

IV. Mitigation Monitoring Program

A. Introduction

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 a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that 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.

An EIR has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts takes into consideration project design features and identifies mitigation measures to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the project design features and mitigation measures identified for the Project.

B. Organization

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

- **Monitoring Phase:** The phase of the proposed Project during which the project design feature or mitigation measure shall be monitored;
- **Enforcement Agency:** The agency with the power to enforce the project design feature or mitigation measure;
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation and development are made;
- **Monitoring Frequency:** The frequency at which the project design feature or mitigation measure shall be monitored; and

- **Action Indicating Compliance:** The action of which the Enforcement or Monitoring Agency indicates that compliance with the required project design feature or mitigation measure has been implemented.

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 verification, as identified below, to the appropriate monitoring and enforcement agencies 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 listed below. Such records shall be made available to the City upon request.

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 Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with 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.

D. Program Modification

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 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, complies with CEQA Guidelines Sections 15162 and 15164, including by preparing an addendum or subsequent environmental clearance to analyze the impacts from the modifications to or deletion of

the project design features or mitigation measures. Any addendum or subsequent CEQA clearance 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 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 Monitoring Program

a) Aesthetics-Aesthetics/Views

(1) Project Design Features

PDF A-1 Temporary construction fencing shall be placed along the periphery of the Project Site to screen construction activity from view at the street level. The fencing would likely be K-rail and plywood extending to approximately eight feet in height.

Monitoring Phase:	Pre-Construction; Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	Field Inspection(s) During Construction
Action Indicating Compliance:	Field Inspection Sign-Off

PDF A-2 The Project Applicant shall ensure through appropriate posting and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways that are accessible to the public, and that such temporary barriers and walkways are maintained in a visually attractive manner (i.e., free of trash, graffiti, and peeling postings, and of uniform paint color or graphic treatment) throughout the construction period.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety; Department of City Planning
Monitoring Agency:	Department of Building and Safety; Department of City Planning
Monitoring Frequency:	Field Inspection(s) During Construction

Action Indicating Compliance: Field Inspection Sign-Off

PDF A-3 New on-site utilities that may be required to serve the Project shall be installed underground.

Monitoring Phase: Pre-Construction; Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Once at Project Plan Check; Once During Field Inspection(s) During Construction

Action Indicating Compliance: Plan Approval and Issuance of Applicable Building Permit; Issuance of Certificate of Occupancy

PDF A-4 Mechanical, electrical, and roof top equipment (including Heating, Ventilation, and Air Conditioning [HVAC] systems), as well as building appurtenances, shall be integrated into the Project’s architectural design (e.g., placed behind parapet walls) and be screened from view from public rights-of-way.

Monitoring Phase: Pre-Construction; Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Once at Project Plan Check; Once During Field Inspection(s) During Construction

Action Indicating Compliance: Plan Approval and Issuance of Applicable Building Permit; Issuance of Certificate of Occupancy

PDF A-5 Trash areas associated with the proposed Project shall be enclosed or otherwise screened from view from public rights-of way during Project operation.

Monitoring Phase: Pre-Construction; Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Once at Project Plan Check; Once During Field Inspection(s) During Construction

Action Indicating Compliance: Plan Approval and Issuance of Applicable Building Permit; Issuance of Certificate of Occupancy

b) Aesthetics-Shade/Shadow

(1) Project Design Features

No specific project design features with regards to shade/shadow are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to shade/shadow are identified in the Draft EIR.

c) Aesthetics-Light/Glare

(1) Project Design Features

PDF A-6 Project lighting shall be wall mounted or ground mounted, directed downward, and shielded away from adjacent land uses. However, construction lighting shall not be so limited as to compromise the safety of construction workers. Building security lighting shall be used at all entry/exits and shall remain on from dusk to dawn, but shall be designed to prevent light trespass onto adjacent properties. Illuminated areas shall be localized and shall minimize light trespass and spill. Light fixtures that broadcast light over large areas or which are a source of direct glare shall not be used.

