, which is included as Appendix D-2 to the Draft EIR) shall be implemented during Project construction.

Enforcement Agency: City of Los Angeles Department of Building and Safety; Board of Public Works Urban Forestry Division

Monitoring Agency: City of Los Angeles Department of Building and Safety; Board of Public Works Urban Forestry Division

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once, at plan check; once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

BIO-PDF-3 Prior to issuance of a building permit, the Project Applicant shall coordinate with the City and replace any non-protected significant trees that are 8 inches or more in diameter at breast height (dbh), that were removed during the Project construction period, at a 2:1 ratio with a minimum 24-inch box tree. Replacement trees shall be planted on-site. In addition, all tree protection measures in the Tree Report (recommendations 1-4 from the Tree Report, which is included as Appendix D-2 to the Draft EIR) shall be implemented during Project construction.

Enforcement Agency: City of Los Angeles Department of Building and Safety; Board of Public Works Urban Forestry Division

Monitoring Agency: City of Los Angeles Department of Building and Safety; Board of Public Works Urban Forestry Division

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once, at plan check; once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

BIO-PDF-4 A qualified biologist monitor shall review landscaping and irrigation systems that are adjacent to the replacement trees to determine whether such landscaping and irrigation systems are compatible for the survival of the replacement trees. All newly planted trees within the Project Site must be appropriately sized, staked, and tied, provided with a watering moat and shall be properly watered and maintained.

Enforcement Agency: City of Los Angeles Department of Building and Safety;
Board of Public Works Urban Forestry Division

Monitoring Agency: City of Los Angeles Department of Building and Safety;
Board of Public Works Urban Forestry Division

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once, during field inspection

Action Indicating Compliance: Field inspection sign-off

Cultural Resources

No Project Design Features provided.

Geology and Soils

No Project Design Features provided.

Greenhouse Gas Emissions

GHG-PDF-1 The Applicant shall ensure that at least 20 percent of the total code-required parking spaces provided for all types of parking facilities 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 requirement results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

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

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

Monitoring Phase: Pre-construction; construction

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

Action Indicating Compliance: Plan approval; issuance of Certificate of Occupancy

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

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

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

Monitoring Phase: Pre-construction; construction

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

Action Indicating Compliance: Plan approval; issuance of Certificate of Occupancy

Hazards and Hazardous Materials

No Project Design Features provided.

Hydrology and Water Quality

No Project Design Features provided.

Land Use and Planning

No Project Design Features provided.

Noise

No Project Design Features provided.

Population and Housing

No Project Design Features provided.

Public Services – Fire Protection

No Project Design Features provided.

Public Services – Police Protection

POL-PDF-1 During construction, the Project applicant shall implement appropriate temporary security measures, including security fencing (e.g., chain-link fencing), low-level security lighting, and locked entry (e.g., padlocked gates or guard-restricted access) to limit access by the general public. Regular security patrols during non-construction hours (e.g. nighttime hours, weekends, and holidays) shall also be provided. During construction activities, the Contractor shall document the security measures; and the documentation shall be made available to the Construction Monitor.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance: Field inspection sign-offs

Public Services – Libraries

No Project Design Features provided.

Transportation/Traffic

TR-PDF-1 Construction Traffic Management Plan

Prior to the start of construction, the Project Applicant shall prepare a detailed Construction Traffic Management Plan (CTMP), including street closure information, detour plans, haul routes, and staging plans, and submit it to LADOT for review and approval. The Construction Traffic Management Plan shall include a Worksite Traffic Control Plan, which will facilitate traffic and pedestrian movement, and minimize the potential conflicts between construction activities, street traffic, bicyclists, and pedestrians. The Construction Traffic Management Plan and Worksite Traffic Control Plan shall be based on the nature and timing of specific construction activities and other projects in the vicinity, and shall include, but not be limited to, the following measures:

- Maintain access for land uses in the vicinity of the Project Site during construction;