Monitoring Phase:	Construction; Pre-Operation
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	Once at Project Plan Check; Once During Field Inspection(s) During Construction
Action Indicating Compliance:	Plan Approval and Issuance of Applicable Building Permit; Issuance of Certificate of Occupancy

PDF A-7 Glass used in building facades shall be anti-reflective or treated with an anti-reflective coating in order 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 shall be permitted.

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

Monitoring Frequency: Once at Project Plan Check; Once During Field Inspection(s) During Construction

Action Indicating Compliance: Plan Approval and Issuance of Applicable Building Permit; Issuance of Certificate of Occupancy

PDF A-8 The building and signage within the Project Site shall be prohibited from using highly reflective building materials, such as mirrored glass in exterior façades, and would not include large areas of other reflective elements that would detract from the visibility of the signage. The Project shall not include signage or thematic elements that incorporate substantial amounts of reflective building materials in areas that are highly visible to off-site glare-sensitive uses.

Monitoring Phase: Construction

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

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

Monitoring Frequency: Once at Project Plan Check; Once During Field Inspection(s) During Construction

Action Indicating Compliance: Plan Approval and Issuance of Applicable Building Permit; Issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures with regards to light/glare are identified in the Draft EIR.

d) Air Quality

(1) Project Design Features

No project design features with regards to air quality are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to air quality are identified in the Draft EIR.

e) Cultural Resources-Paleontological Resources

(1) Project Design Features

No project design features with regards to paleontological resources are identified in the Draft EIR.

(2) Mitigation Measures

MM C-1 A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities at the Project Site. The frequency of inspections shall be based on consultation with the paleontologist and shall depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. If paleontological materials are encountered, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activities may continue unimpeded on other portions of the Project Site. The paleontologist shall temporarily divert or redirect grading and excavation activities in the area of the exposed materials to facilitate evaluation and, if necessary, salvage. The paleontologist shall then assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The Project Applicant shall then comply with the recommendations of the evaluating paleontologist, and a copy of the paleontological survey report shall be submitted to the Los Angeles County Natural History Museum. Ground-disturbing activities may resume once the paleontologist’s recommendations have been implemented to the satisfaction of the paleontologist.

Monitoring Phase:	Construction
Enforcement Agency:	Department of City Planning
Monitoring Agency:	Department of City Planning
Monitoring Frequency:	At time of resource discovery, should it occur
Action Indicating Compliance:	Submittal of report by a qualified paleontologist

f) Cultural Resources-Archaeological Resources

(1) Project Design Features

No project design features with regards to archaeological resources are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to archaeological resources are identified in the Draft EIR.

g) Cultural Resources-Historic Resources

(1) Project Design Features

No project design features with regards to historic resources are identified in the Draft EIR.

(2) Mitigation Measures

MM C-2 Prior to commencement of new construction, a qualified structural engineer shall survey the existing foundations and other structural aspects of the Fonda Theatre to establish baseline conditions and provide a shoring design to protect it from potential damage. Pot holing or other destructive testing of the below grade conditions on the Project Site and immediately adjacent to the Fonda Theatre may be necessary to establish baseline conditions and prepare the shoring design. The qualified structural engineer shall hold a valid license to practice structural engineering in the State of California and have demonstrated experience specific to rehabilitating historic buildings and applying the Secretary's Standards to such projects. The City of Los Angeles, Department of Building and Safety, in consultation with the City's Office of Historic Resources, shall determine qualification prior to any work being performed. The qualified structural engineer shall submit to the lead agency a pre-construction survey that establishes baseline conditions to be monitored during construction, prior to issuance of any building permit for the Project.

Monitoring Phase:	Pre-construction; Construction
Enforcement Agency:	Department of City Planning
Monitoring Agency:	Department of City Planning; Department of Building and Safety
Monitoring Frequency:	At time of resource discovery, should it occur
Action Indicating Compliance:	Submittal of report by a qualified structural engineer

h) Geology and Soils

(1) Project Design Features

No project design features with regards to geology and soils are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to geology and soils are identified in the Draft EIR.

i) Greenhouse Gas Emissions

(1) Project Design Features

PDF E-1 The Applicant shall ensure that at least twenty (20) percent of the total code-required parking spaces provided for all types of parking facilities are 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, the Applicant shall 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.

Monitoring Phase: Pre-construction; 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(s) During Construction
Action Indicating Compliance: Plan Approval and Issuance of Applicable Building Permit; Issuance of Certificate of Occupancy

PDF E-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.

Monitoring Phase: Pre-construction; 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(s) During Construction
Action Indicating Compliance: Plan Approval and Issuance of Applicable Building Permit; Issuance of

Certificate of Occupancy

PDF E-3 The residential units within the Project will not include the use of natural gas-fueled fireplaces.

Monitoring Phase: Pre-construction; Construction
Enforcement Agency: Department of Building and Safety;
 South Coast Air Quality Management District
Monitoring Agency: Department of City Planning;
 Department of Building and Safety
Monitoring Frequency: Once at Project Plan Check; Once
 During Field Inspection(s) During
 Construction
Action Indicating Compliance: Plan Approval and Issuance of
 Applicable Building Permit; Issuance of
 Certificate of Occupancy

PDF E-4 The Project will utilize electric or solar-powered generators as feasible.

Monitoring Phase: Pre-construction; 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(s) During
 Construction
Action Indicating Compliance: Plan Approval and Issuance of
 Applicable Building Permit; Issuance of
 Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures with regards to greenhouse gas emissions are identified in the Draft EIR.

j) Hazards and Hazardous Materials

(1) Project Design Features

No project design features with regards to hazards and hazardous materials are identified in the Draft EIR.

(2) Mitigation Measures

MM F-1 Prior to the issuance of grading permits, the Project Applicant shall hire a qualified environmental engineer to perform a geophysical survey at the

Project Site with the surface parking lot vacant of vehicles (trucks, cars, etc.) to determine indications or evidence of location of possible hydraulic lifts and/or fugitive USTs. If no evidence is found then no further investigation is required. However, if any evidence of hydraulic lifts and/or fugitive USTs is identified during this geophysical survey, then further subsurface investigation shall be performed to determine the existence and/or extent of hydraulic lifts and/or USTs and to determine if potential soil contamination associated with these features exists. If the presence of hydraulic lifts, USTs, and/or soil contamination is confirmed, removal of such features and any required remediation shall be performed in conformance with the City approved Soil Management Plan required by MM F-2.

Monitoring Phase: Pre-construction; Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of City Planning
Monitoring Frequency: Once at Project Plan Check; Prior to Plan Check if Hydraulic Lifts and/or Fugitive USTs are found
Action Indicating Compliance: Plan Approval and Issuance of Applicable Building Permit; Issuance of Certificate of Occupancy

MM F-2 Prior to the issuance of grading permits, the Project Applicant shall prepare a Soil Management Plan for review and approval by the Los Angeles Department of Building and Safety to assist with the grading and management of soils excavated, which will also provide guidance for response actions in the event unknown/undiscovered subsurface features are found, such as hydraulic lifts, fugitive USTs, or areas of impacted soil. The Soil Management Plan shall provide for the sampling, testing and timely disposal of impacted soil and shall specify the testing parameters and sampling frequency. Any impacted soils shall be properly treated and disposed of in accordance with applicable South Coast Air Quality Management District (SCQAMD), Department of Toxic Substance Control (DTSC) and Los Angeles Regional Water Quality Control Board (LARWQCB) requirements. The Soil Management Plan shall also include the closure or abandonment of any identified UST under the supervision and in general accordance with the procedures of all appropriate local agencies (including the Los Angeles Fire Department, City of Los Angeles Planning Department, etc.) and the disposal of any identified subsurface equipment in accordance with applicable SQAQMD, DTSC, and LARWQCB requirements and any other applicable state, local and federal disposal regulations.