- Minimize obstruction of traffic lanes on Olympic Boulevard, Georgia Street, and James M. Wood Boulevard adjacent to the Project Site to the extent feasible;
- Organize Project Site deliveries and the staging of all equipment and materials in the most efficient manner possible, and on-site where possible, to avoid an impact to the surrounding roadways;
- Coordinate truck activity and deliveries to ensure trucks do not wait to unload or load at the Project Site and impact roadway traffic, and if needed, utilize an organized off-site staging area;
- Provide advance, bilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation;
- Prohibit construction worker or equipment parking on adjacent streets;
- Provide temporary pedestrian, bicycle, and vehicular traffic controls during all construction activities adjacent to Georgia Street, Bixel Street, James M. Wood Boulevard/9th Street, and Olympic Boulevard, to ensure traffic safety on public rights of way. These controls shall include, but not be limited to, flag people trained in pedestrian and bicycle safety at the Project Site's Georgia Street, James M. Wood Boulevard, and Bixel Street driveways;
- Schedule construction activities to reduce the effect on traffic flow on surrounding arterial streets;
- Contain construction activity within the Project Site boundaries;
- Implement safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers as appropriate;
- Limit sidewalk and lane closures to the maximum extent possible, and avoid peak hours to the extent possible. Where such closures are necessary, the Project's Worksite Traffic Control Plan will identify the location of any sidewalk or lane closures and identify all traffic detours and control measures, signs, delineators, and work instructions to be implemented by the construction contractor through the duration of demolition and construction activity;
- Contact LAUSD's Transportation Branch regarding existing school bus routes;
- Schedule construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible; and/or

- Prepare a haul truck route program that specifies the construction truck routes to and from the Project Site.

Enforcement Agency: City of Los Angeles Department of Transportation

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at Project plan check; periodic field inspection

Action Indicating Compliance: Plan approval; field inspection sign-offs

TR-PDF-2 Pedestrian Safety Enhancements

The City of Los Angeles provides various methods for safety enhancement of Pedestrian Crossings throughout the City. As part of the comprehensive response to pedestrian safety, LADOT's Vision Zero section proposes the installation of continental crosswalks, leading pedestrian intervals, and curb extensions within the Project area. The approximately total cost to fund the enhancements described in LADOT's approval letter (included in Appendix K-2 of this Draft EIR) is \$135,000. Prior to the issuance of any certificates of occupancy, the Project Applicant shall contribute a payment of a one-time fixed fee of \$135,000 to LADOT to fund the cost of the specific pedestrian enhancements included in LADOT's approval letter.

Enforcement Agency: City of Los Angeles Department of Transportation

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Pre-occupancy

Monitoring Frequency: Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: LADOT approval

Tribal Cultural Resources

No Project Design Features provided.

Utilities and Service Systems – Wastewater

No Project Design Features provided.

Utilities and Service Systems – Water Supply and Infrastructure

WAT-PDF-1 In addition to regulatory requirements, the Project design will incorporate the following design features to support water conservation:

- High Efficiency Toilets with a flush volume of 1.1 gallons per flush or less for the residential units/hotel rooms and the residential/hotel common areas.
- ENERGY STAR Certified Residential Clothes Washers – front load, Integrated Water Factor of 3.2 or less for all residential units.
- Drought Tolerant Plants – 20% percent of total landscaping.
- Artificial Turf in select locations in residential outdoor amenity spaces, subject to LADBS approval of the required Request for Modification (RFM) to the current building code to allow the installation of select artificial turf in outdoor amenity areas.
- Drip/Subsurface Irrigation in select locations (Micro-Irrigation).
- Proper Hydro-zoning/Zoned Irrigation—(groups plants with similar water requirements together).
- Pool/Spa recirculating filtration equipment.
- Pool splash troughs around the perimeter that drain back into the pools.
- Leak Detection System for swimming pools and Jacuzzi.
- Installation of water meter on the pool make-up lines to monitor water use and identify leakage.
- Water-Saving Pool Filter.

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

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

Monitoring Phase: Pre-construction; post-construction

Monitoring Frequency: Once, at plan check to show irrigation system; annually

Action Indicating Compliance: Plan approval; submittal of compliance report

Utilities and Service Systems – Solid Waste

No Project Design Features provided.

Energy Conservation and Infrastructure

No Project Design Features provided.