Monitoring Phase: Pre-construction; Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of City Planning
Monitoring Frequency: Once at Project Plan Check; Prior to Plan Check if Hydraulic Lifts and/or

Action Indicating Compliance: Fugitive USTs are found
Plan Approval and Issuance of
Applicable Building Permit; Issuance of
Certificate of Occupancy

k) Hydrology and Water Quality

(1) Project Design Features

PDF G-1 All trash facilities shall be covered and isolated from stormwater runoff.

Monitoring Phase: Pre-Construction; Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Once at Project Plan Check; Once
During Field Inspection(s) During
Construction

Action Indicating Compliance: Plan Approval and Issuance of
Applicable Building Permit; Issuance of
Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures with regards to hydrology and water quality are identified in the Draft EIR.

l) Land Use and Planning

(1) Project Design Features

No project design features with regards to land use and planning are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to land use and planning are identified in the Draft EIR.

m) Noise

(1) Project Design Features

PDF I-1 Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with state-of-the-art noise shielding and muffling devices (consistent with manufacturers' standards). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

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

PDF I-2 Project construction shall not include the use of impact driven system (pile driving).

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

PDF I-3 Where power poles are available, electricity from power poles and/or solar-powered generators shall be used, in lieu of temporary diesel or gasoline generators during Project construction.

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

PDF I-4 The surface of the new parking structure shall be finished with non-squeal paving finishes (i.e., textured or broom finishes).

Monitoring Phase: Pre-Construction; Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
Monitoring Frequency: Once at Project Plan Check; Once During Field Inspection(s) During Construction
Action Indicating Compliance: Plan Approval and Issuance of Applicable Building Permit; Issuance of Certificate of Occupancy

PDF I-5 Outdoor amplified sound systems, if any, shall be designed so as not to exceed the maximum noise level of 75 dBA (L_{eq-1hr}) at a distance of 25 feet from the amplified speaker sound systems at the Ground Level (courtyards and outdoor dining), 82 dBA (L_{eq-1hr}) at the Level 4 Amenity Deck, and 85 dBA (L_{eq-1hr}) at Level 22 (roof deck). A qualified noise consultant shall provide written documentation that the design of the system complies with these maximum noise levels.

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

Monitoring Frequency:	Once at Project Plan Check; Once During Field Inspection(s) During Construction
Action Indicating Compliance:	Plan Approval and Issuance of Applicable Building Permit; Issuance of Certificate of Occupancy

(2) Mitigation Measures

MM I-1 A temporary and impermeable sound barrier shall be erected at the locations listed below. At plan check, building plans shall include documentation prepared by a noise consultant verifying compliance with this measure.

- Along the northern property line of the Project Site between the construction areas and the apartment building directly northwest of the Project Site (receptor R2). The temporary sound barrier shall be designed to provide a minimum 5-dBA noise reduction at the ground level of receptor R2.
- Along the southern and eastern property line (approximately 75 and 50 feet from the southeastern corner to the west and north, respectively) of the Project Site between the construction areas and the residential building and school located along Carlton Way southeast of the Project Site (receptor R5). The temporary sound barrier shall be designed to provide a minimum 7-dBA noise reduction at the ground level of receptor R5.

Monitoring Phase:	Pre-Construction; Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety
Monitoring Frequency:	Once at Project Plan Check; Once During Field Inspection(s) During Construction
Action Indicating Compliance:	Field inspection sign-off

MM I-2 Prior to start of construction, the Applicant shall retain the services of a structural engineer or qualified professional to visit the Fonda Theatre (adjacent to the Project Site to the west) to inspect and document the apparent physical condition of the buildings' readily-visible features. In addition, the structural engineer shall establish baseline structural conditions of the building and prepare the shoring design (See mitigation measure MM C-2 in Section IV.C, Cultural Resources, of this Draft EIR for required qualifications of the structural engineer).

The Applicant shall retain the services of a qualified acoustical engineer to review proposed construction equipment and develop and implement a

vibration monitoring program capable of documenting the construction-related ground vibration levels at the Fonda Theatre during demolition, grading/excavation, and construction of the subterranean parking garage. The vibration monitoring system shall continuously measure and store the peak particle velocity (PPV) in inch/second. The system shall also be programmed for two preset velocity levels: a warning level of 0.45 PPV and a regulatory level of 0.50 PPV. The system shall also provide real-time alert when the vibration levels exceed one of the two preset levels.

In the event the warning level (0.45 PPV) is triggered, the contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.

In the event the regulatory level (0.50 PPV) is triggered, the contractor shall halt the construction activities in the vicinity of the building and visually inspect the building for any damage. Results of the inspection must be logged. The contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level. Construction activities may then restart.

In the event damage occurs to historic finish materials due to construction vibration, such materials shall be repaired in consultation with a qualified preservation consultant and, if warranted, in a manner that meets the Secretary of the Interior's Standards.

Monitoring Phase:	Pre-construction; Construction
Enforcement Agency:	Department of City Planning
Monitoring Agency:	Department of City Planning; Department of Building and Safety
Monitoring Frequency:	Field inspection(s) during construction
Action Indicating Compliance:	Field inspection sign-off

n) Population and Housing

(1) Project Design Features

No project design features with regards to population and housing are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to population and housing are identified in the Draft EIR.

o) Public Service-Fire Protection

(1) Project Design Features

No project design features with regards to fire protection services are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to fire protection services are identified in the Draft EIR.

p) Public Service-Police Protection

(1) Project Design Features

PDF K-1 During construction, the Project shall implement a Work Area Plan that shall involve temporary security measures including security fencing (e.g., chain-link fencing), low-level security lighting and locked entry (e.g., padlock gates or guard restricted access) to limit access by the general public. Regular and multiple 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.

Monitoring Phase:	Pre-Construction; Construction
Enforcement Agency:	Los Angeles Police Department
Monitoring Agency:	Department of City Planning
Monitoring Frequency:	Once at Project Plan Check; Once During Field Inspection(s) During Construction
Action Indicating Compliance:	Field Inspection Sign-Off

PDF K-2 The Project shall comply with the design guidelines outlined in the LAPD Design Out Crime Guidelines, which recommend using natural surveillance to maximize visibility, natural access control that restricts or encourages appropriate site and building access, and territorial reinforcement to define ownership and separate public and private space. Specifically, the Project would:

- Provide on-site security personnel whose duties shall include but not be limited to the following:
 - Monitoring entrances and exits;
 - Managing and monitoring fire/life/safety systems; and
 - Controlling and monitoring activities in the parking facilities.

- Install security industry standard security lighting at recommended locations including parking structures, pathway options, and curbside queuing areas;
- Install closed-circuit television at select locations including (but not limited to) entry and exit points and parking areas;
- Provide adequate lighting of parking structures, elevators, and lobbies to reduce areas of concealment;
- Provide lighting of building entries and open spaces to provide pedestrian orientation and to clearly identify a secure route between the parking area and access points;
- Design public spaces to be easily patrolled and accessed by safety personnel;
- Design entrances to, and exits from the building, to be open and in view of surrounding sites; and
- Limit visually obstructed and infrequently accessed “dead zones.”

Monitoring Phase: Construction
Enforcement Agency: Los Angeles Police Department
Monitoring Agency: Department of City Planning
Monitoring Frequency: Once Prior to Issuance of Building Permits
Action Indicating Compliance: LAPD Sign Off On Reviewed Plans; Issuance of Building Permits

PDF K-3 Prior to the issuance of a building permit, the Applicant or its successor shall develop an Emergency Procedures Plan to address emergency concerns and practices during construction and operation. The plan shall be subject to review by LAPD.

Monitoring Phase: Construction; Operations
Enforcement Agency: Los Angeles Police Department
Monitoring Agency: Department of City Planning
Monitoring Frequency: Once Prior to Issuance of Building Permits; Periodic Field Inspections
Action Indicating Compliance: LAPD Sign Off On Reviewed Plans; Issuance of Building Permits

PDF K-4 Upon completion of the Project, the Project shall prepare and submit to the LAPD a final site plan of the Project Site, including a diagram of each portion of the property, emergency access routes, and any additional information that may facilitate LAPD response to the Project Site. Any revisions or

updates to the site plan shall be reflected on a revised site plan and resubmitted to LAPD following implementation of those revisions or updates.

Monitoring Phase:	Construction; Operations
Enforcement Agency:	Los Angeles Police Department
Monitoring Agency:	Department of City Planning
Monitoring Frequency:	Once Prior to Issuance of Building Permits; Periodic Field Inspections
Action Indicating Compliance:	LAPD Sign Off On Reviewed Plans; Issuance of Building Permits

(2) Mitigation Measures

No mitigation measures with regards to police protection services are identified in the Draft EIR.

q) Public Service-Schools

(1) Project Design Features

No project design features with regards to school services are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to school services are identified in the Draft EIR.

r) Public Service-Recreation and Parks

(1) Project Design Features

No project design features with regards to recreation and parks are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to recreation and parks are identified in the Draft EIR.

s) Public Service-Libraries

(1) Project Design Features

No project design features with regards to library services are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to library services are identified in the Draft EIR.

t) Transportation and Traffic

(1) Project Design Features

PDF L-1 A Construction Management Plan identifying street closure information, detour plan, haul routes, and staging plan shall be developed by the Applicant and approved by the Los Angeles Department of Transportation. The Construction Management Plan shall facilitate traffic and pedestrian movement and minimize the potential conflicts between construction activities, street traffic, bicyclists and pedestrians by formalizing how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The Construction Management Plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site. The Construction Management Plan shall include, but not be limited to, the following:

- Prohibition of construction worker parking on nearby residential streets.
- Worker parking would be provided on-site or in designated off-site public parking areas.
- Temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag men).
- Scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible, to reduce the effect on traffic flow on surrounding streets.
- Construction-related vehicles shall not park on surrounding public streets.
- Safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers as appropriate, especially as it pertains to maintaining safe routes to schools, particularly Cheremoya Elementary School.
- Coordination with, and approval from, LADOT and Metro prior to Project construction on the temporary relocation of the bus stop on Hollywood Boulevard adjacent to the Project Site (if applicable)

- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging with exception to the planned approximately 11-month closure of the Gower Street sidewalk fronting the Project Site. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.
- In the event of a lane or sidewalk closure, traffic and/or pedestrians shall be routed around any such lane or sidewalk closures. For instance, pedestrian traffic would be rerouted to sidewalk on the eastern side of the Gower Street during the planned approximately 11-month closure of the western side sidewalk along Gower Street fronting the Project Site.
- Identify the locations of the off-site truck staging, which shall be in a legal area, and shall detail measures to ensure that trucks use the specified haul route, and do not travel through nearby residential neighborhoods.
- Schedule vehicle movements to ensure that there are no vehicles waiting off-site and impeding public traffic flow on the surrounding streets.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning
Monitoring Frequency: Once Prior to Issuance of Building Permits
Action Indicating Compliance: Plan Review Sign-Off

PDF L-2 The Project Applicant shall coordinate directly with Metro in order to comply with any applicable requirements related to construction and/or excavation work in proximity to the Metro Red Line right-of-way (ROW).

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of City Planning and Metro
Monitoring Agency: Department of City Planning
Monitoring Frequency: Once Prior to Issuance of Construction Permits
Action Indicating Compliance: Compliance Report submitted by Applicant to Metro and Department of City Planning

(2) Mitigation Measures

MM L-1 Transportation Demand Management (TDM) Plan

The Project shall develop and implement a TDM plan to reduce the use of single occupant vehicles (SOV) by increasing the number of trips by walking, bicycle, carpool, vanpool, and transit. The TDM plan shall include design features, transportation services, education, and incentives intended to reduce the amount of SOV during commute hours. Through strategic building design and orientation, this Project can facilitate access to transit, can provide a pedestrian-friendly environment, can promote non-automobile travel and can support the goals of a trip-reduction program.

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. As recommended by the Project's Traffic Study, the TDM program should include, but is not limited to, the following

- Provide an on-site transportation coordinator to promote the TDM program and alternatives to the car and facilitate rideshare
- Provide amenities such as racks and showers for residents and employees to promote bicycling and walking
- Incorporate various incentives to use alternative travel modes, such as discounted transit passes, parking cash out subsidy, unbundling parking, and more
- Make a one-time financial contribution of \$50,000 to the City's Bicycle Plan Trust Fund to implement bicycle improvements in the Hollywood area
- Contribute and participate as a member in the future Hollywood Transportation Management Organization (TMO), when operational

Monitoring Phase:	Pre-Construction; Construction
Enforcement Agency:	Los Angeles Department of Transportation
Monitoring Agency:	Department of City Planning
Monitoring Frequency:	Once Prior to Occupancy
Action Indicating Compliance:	Field inspection sign-off; Compliance Certification Report Submitted to LADOT by Project Contractor

u) Utilities and Service Systems-Water

(1) Project Design Features

No project design features with regards to water services are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to water services are identified in the Draft EIR.

v) Utilities and Service Systems-Wastewater

(1) Project Design Features

No project design features with regards to wastewater services are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to wastewater services are identified in the Draft EIR.

w) Utilities and Service Systems-Solid Waste

(1) Project Design Features

PDF M-1 During construction, the Project would implement a construction waste management plan to recycle a minimum of 75 percent of non-hazardous construction debris. Off-site recycling centers, such as asphalt or concrete crushers, would be utilized to provide crushed materials for roadbed base.

Monitoring Phase:	Construction
Enforcement Agency:	Department of City Planning
Monitoring Agency:	Department of City Planning
Monitoring Frequency:	Periodic Field Inspections
Action Indicating Compliance:	Field Inspection Sign-Off

PDF M-2 All structures constructed or uses established within any part of the Project shall be designed to be permanently equipped with clearly marked, durable, source sorted recycling bins at all times to facilitate the separation and deposit of recyclable materials.

Monitoring Phase:	Pre-Construction; Operations
Enforcement Agency:	Department of City Planning
Monitoring Agency:	Department of City Planning
Monitoring Frequency:	Once at Project Plan Check; Once During Field Inspection(s) During

Action Indicating Compliance: Construction
Plan Approval and Issuance Of
Applicable Building Permit; Issuance Of
Certificate Of Occupancy

PDF M-3 Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities.

Monitoring Phase: Pre-Construction; Operations
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning
Monitoring Frequency: Once at Project Plan Check; Once
During Field Inspection(s) During
Construction

Action Indicating Compliance: Plan Approval and Issuance Of
Applicable Building Permit; Issuance Of
Certificate Of Occupancy

PDF M-4 The Applicant or its successor shall continuously maintain in good order clearly marked, durable, and separate recycling bins on the same lot or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times for the collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.

Monitoring Phase: Pre-Construction; Operations
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning
Monitoring Frequency: Once at Project Plan Check; Once
During Field Inspection(s) During
Construction

Action Indicating Compliance: Plan Approval and Issuance Of
Applicable Building Permit; Issuance Of
Certificate Of Occupancy

PDF M-5 During occupancy and operations, the Project shall have a solid waste diversion rate target of 65 percent of non-hazardous materials.

Monitoring Phase: Pre-Construction; Operations
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning
Monitoring Frequency: Once at Project Plan Check; Once
During Field Inspection(s) During
Construction

Action Indicating Compliance: Plan Approval and Issuance Of
Applicable Building Permit; Issuance Of
Certificate Of Occupancy

(2) Mitigation Measures

No mitigation measures with regards to solid waste services are identified in the Draft EIR.

x) Tribal Cultural Resources

(1) Project Design Features

No project design features with regards to tribal cultural resources are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to tribal cultural resources are identified in the Draft EIR.

y) Energy Conservation and Infrastructure

(1) Project Design Features

No project design features with regards to energy supplies and infrastructure are identified in the Draft EIR.

(2) Mitigation Measures

No mitigation measures with regards to energy supplies and infrastructure are identified in the Draft EIR.